

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

318B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 3, 2009

**SUBJECT: SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720, CIRCULATION ELEMENT GENERAL PLAN AMENDMENT NO. 721, CHANGE OF ZONE NO. 7055, ENVIRONMENTAL IMPACT REPORT NO. 471-** Applicant: Nuevo Development Company. - Engineer/Representative: Lewis Operating Corporation and Albert A. Webb and Associates - Fifth Supervisorial District - Hemet/San Jacinto & Lakeview Zoning District - Lakeview/Nuevo Area Plan: Agriculture - Agriculture (AG-AG)(10 Acre Minimum); Community Development - Commercial Retail (CD-CR)(0.20-0.35 FAR), Low Density Residential (CD-LDR) (1/2 Acre Min), Light Industrial (CD-LI)(0.25-0.60 FAR), Public Facilities (CD-PF)( $<0.60$  FAR), Very Low Density Residential (CD-VLDR)(1 Acre Min); Rural Community - Low Density Residential (RC-LDR)(1/2 Acre Min), Very Low Density Residential; Rural - Rural Mountainous (R-RM)(10 Acre Min), Rural Residential (R-RR)(5 Acre Min); Open Space - Conservation (OS-C), Conservation Habitat (OS-CH)- Location: The project is located westerly of the city of San Jacinto, northerly of the Juniper Flats Mountains, northerly and southerly of the Ramona Expressway, and east of the San Jacinto River. - 2,785.56 Gross Acres - Zoning: Light Agriculture 10-Acre Minimum (A-1-10), Heavy Agriculture 10-Acre Minimum (A-2-10), Light Agriculture with Poultry 5-Acre Minimum (A-P), Rural Commercial 1/2-Acre Minimum (C-R), Manufacturing Service Commercial (M-SC), Natural Assets 20-Acre Minimum (N-A), Residential Agriculture 1/2-Acre Minimum (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), Residential Agriculture 10-Acre Minimum (R-A-10), Residential Agriculture 2 1/2-Acre Minimum (R-A-2 1/2), Rural Residential 1/2-Acre Minimum (R-R), Natural Assets (N-A-640) - **REQUEST:** The **Specific Plan** proposes a maximum of 11,150 dwelling units to be constructed within seven (7) villages plus one (1) conservation area (991.2 acres). The proposed land uses include a range of residential products from Medium High Residential to Highest Residential with a density range of 5 to 40 units per acre, A Mixed Use Town Center, Public Facilities, Public Facilities/Open Space, and Parks. **General Plan Amendment 720** proposes a Foundation Element Amendment change from Rural, Agricultural and Open Space to the Community Development Foundation and changing the underlying land use designations from: Medium Density

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db  
fms

REVIEWED BY EXECUTIVE OFFICE

DATE 12/2/09 mg

Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: **SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720, CIRCULATION ELEMENT GENERAL PLAN AMENDMENT NO. 721, CHANGE OF ZONE NO. 7055, ENVIRONMENTAL IMPACT REPORT NO. 471**

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Residential (2-5 DU/AC); Low Density Residential (1/2 AC Min.); Very Low Density Residential (1 AC Min.); Light Industrial; Public Facility; Retail; Agriculture; Rural Mountainous; and, Conservation, to a Specific Plan (SP) land use designation. **Circulation Element General Plan Amendment 721** proposes modifications to the Circulation Element and trails of the General Plan within the project boundaries. The project will include upgrading, downgrading, and elimination of numerous existing and proposed roadway classifications for several streets including 3<sup>rd</sup> Street, 5<sup>th</sup> Street, 6<sup>th</sup> Street, 10<sup>th</sup> Street 9<sup>th</sup> Street, Yucca Avenue, Wolfskill Avenue, Hanson Avenue, and Bridge Street from designations shown on the current circulation element plan for the Lakeview/Nuevo Area Plan. The **Change of Zone** proposes to change the zoning of the subject properties from A-1-10, A-2-10, A-P, C-P-S, C-R, M-SC, R-1, R-A, R-A-1, R-A-10, R-A-21/2, R-R Zone to Specific Plan (SP). The **Environmental Impact Report** analyzed the significant environmental impacts of the project. APN(s): 425-100-002, 425-100-015, et al.

**AT THE DECEMBER 2<sup>ND</sup> PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; and THE PLANNING COMMISSION RECOMMENDS:**

**TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 471**, based on the findings incorporated in the EIR, and subject to resolution adoption;

**APPROVAL of GENERAL PLAN AMENDMENT NO. 720 (Land Use) and 721 (Circulation)**, amending the Land Use Designation for the subject property from Land Use: Community Development; Very Low Density Residential- Community Development (VLDR-CD), Agriculture with a Community Development Overlay, Medium Density Residential (MDR) (2-5 du/ac), Heavy Industrial (HI 0.15 - 0.50 FAR), Light Industrial (LI 0.25 - 0.60 FAR), Open Space: Open Space Conversation (OS-C), Rural Community: Very Low Density Residential- Rural Community (VLDR-RC), Low Density Residential- Rural Community (LDR-RC), Rural: Rural Residential (RR), Rural Mountainous (RM), Agriculture: Agriculture (AG), to Specific Plan as reflected by the land use diagram; amend roadway and trail classifications per attached exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution;

**APPROVAL of SPECIFIC PLAN NO. 342**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

**APPROVAL of CHANGE OF ZONE NO. 7055**, amending the zoning classification for the subject property from Light Agriculture 10 acre min. (A-1-10), Heavy Agriculture 10 acre Min. (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Commercial Retail (C-R), Manufacturing- Service Commercial (M-SC), One- Family Dwelling (R-1), Residential Agriculture (R-A), Residential Agriculture 1 acre Min. (R-A-1), Residential Agriculture 10 acre Min. (R-A-10), Residential Agriculture 2 ½ acre Min. (R-A-21/2), Rural-Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; an amendment to Ordinance 348 to incorporate the Specific Plan Zoning Ordinance; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.4**

1:30 p.m. being the time set for public hearing on the recommendation from the Planning Department for Specific Plan No. **342** / General Plan Amendment No. **720** / Circulation Element General Plan Amendment No. **721** / Change of Zone No. **7055** / Environmental Impact Report No. **471** – Nuevo Development Company – Lewis Operating Corporation and Albert A. Webb and Associates – Hemet/San Jacinto & Lakeview Zoning Districts – Lakeview/Nuevo Area Plan – 5<sup>th</sup> District for Tentative Certification of Environmental Impact Report No. 471; Approval of Specific Plan No. 342, which proposes a maximum of 11,150 dwelling units to be constructed within seven (7) villages plus one (1) conservation area (991.2 acres), which includes a range of residential products from Medium High Residential to Highest Residential with a density range of 5 to 40 units per acre, a Mixed Use Town Center, Public Facilities, Public Facilities/Open Space, and Parks; Approval of General Plan Amendment No. 720 which proposes a Foundation Element Amendment change from Rural, Agricultural and Open Space to the Community Development Foundation and changing the underlying land use designations from: Medium Density Residential (2-5 DU/AC); Low Density Residential (1/2 AC Min.); Very Low Density Residential (1 AC Min.); Light Industrial; Public Facility; Retail; Agriculture; Rural Mountainous; and, Conservation, to a Specific Plan (SP) land use designation; Approval of Circulation Element General Plan Amendment No. 721, which proposes modifications to the Circulation Element and trails of the General Plan within the project boundaries and will include upgrading, downgrading, and elimination of numerous existing and proposed roadway classifications for several streets including 3<sup>rd</sup> Street, 5<sup>th</sup> Street, 6<sup>th</sup> Street, 10<sup>th</sup> Street, 9<sup>th</sup> Street, Yucca Avenue, Wolfskill Avenue, Hanson Avenue, and Bridge Street from designations shown on the current circulation element plan for the Lakeview/Nuevo Area Plan; and, Approval of Change of Zone No. 7055, to change the zoning from A-1-10, A-2-10, A-P, C-P-S, C-R, M-SC, R-1, R-A, R-A-1, R-A-10, R-A-2 ½, R-R Zone to Specific Plan (SP), the Chairman called the matter for hearing.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 15, 2009 of Supervisors  
Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 15, 2009  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.

xc: Planning, Applicant, COB

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Matt Straite, Contract Planner Supervisor presented the matter.

The following individuals spoke on the matter:

William J. Pink  
Randall Lewis – Applicant  
Sandra Dutcher  
Debra O'Brien  
Susan Nash  
Joyce Schwartz  
Clinton E. Stoutenburgh  
George Hague  
Ann McKibben  
Michele Fahley  
Mike Foley  
Mary Hanson  
Alan Manee  
Joseph Ontiveros  
Sam Hough  
Paul Macarro  
John Laudo

Supervisor Ashley asked Lewis Companies to speak regarding the issues raised by the speakers and asked that staff bring the above matter back in January.

Supervisor Buster gave comments and asked questions of staff.

The Chairman closed the public hearing and asked Planning staff to come back and address all the issues presented.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 15, 2009 of Supervisors  
Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 15, 2009  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *Jane Ahlman* Deputy

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On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 26, 2010 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 15, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 15, 2009  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *[Signature]* Deputy

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