

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



**16.4**

1:30 p.m. being the time set for further action on the application from Nuevo Development Company – Lewis Operating Corporation and Albert A. Webb and Associates 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, in the 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).

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 23, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: February 23, 2010  
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.

**16.4**

xc: Planning, Co.Co., Applicant

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



Ron Goldman, Planning Director and Matt Straite, Contract Planner Supervisor presented the matter and addressed the concerns brought forward during the public hearing on January 26, 2010.

Supervisor Buster expressed his concerns with the project.

Juan Perez, Director of Transportation responded to questions raised by Supervisor Buster.

Supervisor Ashley made comments and then requested the applicant (Lewis Operating Corporation) to come forward and concur with changes he proposed.

Supervisor Ashley proposed the following changes:

1. The density north of Ramona Expressway be a maximum of 1,500 units.  
The applicant agreed.
2. The applicant contributes financially towards a Countywide Affordable Housing Ordinance, not to exceed \$100,000.  
The applicant agreed.
3. The applicant dedicates land to provide a site for a future water tank that is needed for the project. The conveyance will be to Eastern Municipal Water District.  
The applicant agreed.
4. The cultural artifacts condition developed by the Planning Commission and the Tribal Governments be included in the motion.  
The applicant agreed.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 23, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: February 23, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *Tamela Thompson* Deputy

AGENDA NO.

16.4

xc: Planning, Co.Co., Applicant

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



Supervisor Ashley also acknowledged that the applicant was committed to the ongoing maintenance of Mystic Field for a period of five years and is willing to make a financial contribution of \$2,500 per month during that time frame.

Supervisor Ashley thanked staff, the Planning Commission, the community and the applicant for contributing their time and effort into making the project successful.

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final action, and

IT WAS FURTHER ORDERED, that the following conditions are made; the density north of Ramona Expressway be a maximum of 1,500 units; the applicant makes a financial contribution toward a Countywide Affordable Housing Ordinance not to exceed \$100,000; the applicant dedicates land to provide a site for a future water tank and the conveyance will be to Eastern Municipal Water District; and that the cultural artifacts condition developed by the Planning Commission and the Tribal Governments be included.

Roll Call:

Ayes: Stone, Benoit and Ashley  
Nays: Buster  
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 23, 2010 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors  
Dated: February 23, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: James Skelmer Deputy

AGENDA NO.  
16.4

xc: Planning, Co.Co., Applicant

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

902B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 10, 2010

**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 including portions of the Lakeview 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 (an eighth (8) Village is Open Space) plus a combination of open space and conservation totaling about 991.2 acres. The proposed land uses include a range of residential products from Medium High Residential to Very High Residential and Mixed Use 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

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG(db)  
*[Handwritten initials]*

REVIEWED BY EXECUTIVE OFFICE

DATE 2/10/2010

Tina Grande  
Departmental Concurrence

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

Policy  
 Policy

Consent  
 Consent

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

SEARCHED 12 FEB 11:58

Prev. Agn. Ref. 1/26/2010, Item No. District: Fifth Agenda Number:  
16.2

16.4

**Agenda Item No.:**  
**Area Plan:** Lakeview/Nuevo  
**Zoning Area:** Hemet-San Jacinto and Lakeview Area  
**Supervisory District:** Fifth  
**Project Planner:** Matt Straite  
**Planning Commission:** December 2, 2009  
**Continued from:** November 18 2009, November 4 2009, October 21, 2009 and September 16, 2009

**Specific Plan No. 342**  
**General Plan Amendment No.720 (Land Use)**  
**General Plan Amendment No.721 (Circulation)**  
**Change of Zone No. 7055**  
**Environmental Impact Report No. 471**  
**Applicant:** Nuevo Development Company LLC  
**Engineer/Rep.:** Albert A. Webb and Associates

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM**

The project was before the Board of Supervisors on December 15, 2010, where it was continued to January 26, 2010, then again to February 23, 2010. During the December hearing many members of the public raised concerns and Staff was directed by Supervisor Ashley to reconcile the comments. In response Planning Staff and the County's EIR consultants have prepared a report with two sections. The first section is a summary with an outline of issues raised. The second section details each and every question, issue, or concern raised by the public and then responds to each. The responses include references to locations throughout the project documents that address many of the concerns.

Two Conditions of Approval relating to Archeological resources have been revised, conditions 10.Planning.21 and 30.Planning.31.

Additionally the following is being included for your consideration-

### **in Print-**

- A report entitled "Responses to Public Testimony" which includes a summary and responses to each point raised during the hearing.
- A binder with all non-FEIR documents referenced in the Responses to Public Testimony Report.

### **On CD-**

- PDF file of the Responses to Public Testimony Report.
- Every comment letter post FEIR through February 2, 2010
- County responses to all comment letters received post FEIR through February 2, 2010
  - This CD will also include the response to the public testimony
- Each Planning Commission Staff Report and memo's distributed to the Planning Commission

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

902B

February 8, 2010

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

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors  
**FROM:** Planning Department

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Approve  | <input type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input type="checkbox"/> Publish in Newspaper: Press Enterprise                                 |
| <input type="checkbox"/> Place on Policy Calendar   | <input type="checkbox"/> Adopt Mitigated Negative Declaration                                   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action   | <input type="checkbox"/> Certify Environmental Impact Report                                    |
| <input type="checkbox"/> Place on Section of Initiation Proceeding                              | <input type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration                                    | <input type="checkbox"/> Labels provided  |
| <input type="checkbox"/> Labels provided:   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |
| <input type="checkbox"/> If Set For Hearing:  |   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |   |

**Designate Newspaper used by Planning Department for Notice of Hearing:** Press Enterprise

**On February 23<sup>rd</sup> Board Agenda- TVOL Revised Form 11**

**Clerk Of The Board**

Please charge your time to case number(s): **SP00342**

Revised: 02/08/10  
Y:\Planning Case Files-Riverside office\SP00342\BOS form 11 coversheet.2.23.10.doc

**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  
RM

REVIEWED BY EXECUTIVE OFFICE

DATE 12/3/09 RMG

Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

DEC 3 2009 3:40

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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**

Page 2 of 2

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



**16.2**

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).

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 26, 2010 of Supervisors  
Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: January 26, 2010  
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.  
**16.2**

xc: Planning, Applicant, CØB

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



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, February 23, 2010 at 1:30 p.m.

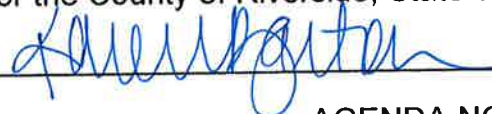
Roll Call:

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 26, 2010 of Supervisors  
Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors  
Dated: January 26, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.  
16.2

xc: Planning, Applicant, COB

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720 (Land Use) & 721 (Circulation), CHANGE OF ZONE NO. 7055 and ENVIRONMENTAL IMPACT REPORT NO. 471**

*Project Title/Case Numbers*

Matt Straite  
County Contact Person

951-955-8631  
Phone Number

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on. *NOVA APPROVED*

SCH# 2006071095  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Nuevo Development Company LLC  
Project Applicant

P.O Box 670 Upland, CA  
Address

3-25-10  
Date

SS  
Initial

The project is located west of the City of San Jacinto, north of the Juniper Flats including portions of the Lakeview Mountains, north and south of the Ramona Expressway, and east of the San Jacinto River.

*Project Location*

Specific Plan No. 342 is a 2,786-acre planned community located northerly of Wolfskill Avenue and Pulsar View Road, south of Marvin Road, east of the San Jacinto River, and west of the border of the City of San Jacinto. It proposes the construction of a maximum of 11,150 dwelling units of which no more than 1,500 units may be developed north of Ramona Expressway. Land uses include: 1,037 acres designated for residential uses which may include 8,050 dwelling units, 288 acres for a mixed-use town center area which may include 500,000 square feet of commercial uses maximum and/or 3,100 dwelling units, 155 acres of park areas, 156 acres of public facility areas, 1,003 acres of open space, and 147 acres for major roads. Specific Plan No. 342 is associated with General Plan Amendments No.'s 720 and 721. General Plan Amendment No. 720 proposes to change the existing land use designations on the subject site from Agriculture, Open Space – Conservation, Open Space-Conservation Habitat, Rural Mountainous, Rural Residential, Very Low Density – Rural Community, Low Density-Rural Community, Commercial Retail, Very Low Density Residential, Low Density Residential, and Light Industrial to Specific Plan No. 342. General Plan Amendment No. 721 proposes the upgrading and downgrading of numerous trails and roadway designations, including but not limited to: the elimination of 9th Street/Yucca Avenue as a through street through the project easterly; the rerouting of 10th Street/Wolfskill Avenue as a Major roadway east of Hanson Avenue, the reclassification of Hanson Avenue from a Major Roadway to a Collector Street; and Bridge Street, 3rd Street, 5th Street, and 6th Street will be eliminated on the project site; and access to the Ramona Expressway will be shifted to Town Center and Park Center Boulevards. General Plan Amendment No. 721 will also amend the Circulation Element Trails and Bikeway System to include the Community Trail designation for a number of the trails proposed within the project boundary. Change of Zone Case No. 7055 proposes to change the existing zoning classifications of A-1-10 (Light Agriculture with a 10-acre minimum lot size), A-2-10 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture with Poultry), C-R (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1 (Residential Agricultural with a 1-acre minimum lot size), R-A-10 (Residential Agricultural with a 10-acre minimum lot size), and R-R (Rural Residential), R-A (Residential Agricultural), R-A-2 1/2 (Residential Agricultural with a 2-1/2 acre minimum lot size), and N-A-640 (Natural Assets) to SP (Specific Plan). The Environmental Impact Report was prepared to analyze the potential impacts of the project.

*Project Description*

This is to advise that the Riverside County Board of Supervisors as the lead agency, has approved the above-referenced project on 3/23/10, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$64)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations was adopted for the project.

This is to certify that the Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

*Sandi Schlemmer*  
Signature

Deputy Clerk  
Title

March 23, 2010  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Sandi Schlemmer, Deputy Clerk for Kecia Harper-Ihem, Clerk of the Board

Please charge deposit fee case#: ZEAN/A ZCFG5289 .

02.23.10 16.4 348 Ord & Reso 03.23.10 3.37

**FOR COUNTY CLERK'S USE ONLY**

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**FROM THE DESK OF SANDI SCHLEMMER**

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**TO:** BOARD AGENDA 03/23/10, ITEM 3.37

**SUBJECT:** NOD & F&G RECEIPT FOR EIR 471

**DATE:** 3/24/2010

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The original NOD and F&G Receipt No. R0913433 was picked up by Matt Straite, Planning Department to be hand carried to Riverside County Clerk & Recorder's office on Gateway.

by:  Date: March 24, 2010  
Matt Straite, Planning

RECEIVED RIVERSIDE CO. CLERK  
MAR 24 2010 10:15 AM

2010 MAR 24 AM 10:15

CLERK OF THE BOARD OF SUPERVISORS  
COUNTY ADMINISTRATIVE CENTER - 1<sup>ST</sup> FLOOR ANNEX  
4050 LEMON STREET - P. O. BOX 1147  
RIVERSIDE, CALIFORNIA 92502  
951-955-1069 - MAIN OFFICE 951-955-1071 - FACSIMILE

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

318 B

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

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors  
**FROM:** Planning Department

12.15.09

The attached item(s) require the following action(s) by the Board of Supervisors:

- |   |  |
|---|--|
| <input type="checkbox"/> Approve  | <input checked="" type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input checked="" type="checkbox"/> Publish in Newspaper: Press Enterprise                                 |
| <input type="checkbox"/> Place on Policy Calendar   | <input type="checkbox"/> Adopt Mitigated Negative Declaration  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Certify Environmental Impact Report                                    |
| <input type="checkbox"/> Place on Section of Initiation Proceeding                              | <input checked="" type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration                                    | <input checked="" type="checkbox"/> Labels provided  |
| <input type="checkbox"/> Labels provided:   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                                    |
| <input type="checkbox"/> If Set For Hearing:  |  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |  |

Designate Newspaper used by Planning Department for Notice of Hearing: Press Enterprise

**PLEASE SCHEDULE FOR DECEMBER 15, 2009 AGENDA**

### Clerk Of The Board

Please charge your time to case number(s): ZCZ07055  
ZGPA00721  
ZSP00342  
ZEIR00471

#### Documents to be sent to County Clerk's Office for Posting:

Notice of Determination  
Fish & Game Receipt (CFG5289)

**Do not send these documents until the Board has taken final action on all of the referenced applications**

Revised: 12/03/09

Y:\Planning Case Files-Riverside office\SP00342\BOS FORMS\11A coversheet SP00342.doc

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

Ron  
12.3.09

**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 2, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.1: SPECIFIC PLAN NO. 342 / GENERAL PLAN AMENDMENT NO. 720 (LAND USE) / GENERAL PLAN AMENDMENT 721 (CIRCULATION) / CHANGE OF ZONE NO. 7055 / ENVIRONMENTAL IMPACT REPORT NO. 471** – Applicant: Nuevo Development Company LLC. – Engineer/Representative: Lewis Operating Corporation - Fifth Supervisorial District – Lakeview Area and 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 Floor Area Ratio), Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio), Community Development: Public Facilities (CD:PF) (< 0.60 Floor Area Ratio), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum), Open Space: Conservation (OS:C), and Open Space: 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 easterly of the San Jacinto River – 2,786 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). (Continued from 9/16/09, 10/21/09 and 11/4/09). (Legislative)

**II. PROJECT DESCRIPTION**

The Specific Plan proposes a maximum of 11,350 dwelling units to be constructed within seven (7) villages within 2,786 Gross Acres. The proposed land uses include: Medium High Residential (MH) (5 – 8 Dwelling Units per Acre) for 2,520 dwelling units on 490 Gross Acres; High Residential (H) (8 – 14 Dwelling Units per Acre) for 3,310 units on 371 Gross Acres; Very High Residential (VH) (14 – 22 Dwelling Units per Acre) for 2,420 units on 183 Gross Acres; Mixed Use Town Center (MU) for 3,100 units and 500,000 square feet of commercial on 288 Gross Acres; Public Facilities (PF) on 59 Gross Acres; Public Facilities/Open Space (PF/OS) on 95 Gross Acres; Parks on 155 Gross Acres ; Open Space (OS) on 998 Gross Acres; and 147 acres of right-of-way (ROW). General Plan Amendment No. 720 involves a “Foundation” change from Rural/Agricultural and Open Space to Community Development and changing the underlying land use designations from; Medium Density Residential (2-5 Dwelling Units per Acre); Low Density Residential (1/2 Acre Minimum); Very Low Density Residential (1 Acre Minimum); Light Industrial; Public Facility; Retail; Agriculture; Rural Mountainous; and, Conservation, to a Community Development Specific Plan (SP) land use designation. General Plan Amendment No. 721 proposes an amendment to the Circulation Element to delete, modify or add any Circulation Element roadways interior to or along the boundary of the Specific Plan to implement the roadway network illustrated in Exhibit B.2.6C - General Plan Roadway Classifications. This Exhibit is available for inspection through the contacts or at the location identified below in this notice. Key changes proposed to the County Circulation Element include, but are not limited to: the elimination of Yucca Avenue as a through street within the project boundary, the rerouting of 10th Street/Wolfskill Avenue as an Arterial and Secondary roadway east of Hansen Avenue. (The existing alignment of Wolfskill will remain a local street east of Hansen and will not be upgraded.) Hansen Avenue along the project boundary will be reclassified from a Major roadway (118’ right-of-way) to a Collector Street, and Bridge Street, 3rd

**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 2, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 12/02/09  
AGENDA ITEM NO. 7.1 PAGE 2

Street, 5th Street, and 6th Street will be eliminated on the project site and will not have direct access to Ramona Expressway as access to Ramona will be shifted to Town Center and Park Center Boulevards exclusively in this vicinity. Additionally, the above General Plan Amendment will amend the Circulation Element Trails and Bikeways System to include the Community Trail designation for a number of the trails proposed within the project boundary. A view of all the proposed trails within the project area is shown on Exhibit B.8.18.b, Project Trails Plan which is available for inspection through the contacts or at the location identified below in this notice. The Change of Zone is a request 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-2<sup>1/2</sup>, and R-R Zone to Specific Plan (SP). The Project is also proposing a Zoning Ordinance to implement the Specific Plan. The Environmental Impact Report analyzes the environmental impacts of the proposed project- APN(s): 425-100-002, 425-100-015, et al.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Matt Straite, at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

The following spoke in favor of the subject proposal:

Randall Lewis, Applicant

Leon Swails, Applicant

Mike Naggar, Other Interested Person, 445 D. St., Perris, California 92570

The following spoke in a neutral position of the subject proposal:

Debra O'Brien, Other Interested Person, 22010 Polley St., Nuevo, California 92567

The following spoke in opposition of the subject proposal:

Ann McKibben, Other Interested Person

George Hague, Other Interested Person, 26711 Ironwood Ave., Moreno Valley, California 92555

Joyce Schwartz, Other Interested Person, P.O. Box 11327, Nuevo, California 92567

Sharon Duber, Other Interested Person, 585 Parnevik Drive, Hemet, California 92545

Clinton Stoutenburgh, Other Interested Person, 22450 Wybenga Ln., Nuevo, California 92567

Sue Nash, Other Interested Person

The following gave time to Sue Nash:

Paul Paulek, Other Interested Person

The following gave time to Sharon Duber:

Kathy Smigun, Other Interested Person, Reinhardt Canyon, Hemet, California 92545

**IV. CONTROVERSIAL ISSUES**

The Villages of Lakeview project has addressed many controversial issues including affordable housing, greenhouse gasses, energy requirements, parks, and land use compatibility.

**V. PLANNING COMMISSION ACTION**

**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 2, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 12/02/09  
AGENDA ITEM NO. 7.1 PAGE 3

The Planning Commission, by a vote of 4-1 (Commissioner Roth Opposed); recommended to the Board of Supervisors with modifications:

**TENTATIVELY CERTIFY** the **ENVIRONMENTAL IMPACT REPORT NO. 471**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

**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; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**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; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

**ADOPTION** of the **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 720 and 721, Specific Plan 342, and Change of Zone No. 7055 to the Riverside County Board of Supervisors.

**SEE ADDENDUM STAFF REPORT**

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 18, 2009  
LA QUINTA COUNCIL CHAMBERS**

**I. AGENDA ITEM 8.1: SPECIFIC PLAN NO. 342 / GENERAL PLAN AMENDMENT NO. 720 (LAND USE) / GENERAL PLAN AMENDMENT 721 (CIRCULATION) / CHANGE OF ZONE NO. 7055 / ENVIRONMENTAL IMPACT REPORT NO. 471** – Applicant: Nuevo Development Company LLC. – Engineer/Representative: Lewis Operating Corporation - Fifth Supervisorial District – Lakeview Area and 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 Floor Area Ratio), Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio), Community Development: Public Facilities (CD:PF) (< 0.60 Floor Area Ratio), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum), Open Space: Conservation (OS:C), and Open Space: 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 easterly of the San Jacinto River – 2,786 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 ½-Acre Minimum (C-R), Manufacturing Service Commercial (M-SC), Natural Assets 20-Acre Minimum (N-A), Residential Agriculture ½-Acre Minimum (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), Residential Agriculture 10-Acre Minimum (R-A-10), Residential Agriculture 2 ½-Acre Minimum (R-A-2 ½), Rural Residential ½-Acre Minimum (R-R), Natural Assets (N-A-640). (Continued from 9/16/09, 10/21/09 and 11/4/09). (Legislative)

**II. PROJECT DESCRIPTION**

The Specific Plan proposes a maximum of 11,350 dwelling units to be constructed within seven (7) villages within 2,786 Gross Acres. The proposed land uses include: Medium High Residential (MH) (5 – 8 Dwelling Units per Acre) for 2,520 dwelling units on 490 Gross Acres; High Residential (H) (8 – 14 Dwelling Units per Acre) for 3,310 units on 371 Gross Acres; Very High Residential (VH) (14 – 22 Dwelling Units per Acre) for 2,420 units on 183 Gross Acres; Mixed Use Town Center (MU) for 3,100 units and 500,000 square feet of commercial on 288 Gross Acres; Public Facilities (PF) on 59 Gross Acres; Public Facilities/Open Space (PF/OS) on 95 Gross Acres; Parks on 155 Gross Acres ; Open Space (OS) on 998 Gross Acres; and 147 acres of right-of-way (ROW). General Plan Amendment No. 720 involves a “Foundation” change from Rural/Agricultural and Open Space to Community Development and changing the underlying land use designations from; Medium Density Residential (2-5 Dwelling Units per Acre); Low Density Residential (1/2 Acre Minimum); Very Low Density Residential (1 Acre Minimum); Light Industrial; Public Facility; Retail; Agriculture; Rural Mountainous; and, Conservation, to a Community Development Specific Plan (SP) land use designation. General Plan Amendment No. 721 proposes an amendment to the Circulation Element to delete, modify or add any Circulation Element roadways interior to or along the boundary of the Specific Plan to implement the roadway network illustrated in Exhibit B.2.6C - General Plan Roadway Classifications. This Exhibit is available for inspection through the contacts or at the location identified below in this notice. Key changes proposed to the County Circulation Element include, but are not limited to: the elimination of Yucca Avenue as a through street within the project boundary, the rerouting of 10th Street/Wolfskill Avenue as an Arterial and Secondary roadway east of Hansen Avenue. (The existing alignment of Wolfskill will remain a local street east of Hansen and will not be upgraded.) Hansen Avenue along the project boundary will be reclassified from a Major roadway (118’ right-of-way) to a Collector Street, and Bridge Street, 3rd

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 18, 2009  
LA QUINTA COUNCIL CHAMBERS**

PLANNING COMMISSION 11/18/09  
AGENDA ITEM NO. 8.1 PAGE 2

Street, 5th Street, and 6th Street will be eliminated on the project site and will not have direct access to Ramona Expressway as access to Ramona will be shifted to Town Center and Park Center Boulevards exclusively in this vicinity. Additionally, the above General Plan Amendment will amend the Circulation Element Trails and Bikeways System to include the Community Trail designation for a number of the trails proposed within the project boundary. A view of all the proposed trails within the project area is shown on Exhibit B.8.18.b, Project Trails Plan which is available for inspection through the contacts or at the location identified below in this notice. The Change of Zone is a request 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-2<sup>1/2</sup>, and R-R Zone to Specific Plan (SP). The Project is also proposing a Zoning Ordinance to implement the Specific Plan. The Environmental Impact Report analyzes the environmental impacts of the proposed project- APN(s): 425-100-002, 425-100-015, et al.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Matt Straite, at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

The following spoke in favor of the subject proposal:

R. Chris Lightburne, Applicant's Representative, 27127 Calle Arroyo, San Juan Capistrano, California 92625

The following spoke in a neutral position of the subject proposal:

Scott R. Sewell, Dept. of Fish & Game

Debra O'Brien, Other Interested Person, 22010 Polley St., Nuevo, California 92567

The following spoke in opposition of the subject proposal:

Kathy Smigun, Other Interested Person, 24515 California Ave., Hemet, California 92545

Joyce Schwartz, Other Interested Person, P.O. Box 11327, Nuevo, California 92567

Sharon Duber, Other Interested Person, 585 Parnevik Drive, Hemet, California 92545

**IV. CONTROVERSIAL ISSUES**

The Villages of Lakeview project has addressed many controversial issues including affordable housing, greenhouse gasses, energy requirements, parks, and land use compatibility.

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo Absent); continued the subject proposal to December 2, 2009.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 4, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 6.2: SPECIFIC PLAN NO. 342 / GENERAL PLAN AMENDMENT NO. 720 (LAND USE) / GENERAL PLAN AMENDMENT 721 (CIRCULATION) / CHANGE OF ZONE NO. 7055 / ENVIRONMENTAL IMPACT REPORT NO. 471** – Applicant: Nuevo Development Company LLC. – Engineer/Representative: Lewis Operating Corporation - Fifth Supervisorial District – Lakeview Area and 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 Floor Area Ratio), Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio), Community Development: Public Facilities (CD:PF) (< 0.60 Floor Area Ratio), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum), Open Space: Conservation (OS:C), and Open Space: 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 easterly of the San Jacinto River – 2,786 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 ½-Acre Minimum (C-R), Manufacturing Service Commercial (M-SC), Natural Assets 20-Acre Minimum (N-A), Residential Agriculture ½-Acre Minimum (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), Residential Agriculture 10-Acre Minimum (R-A-10), Residential Agriculture 2 ½-Acre Minimum (R-A-2 ½), Rural Residential ½-Acre Minimum (R-R), Natural Assets (N-A-640). (Continued from 9/16/09 and 10/21/09). (Legislative)

**II. PROJECT DESCRIPTION**

The Specific Plan proposes a maximum of 11,350 dwelling units to be constructed within seven (7) villages within 2,786 Gross Acres. The proposed land uses include: Medium High Residential (MH) (5 – 8 Dwelling Units per Acre) for 2,520 dwelling units on 490 Gross Acres; High Residential (H) (8 – 14 Dwelling Units per Acre) for 3,310 units on 371 Gross Acres; Very High Residential (VH) (14 – 22 Dwelling Units per Acre) for 2,420 units on 183 Gross Acres; Mixed Use Town Center (MU) for 3,100 units and 500,000 square feet of commercial on 288 Gross Acres; Public Facilities (PF) on 59 Gross Acres; Public Facilities/Open Space (PF/OS) on 95 Gross Acres; Parks on 155 Gross Acres ; Open Space (OS) on 998 Gross Acres; and 147 acres of right-of-way (ROW). General Plan Amendment No. 720 involves a “Foundation” change from Rural/Agricultural and Open Space to Community Development and changing the underlying land use designations from; Medium Density Residential (2-5 Dwelling Units per Acre); Low Density Residential (1/2 Acre Minimum); Very Low Density Residential (1 Acre Minimum); Light Industrial; Public Facility; Retail; Agriculture; Rural Mountainous; and, Conservation, to a Community Development Specific Plan (SP) land use designation. General Plan Amendment No. 721 proposes an amendment to the Circulation Element to delete, modify or add any Circulation Element roadways interior to or along the boundary of the Specific Plan to implement the roadway network illustrated in Exhibit B.2.6C - General Plan Roadway Classifications. This Exhibit is available for inspection through the contacts or at the location identified below in this notice. Key changes proposed to the County Circulation Element include, but are not limited to: the elimination of Yucca Avenue as a through street within the project boundary, the rerouting of 10th Street/Wolfskill Avenue as an Arterial and Secondary roadway east of Hansen Avenue. (The existing alignment of Wolfskill will remain a local street east of Hansen and will not be upgraded.) Hansen Avenue along the project boundary will be reclassified from a Major roadway (118’ right-of-way) to a Collector Street, and Bridge Street, 3rd Street, 5th Street, and 6th Street will be eliminated on the project site and will not have direct access to Ramona Expressway as access to Ramona will be shifted to Town Center and Park

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 4, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 11/4/09  
AGENDA ITEM NO. 6.2 PAGE 2

Center Boulevards exclusively in this vicinity. Additionally, the above General Plan Amendment will amend the Circulation Element Trails and Bikeways System to include the Community Trail designation for a number of the trails proposed within the project boundary. A view of all the proposed trails within the project area is shown on Exhibit B.8.18.b, Project Trails Plan which is available for inspection through the contacts or at the location identified below in this notice. The Change of Zone is a request 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-2<sup>1/2</sup>, and R-R Zone to Specific Plan (SP). The Project is also proposing a Zoning Ordinance to implement the Specific Plan. The Environmental Impact Report analyzes the environmental impacts of the proposed project- APN(s): 425-100-002, 425-100-015, et al.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Matt Straite, at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

The following spoke in favor of the subject proposal:

Mike Foley, Neighbor, 31431 Contour, Lakeview, California

Thomas Upton, Neighbor, 29850 Lakeview Ave., Lakeview, California

Cassandra Shett-Hammond, 29277 Harley Ct., Nuevo, California 92567

Debbie Lauda, 31382 Electric Ave., Nuevo, California

Tommy Thompson, Neighbor, 22205 Rosaway Ave., Nuevo, California 92567

Diane Shott, Other Interested Party, 31260 Meadow Blossom, Nuevo, California

The following spoke in a neutral position of the subject proposal:

Scott R. Sewell, Dept. of Fish & Game

Paul Marorro, Other Interested Person, P.O. Box 2183, Temecula, California 92593

Michele Fahley, Other Interested Person, P.O. Box 1477

Ann Hoover, Other Interested Person, P.O. Box 2183, Temecula, California 92593

Debra O'Brien, Other Interested Person, 22010 Polley St., Nuevo, California 92567

Joe Ontiveros, Other Interested Person, 23906 Soboba Rd., San Jacinto, California 92583

Mike Naggar, Other Interested Person, 445 S. D. Street, Perris, California 92570

The following spoke in opposition of the subject proposal:

Jason Rhine, Other Interested Person, 1600 Sacramento Inn Way, #222, Sacramento, California 95815

Joyce Schwartz, Other Interested Person, P.O. Box 11327, Nuevo, California 92567

Susan Nash, Other Interested Person

George Hague, Other Interested Person, 26711 Ironwood Ave., Moreno Valley, California 92555

Clinton Stoutenburgh, Other Interested Person, 22450 Wybenga Ln, Nuevo, California 92567

Sharon Duber, Other Interested Person, 585 Parnevik Drive, Hemet, California 92545

The following gave time to Sharon Duber:

Kathy Smigun, Other Interested Person, 24515 California Ave., Hemet, California 92545

The following gave time to Clinton Stoutenburgh:

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 4, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 11/4/09  
AGENDA ITEM NO. 6.2 PAGE 3

Pat Ratliff, Other Interested Person, 21845 Poppy Lane, Nuevo, California 92567

The following gave time to George Hague:  
Ann McKibben, Other Interested Person, 23296 Sonnet Dr., Moreno Valley, California 92557

**IV. CONTROVERSIAL ISSUES**

The Villages of Lakeview project has addressed many controversial issues including affordable housing, greenhouse gasses, energy requirements, parks, and land use compatibility.

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; continued the subject proposal to November 18, 2009.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 21, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.1: SPECIFIC PLAN NO. 342 / GENERAL PLAN AMENDMENT NO. 720 (LAND USE) / GENERAL PLAN AMENDMENT 721 (CIRCULATION) / CHANGE OF ZONE NO. 7055 / ENVIRONMENTAL IMPACT REPORT NO. 471** – Applicant: Nuevo Development Company LLC. – Engineer/Representative: Lewis Operating Corporation - Fifth Supervisorial District – Lakeview Area and 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 Floor Area Ratio), Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio), Community Development: Public Facilities (CD:PF) (< 0.60 Floor Area Ratio), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum), Open Space: Conservation (OS:C), and Open Space: 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 easterly of the San Jacinto River – 2,786 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 ½-Acre Minimum (C-R), Manufacturing Service Commercial (M-SC), Natural Assets 20-Acre Minimum (N-A), Residential Agriculture ½-Acre Minimum (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), Residential Agriculture 10-Acre Minimum (R-A-10), Residential Agriculture 2 ½-Acre Minimum (R-A-2 ½), Rural Residential ½-Acre Minimum (R-R), Natural Assets (N-A-640). (Continued from 9/16/09). (Legislative)

**II. PROJECT DESCRIPTION**

The Specific Plan proposes a maximum of 11,350 dwelling units to be constructed within seven (7) villages within 2,786 Gross Acres. The proposed land uses include: Medium High Residential (MH) (5 – 8 Dwelling Units per Acre) for 2,520 dwelling units on 490 Gross Acres; High Residential (H) (8 – 14 Dwelling Units per Acre) for 3,310 units on 371 Gross Acres; Very High Residential (VH) (14 – 22 Dwelling Units per Acre) for 2,420 units on 183 Gross Acres; Mixed Use Town Center (MU) for 3,100 units and 500,000 square feet of commercial on 288 Gross Acres; Public Facilities (PF) on 59 Gross Acres; Public Facilities/Open Space (PF/OS) on 95 Gross Acres; Parks on 155 Gross Acres ; Open Space (OS) on 998 Gross Acres; and 147 acres of right-of-way (ROW). General Plan Amendment No. 720 involves a “Foundation” change from Rural/Agricultural and Open Space to Community Development and changing the underlying land use designations from; Medium Density Residential (2-5 Dwelling Units per Acre); Low Density Residential (1/2 Acre Minimum); Very Low Density Residential (1 Acre Minimum); Light Industrial; Public Facility; Retail; Agriculture; Rural Mountainous; and, Conservation, to a Community Development Specific Plan (SP) land use designation. General Plan Amendment No. 721 proposes an amendment to the Circulation Element to delete, modify or add any Circulation Element roadways interior to or along the boundary of the Specific Plan to implement the roadway network illustrated in Exhibit B.2.6C - General Plan Roadway Classifications. This Exhibit is available for inspection through the contacts or at the location identified below in this notice. Key changes proposed to the County Circulation Element include, but are not limited to: the elimination of Yucca Avenue as a through street within the project boundary, the rerouting of 10th Street/Wolfskill Avenue as an Arterial and Secondary roadway east of Hansen Avenue. (The existing alignment of Wolfskill will remain a local street east of Hansen and will not be upgraded.) Hansen Avenue along the project boundary will be reclassified from a Major roadway (118’ right-of-way) to a Collector Street, and Bridge Street, 3rd Street, 5th Street, and 6th Street will be eliminated on the project site and will not have direct access to Ramona Expressway as access to Ramona will be shifted to Town Center and Park

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Center Boulevards exclusively in this vicinity. Additionally, the above General Plan Amendment will amend the Circulation Element Trails and Bikeways System to include the Community Trail designation for a number of the trails proposed within the project boundary. A view of all the proposed trails within the project area is shown on Exhibit B.8.18.b, Project Trails Plan which is available for inspection through the contacts or at the location identified below in this notice. The Change of Zone is a request 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-2<sup>1/2</sup>, and R-R Zone to Specific Plan (SP). The Project is also proposing a Zoning Ordinance to implement the Specific Plan. The Environmental Impact Report analyzes the environmental impacts of the proposed project- APN(s): 425-100-002, 425-100-015, et al.

**III. MEETING SUMMARY**

Subject proposal did not require a presentation.

Project Planner, Matt Straite, at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

The following spoke in favor of the subject proposal:

Mike Foley, Neighbor, 31431 Contour, Lakeview, California

Thomas Upton, Neighbor, 29850 Lakeview Ave., Lakeview, California

Cassandra Shett-Hammond, 29277 Harley Ct., Nuevo, California 92567

Debbie Lauda, 31382 Electric Ave., Nuevo, California

Tommy Thompson, Neighbor, 22205 Rosaway Ave., Nuevo, California 92567

Diane Shott, Other Interested Party, 31260 Meadow Blossom, Nuevo, California

The following did not wish to speak but want to be recorded as in favor of the subject proposal:

Kadee Shott, Neighbor, 31260 Meadow Blossom, Nuevo, California

The following spoke in a neutral position of the subject proposal:

Anna Hoover, Other Interested Person, P.O. Box 2183, Temecula, California 92592

Paul Macarro, Other Interested Person, 32177 Corte Sabrinias, Temecula, California 92592

The following gave time to Paul Macarro:

Brenda Tomaras, Other Interested Person

The following spoke in opposition of the subject proposal:

Dr. Marilyn Rogers, Neighbor, 21925 Garden Dr., Nuevo, California 92567

Susan Nash, Other Interested Person

Ray Heimstra, Other Interested Person, 3741 Merced Dr., #F2, Riverside, California 92503

Autumm DeWoody, Interested Person, 3741 Merced Dr., #F2, Riverside, California 92503

Debra O'Brien, Other Interested Person

Joyce Schwartz, Other Interested Person, P.O. Box 11327, Nuevo, California 92567

George Hague, Other Interested Person, 26711 Ironwood Ave., Moreno Valley, California 92555

Clinton Stoutenburgh, Other Interested Person, 22450 Wybenga Ln, Nuevo, California 92567

The following gave time to Clinton Stoutenburgh:

Sharon Duber, Other Interested Person, 585 Parnevik Drive, Hemet, California 92545

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PLANNING COMMISSION 10/21/09  
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Jackie Nouwels, Other Interested Person, P.O. box 1312, Hemet, California 9546

The following gave time to George Hague:  
Tom Paulek, Other Interested Person, P.O. Box, Idyllwild, California 92549  
Ann McKibben, Other Interested Person, 23296 Sonnet Dr., Moreno Valley, California 92557

The following did not wish to speak but wanted to be recorded as in opposition of the subject proposal:  
Pat Ratliff, Other Interested Person, 21845 Poppy Lane, Nuevo, California 92567

**IV. CONTROVERSIAL ISSUES**

The Villages of Lakeview project has addressed many controversial issues including affordable housing, greenhouse gasses, energy requirements, parks, and land use compatibility.

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; continued the subject proposal to November 4, 2009.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER SEPTEMBER 16, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.1: SPECIFIC PLAN NO. 342 / GENERAL PLAN AMENDMENT NO. 720 (LAND USE) / GENERAL PLAN AMENDMENT 721 (CIRCULATION) / CHANGE OF ZONE NO. 7055 / ENVIRONMENTAL IMPACT REPORT NO. 471** – Applicant: Nuevo Development Company LLC. – Engineer/Representative: Lewis Operating Corporation - Fifth Supervisorial District – Lakeview Area and 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 Floor Area Ratio), Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio), Community Development: Public Facilities (CD:PF) (< 0.60 Floor Area Ratio), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum), Open Space: Conservation (OS:C), and Open Space: 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 easterly of the San Jacinto River – 2,786 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 ½-Acre Minimum (C-R), Manufacturing Service Commercial (M-SC), Natural Assets 20-Acre Minimum (N-A), Residential Agriculture ½-Acre Minimum (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), Residential Agriculture 10-Acre Minimum (R-A-10), Residential Agriculture 2 ½-Acre Minimum (R-A-2 ½), Rural Residential ½-Acre Minimum (R-R), Natural Assets (N-A-640). (Legislative)
- II. PROJECT DESCRIPTION**
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**III. MEETING SUMMARY**

Subject proposal did not require a presentation.

Project Planner, Matt Straite, at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

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**IV. CONTROVERSIAL ISSUES**

The Villages of Lakeview project has addressed many controversial issues including affordable housing, greenhouse gasses, energy requirements, parks, and land use compatibility.

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; continued the subject proposal to October 21, 2009.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**Agenda Item No.:**  
**Area Plan:** Lakeview/Nuevo  
**Zoning Area:** Hemet-San Jacinto and Lakeview Area  
**Supervisorial District:** Fifth  
**Project Planner:** Matt Straite  
**Planning Commission:** December 2, 2009  
**Continued from:** November 18, November 4, October 21, 2009 and September 16, 2009

**Specific Plan No. 342**  
**General Plan Amendment No.720 (Land Use)**  
**General Plan Amendment No.721 (Circulation)**  
**Change of Zone No. 7055**  
**Environmental Impact Report No. 471**  
**Applicant:** Nuevo Development Company LLC  
**Engineer/Rep.:** Albert A. Webb and Associates

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM**

During the Planning Commission Hearing on December 2<sup>nd</sup> the Planning Commission requested two changes that have yet to be reflected in the exhibits provided. The conditions of approval have been revised to reflect changes to the affordability conditions proposed in the December 2 Staff Report.

Solar Photovoltaic is required to be presented as an option to each and every homeowner. The Commission wanted to ensure that the project would be fair in how they demonstrated this option to future homeowners. Condition of approval, 10.Planning.17 will be modified to include a requirement for at least one home in each model home complex to include an alternative energy generating demonstration for future homeowners. Competitive bidding will be required to ensure a fair price for photovoltaic installation.

Second, the Specific Plan previously required a 30 foot landscape setback along the interface with Wolfskill Avenue and Poppy Road. During the hearing this was expanded to 100 feet, including a linear park to further buffer the project from the existing rural community. The Specific Plan will be updated to include this requirement as a development standard.

Throughout the Planning Commission Hearing process several letters were submitted to the Director, Planning Staff, and the Planning Commission for your consideration. The County will respond in writing to all CEQA related concerns in each letter. Responses are still being drafted at this time. The letters are attached to this addendum staff report on a CD.

Agenda Item No.: 7.1  
Area Plan: Lakeview/Nuevo  
Zoning Area: Hemet-San Jacinto and Lakeview Area  
Supervisory District: Fifth  
Project Planner: Matt Straite  
Planning Commission: December 2, 2009  
Continued from: November 18, November 4, October 21, 2009 and September 16, 2009

Specific Plan No. 342  
General Plan Amendment No.720 (Land Use)  
General Plan Amendment No.721 (Circulation)  
Change of Zone No. 7055  
Environmental Impact Report No. 471  
Applicant: Nuevo Development Company LLC  
Engineer/Rep.: Albert A. Webb and Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Specific Plan No. 342**, General Plan Amendments 720 and 721, Change of Zone 7055 and Environmental Impact Report 471, The Villages of Lakeview Specific Plan, proposes a master-planned community comprised of approximately 2,800 acres in the Lakeview/Nuevo area of Western Riverside County featuring a maximum of 11,150<sup>1</sup> dwelling units to be constructed within 7 Villages (there are 8 Villages but Village 8 is not intended for development). The number of dwelling units allowed within each Village ranges from generally 500-3,000, but no more than 11,150 dwelling units in total will be developed.

The project site is located in Western Riverside County in the unincorporated area of Lakeview/Nuevo between the Cities of Perris and San Jacinto. The project is bisected by the Ramona Expressway, as well as a Metropolitan Water District aqueduct. Most of the project area is south of the Ramona Expressway; however, there is a portion of the project area in the northwest corner which is located north of Ramona Expressway. This northern portion of the project is adjacent to the San Jacinto Wildlife Area, managed by the California Department of Fish and Game.

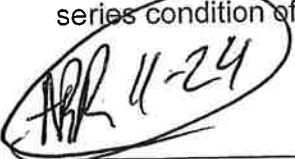
### ISSUES RAISED IN LAST HEARING:

The project was before the Commission on November 18<sup>th</sup>, 2009. During the meeting Staff presented on seven outstanding items, plus the issue of water for the project was discussed. Some of the items on the list were addressed to the satisfaction of the Commission, others require more information. The Commission requested additional information on the items below:

1. Condition 10.Planning.17 "Alternative Energy Generating Devices."
2. Dairy setbacks
3. Affordable Housing.
4. Transitions from rural densities to project proposed densities.

#### 1. Condition 10.Planning.17 "Alternative Energy Generating Devices"

At the previous hearing, the Commission, staff and the applicant continued to discuss the Alternative Energy Generating Devices condition of approval. The Commission directed staff to propose a revised condition that would address the goal of using less electricity through performance standards. Below is the proposed 10 series condition of approval language:

  
<sup>1</sup> Note: Updated land use plans for the project and the Resort phase reflecting the 200 unit reduction as well as a new land use table have been attached to the staff report.

*The project shall implement renewable energy generation to the standards listed below in three different categories. Any requests for modification to this condition shall require a Substantial Conformance application to the SPECIFIC PLAN,, approved by the Planning Commission.*

- *NON RESIDENTIAL- Each implementing plot plan or use permit over 10,000 square feet within the SPECIFIC PLAN shall incorporate renewable energy generating technology sufficient to provide for at least twenty five percent (25%) of the total implementing projects average (not peak) electricity requirements (schools and joint use facilities are subject to Nuvview Union School District approval). All qualifying products shall meet an industry acceptable standard.*
- *MULTI FAMILY RESIDENTIAL- Each implementing multi family residential plot plan or tentative tract map within the SPECIFIC PLAN with three or more dwelling units shall incorporate renewable energy generating technology sufficient to provide for at least twenty five percent (25%) of the total implementing projects average (not peak) electricity requirements. All qualifying products shall meet an industry acceptable standard.*
- *SINGLE FAMILY RESIDENTIAL- 30% of all detached single family units within the SPECIFIC PLAN shall incorporate renewable energy generating technology sufficient to provide for at least twenty five percent (25%) of the total implementing projects average (not peak) electricity requirements. All qualifying products shall meet an industry acceptable standard.*

*Alternatively, this condition can be satisfied by constructing, in conjunction with Edison or similar agency, one or more larger renewable energy generation projects on or offsite that collectively generate at least twenty five percent (25%) of the entire SPECIFIC PLAN power requirements (assuming full buildout of the SPECIFIC PLAN). If said facility(ies) are constructed offsite, they shall be within the Lakeview Nuevo area plan or a City that neighbors the area plan.*

The text regarding the Director's ability to modify the condition has been removed. This means that any changes to the condition will require Commission action. Much of the language in these standards has been modeled after a proposed ordinance from the City of San Juan Capistrano (they expect a final action by their City Council on the Ordinance in January 2010)<sup>2</sup>. Culver City has a similar ordinance, an outline of which has also been attached. Culver City's does not require single family structures to use photovoltaics, San Juan Capistrano's does.

The 25% total power requirement used in the performance standard condition was modeled after San Juan Capistrano's proposed ordinance (attached). Their ordinance derived the requirement by factoring in requirements from LEED, other performance standard certification programs, and the needs of the Building Industry Association.

San Juan Capistrano's proposed ordinance contains provisions for in lieu fees and conservation measures to substitute for the photovoltaic requirement. Both of these possible alternatives have been discussed by the Commission. San Juan Capistrano's approach requires the Director to permit the use of either alternative. Applying an in-lieu fee alternative may be possible for the Villages of Lakeview project, this could be worked into the condition; however, allowing conservation measures to satisfy the condition would be challenging because the project is already required to increase efficiency 35% beyond 2007 Title 24.

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<sup>2</sup> Based on a phone call with Senior Civil Engineer Ziad Mazboudi from the City of San Juan Capistrano 11/24/09.

In addition to the performance standard conditions, there was some discussion regarding a requirement for all commercial and residential structures to include required infrastructure needed to add traditional photovoltaic devices to rooftops. Rather than create a new Development Standard for the Specific Plan, Staff proposes to add such a requirement to the solar option standard which is Standard Number 6 in the Lakeview Green Design section of the Project-Wide Development Plans and Standards of the Specific Plan. The entire standard is shown below with the new text shown in italics:

To increase renewable energy sources and reduce greenhouse gas emissions, homebuilders are required to: 1) *to facilitate the possibility of future installation by the homebuyer, homebuilders shall include conduit consistent with Article 690 of the California Electrical Code to each structure to accommodate other renewable energy generating technology,* 2) offer to homebuyers solar panels, photovoltaic cells, solar thermal systems or other renewable energy generating technology as part of the homebuilder's option program, 3) or be consistent with the Governor's Million Solar Roofs plan.

As a point of additional information to the Commission, the average solar photovoltaic panel weighs about 2.8 pounds per square foot. The County allows solar photovoltaic panels installed on a rooftop to be no more than six pounds per square foot without structural modifications to a roof. Therefore, additional requirements for structural reinforcement would likely not be required. Panels located anywhere besides the roof require structural plan regardless of the weight (see attached County requirements for Solar Photovoltaic panels).

## 2. Dairy Setbacks

Staff contacted the City of Chino regarding both the number of complaints they receive from the dairy proximity, and to inquire on notification requirements to new homeowners.

The City indicated that complaints have been filled with the department. Complaints are not tracked in any way, however the City indicated that the number has fallen dramatically as the dairy land develops. The City currently receives very few complaints, most regard the flies more than the smells.

To address the issue the City instituted a number noticing precautions. There are four notification requirements-

1. The City uses a **Right to Farm Ordinance**, very similar to the County's. All property within 1,320 feet of the residential property is required to be notified about the farmers right to farm. This disclosure includes the actual distance between the property and the AG zoning designation. Notification is not required for pasture land. This disclosure is signed by the homeowner, sent to the City and kept at the front counter in the event that a complaint is made.
2. A **map** showing all zoning and General Plan Land Use designations surrounding 1,320 feet of the home site is required. This disclosure is signed by the homeowner, sent to the City and kept at the front counter in the event that a complaint is made.
3. Supplemental to the Right to Farm disclosure, a third disclosure is required explaining that the neighboring dairy farms are **not required to stop** farming activities, and that farming may continue into perpetuity. This disclosure goes into very specific detail on nuisances that may impact the homeowner based on the dairy operations, such as noise, dust, smells, flies, etc.

4. Lastly, very similar to the individual maps required as part of the homeowner disclosures, **a map in all sales trailers** is required to be posted showing neighboring zoning and Land Use to the entire subdivision map.

Sample forms from the City of Chino have been attached to the staff report. In addition to these notification requirements the Preserve Specific Plan in Chino requires 100 foot buffers between active dairy uses (pastures not included) and urban uses. These buffers are temporary until the dairy uses cease. Buffers may include parks and streets.

### 3. Affordable Housing

At the November 18<sup>th</sup> hearing the Planning Commission, staff, the applicant, and EDA-Housing Authority all seemed comfortable with the terms of the condition presented in the staff report. The Commission directed staff to redraft the condition to read more clearly. Staff and Counsel crafted the requirements into four conditions. The first is a 10 series condition that will not have to be satisfied. This condition contains most of the provisions discussed by the Commission, the basic plan. A second condition, at the 30 series level, requires an agreement to be executed between the applicant and the County EDA. The last two are actual trigger points that require all necessary approvals to be attained and all construction completed, the first condition requires 250 affordable units at 3,000 building permits, the second requires the other 250 at 6,000 building permits, or roughly half way through the project. This set of conditions adds the 50 additional units requested by the Commission for a total of 500 affordable units. The conditions in their entirety are shown below-

#### 10 Planning XX

#### Affordable For-Rent Units

The applicant shall complete a total of five hundred (500) affordable for-rent units. All five hundred (500) affordable for-rent units shall be built within the Specific Plan boundaries unless otherwise mutually agreed to by the applicant and the County of Riverside Board of Supervisors.

All affordable for-rent units shall be built to the same standards and appearance to other market rate for-rent units within the Specific Plan

All very low income and low income affordable for-rent units shall be mixed within the moderate affordable for-rent units in the Specific Plan.

#### -Age Restriction

Two hundred fifty (250) of the affordable for-rent units shall be age restricted (55 years and older), (referred to as "Age Restricted Units").

Two hundred fifty (250) of the affordable for-rent units shall be non-age restricted, (referred to as "Non-Age Restricted Units").

#### -Income Mix

The Age Restricted Units shall contain the following income mixes: 10% very low income (earning 50% or less of the County Median Income), 15% low income (earning 80% or less of the County Median Income), 75% moderate income (earning 120% or less of the County Median Income).



The Non-Age Restricted Units shall contain the following income mixes: 10% very low income (earning 50% or less of the County Median Income), 15% low income (earning 80% or less of the County Median Income), 75% moderate income (earning 120% or less of the County Median Income).

**-Additional Affordable for- Rent Units**

Upon the request of the County, the applicant shall include additional very low income and low income affordable for-rent units in the Specific Plan. Any implementing multi-family for- rent project shall not exceed 30% very low income and 30% low income. In the event the County requests more than the required 500 affordable for-rent units in the Specific Plan, the County shall pay the difference between a moderate affordable for rent unit and the very low and/or low income unit.

**30. Planning XX                      Affordable For Rent Monitoring Agreement**

Prior to the approval of any implementing project within the Specific Plan (Tentative Tract/Parcel Maps, Conditional Use Permits, Public Use Permits, Plot Plans and Temporary Use Permits (longer than 6 months), the following condition shall be placed on the implementing project verbatim ( at "60 Series" = prior to issuance of grading permits) -

    "the applicant shall cause an agreement ("Monitoring Agreement") to be entered into by and between the applicant and the County of Riverside, through its Economic Development Agency (referred to as "EDA").

    The Monitoring Agreement shall include, but not be limited to, the following: 1) a provision for an annual fee paid to EDA to administer the program, 2) provisions for annual inspections and audits by EDA to assure consistency with the terms of the Monitoring Agreement, 3) a minimum term of affordability, 4) provisions for covenants and deed restrictions on all structures for the life of the Agreement and other applicable law."

**100. Planning XX                      Affordability construction (1)**

Prior to the issuance of the 3,000<sup>th</sup> building permit with the Specific Plan, the applicant shall acquire all necessary approvals for and construct at least two hundred fifty (250) affordable for-rent units in accordance with 10 Planning XX. All necessary approvals include, but are not limited to, Tentative Tract/Parcel Maps, Conditional Use Permits, Public Use Permits, Plot Plans and Temporary Use Permits (longer than 6 months).

**100. Planning XX                      Affordability construction (2)**

Prior to the issuance of the 6,000<sup>th</sup> building permit with the Specific Plan, the applicant shall acquire all necessary approvals for and construct the remaining two hundred fifty (250) affordable for-rent units in accordance with 10 Planning XX. All necessary approvals include, but are not limited to, Tentative Tract/Parcel Maps, Conditional Use Permits, Public Use Permits, Plot Plans and Temporary Use Permits (longer than 6 months).

#### 4. Transitions from rural densities to project proposed densities.

At the time the staff report was written the applicant had scheduled a meeting with the author of the Lakeview/Nuevo design guidelines, Mr. Bob Lacoss with PDS West, and some key community members to address the issue of the rural transition. The meeting will take place after the staff report is distributed. An update will be provided at the Hearing.

#### ADDITIONAL INFORMATION:

Additionally, the Commission asked to see

- An additional chart regarding the fiscal impact to the County.
  - The chart has been provided as an attachment.
- More information from the California Department of Fish and Game.
  - At the time this staff report was written no new information had been received from the CDFG.
- The Commission asked to hear from the Environmental Programs Department regarding JJ Street and its consistency with the MSHCP.
  - EPD will be present at the December 2<sup>nd</sup> hearing.

#### SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1):

Nutrillite farmland, the McAnally chicken ranch, Metropolitan Water District (MWD) aqueduct and basin, a closed Lakeview dump, a thoroughbred farm, an abandoned RV park, and dryland and irrigated farmland.
2. Surrounding Land Use (Ex. #1):

North: Vacant land, Bernasconi Hills, and the San Jacinto Wildlife Area.  
West and Southwest: vacant land, commercial and scattered single family residential.  
Southeast: vacant land and the Lakeview Mountains.
3. Proposed Zoning (Ex. #2):

Specific Plan (SP)
4. Surrounding Zoning (Ex. #2):

North: Natural Assets – 640 Acre Minimum (N-A-640), Light Agriculture – 10 Acre Minimum (A-1-10) and Heavy Agriculture 10 acre Min. (A-2-10).  
South: Rural Residential (R-R), Residential Agriculture 1 acre Min. (R-A-1), Residential Agriculture 2 ½ acre Min. (R-A-2.5), and Residential Agriculture 10 acre Min. (R-A-10).  
East: City of San Jacinto.  
West: Scenic Highway Commercial (C-P-S), Specific Plan 239 - Stone Ridge Zone (SP),

5. Proposed General Plan: Natural Assets – 640 Acre Minimum (N-A-640), and Residential Agriculture (R-A) and One Family Dwelling (R-1).  
Specific Plan as reflected by the land use diagram
6. Project Data: Total Acreage: 2,800 Acres  
Total Proposed Open Space Acreage: approximately 1000 Acres
7. Environmental Concerns: See EIR #471

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION:**

**TENTATIVELY CERTIFIES** the **ENVIRONMENTAL IMPACT REPORT NO. 471**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

**RECOMMENDS 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; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**RECOMMENDS 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,

**RECOMMENDS 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; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

**ADOPTS** the **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 720 and 721, Specific Plan 342, and Change of Zone No. 7055 to the Riverside County Board of Supervisors.

**CONCLUSIONS:**

1. Upon adoption of the Land Use and Circulation General Plan Amendments the proposed project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. Upon adoption of the proposed zone change, the proposed project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.
3. Upon adoption of the proposed Specific Plan zoning ordinance text the proposed project is consistent with all other applicable provisions of Ordinance No. 348.
4. The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, overriding considerations will be required for the following unavoidable adverse impacts: Air Quality, Agriculture, Population/Housing, Land Use, Aesthetics, Cultural Resources, Noise and Traffic.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is conditionally compatible with the present and future logical development of the area.
7. The proposed project will have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings in the EIR which is incorporated herein by reference.

1. The project site is designated Land Use: 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), in the Lakeview Nuevo Area plan. Upon adoption of the General Plan amendment the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated 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), in the Lakeview Nuevo Area plan.

3. This project is partially located with a Community Development Overlay of the RCIP General Plan. The project is consistent with the goals and intentions of this overlay.
4. The current land uses on surrounding parcels include vacant land in the City of Jan Jacinto to the east, existing large lot single family residential to the west, the Lakeview Mountains south, and the San Jacinto Wildlife Area and existing dairies to the north. Uses on site include an abandoned RV park, the McAnally Chicken Ranch, agriculture, vacant land, single family residential and the an MWD Aqueduct.
5. The zoning for the subject site is 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).
6. The proposed uses are consistent with the development standards set forth in the Specific Plan and the Specific Plan zoning ordinance.
7. The project site is surrounded by properties which are zoned Natural Assets – 640 Acre Minimum (N-A-640), Light Agriculture – 10 Acre Minimum (A-1-10), Heavy Agriculture 10 acre Min. (A-2-10), Rural Residential (R-R), Residential Agriculture 1 acre Min. (R-A-1), Residential Agriculture 2 ½ acre Min. (R-A-2 1/2), Residential Agriculture 10 acre Min. (R-A-10), Scenic Highway Commercial (C-P-S), and Residential Agriculture (R-A) and One Family Dwelling (R-1).
8. Residential, agricultural and commercial uses have been constructed and are operating in the project vicinity.
9. This project is located within several Criteria Areas of the Multi-Species Habitat Conservation Plan, and as such has been required to complete the Habitat Assessment Negotiation Strategy (HANS # 313). This project fulfills those requirements.
10. The project has completed the Habitat Assessment Negotiation Strategy (HANS # 313) process and the Joint Project Review (JPR) process. A total of 967.5 acres of conservation is required within the boundaries of this project.
11. Environmental Impact Report (EIR) No. 471 was prepared and circulated as required by the California Environmental Quality Act (CEQA). A Final EIR has been prepared and includes responses to comments received during the comment period.

**INFORMATIONAL ITEMS:**

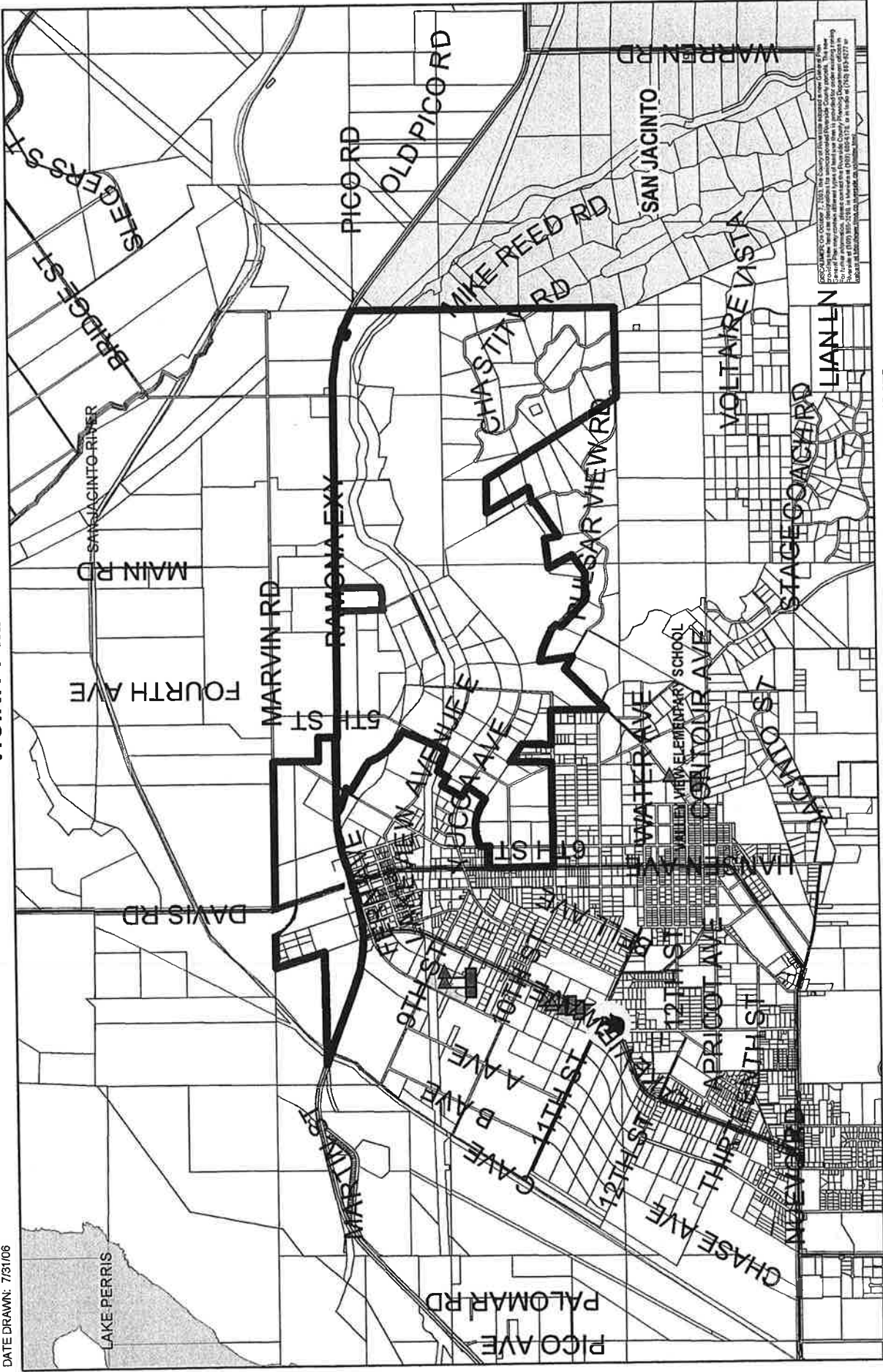
1. The project site is not located within:
  - a. the city of Perris sphere of influence;
  - b. the city of San Jacinto sphere of influence;
  - c. an Alquist-Priolo earthquake fault hazard study zone;
  - d. a Redevelopment area; or,
  - e. an airport influence area.

2. The project site is located within:
  - a. The boundaries of the Nuview Elementary School District;
  - b. The boundaries of the Perris Union High School District;
  - c. The Community Service Area 146;
  - d. A 100-year flood plain an area drainage plan, and the Perris Dam Inundation area;
  - e. The Stephens Kangaroo Rat Fee Area;
  - f. Partly within a High Fire Area;
  - g. Several MSHCP Cells; and,
  - h. A low and moderate liquefaction area.
  
3. Attachments:
  - 1) Additional charts for fiscal impact analysis
  - 2) County requirements for Solar Photovoltaic panels
  - 3) Sample City of Chino Agricultural notification forms
  - 4) City of San Juan Capistrano Staff Report and Ordinance requiring Solar Photovoltaic
  - 5) Culver City Photovoltaic requirement summary
  - 6) Job Center Map per WRCOG analysis
  - 7) APN Listing
  - 8) Zoning Ordinance
  - 9) Additional General Plan Consistency Analysis
  - 10) An additional chart regarding the fiscal impact to the County
  
4. This project was filed with the Planning Department on 5/6/04
  
5. This project was reviewed by the Land Development Committee two times on the following dates 4/19/07 and 5/15/08.
  
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$1,075,500.00

**SP00342  
VICINITY MAP**

Planner: Adam Rush  
Date: 8/9/06  
Vicinity Map

Supervisor Ashley  
District 5  
DATE DRAWN: 7/31/06



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone **Lakeview**  
Area:  
Township/Range: T4SR2W  
Section : 9

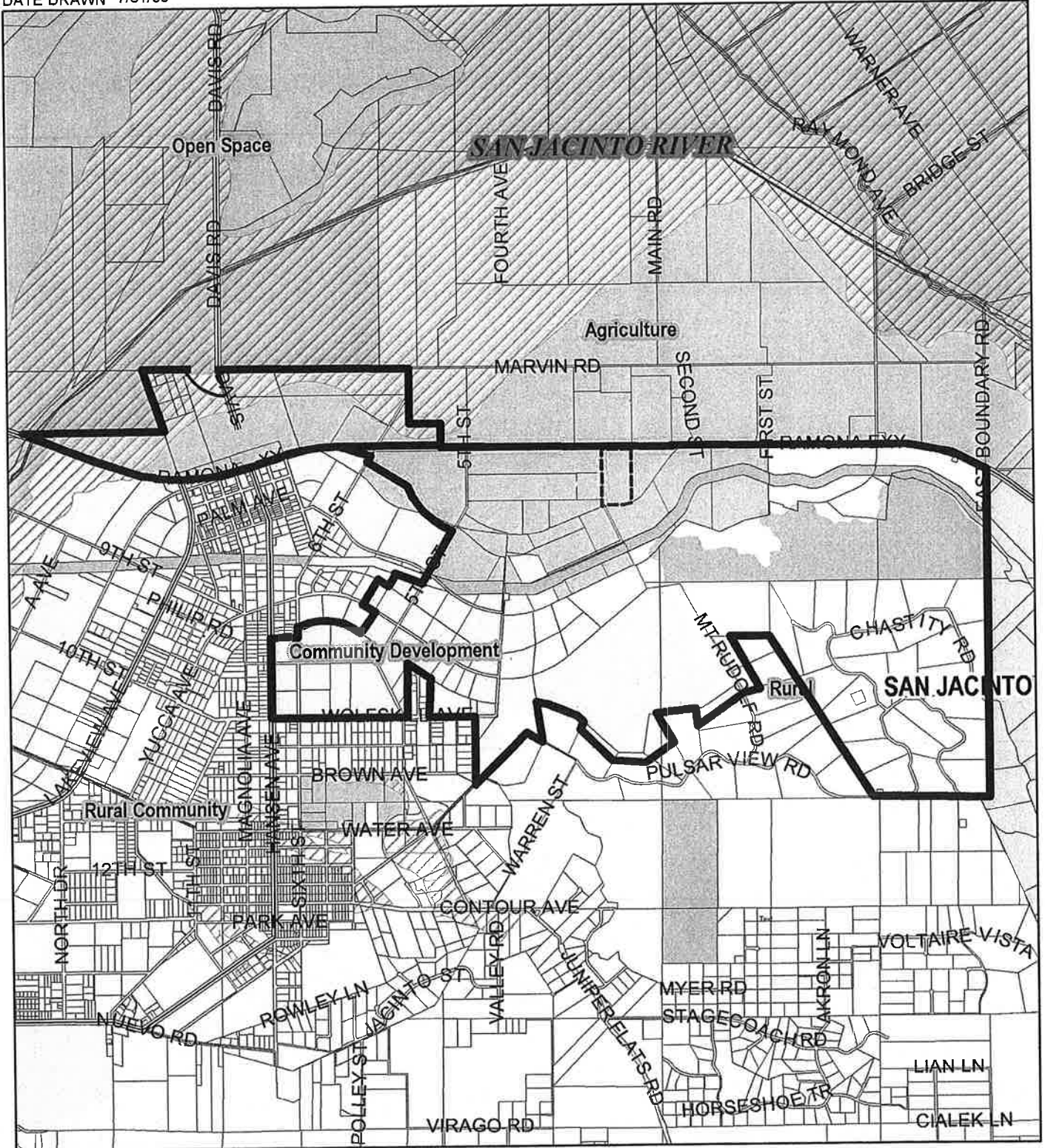
ASSESSORS **425-14**  
BK. PG.  
THOMAS **779 D3**  
BROS.PG



DISCLAIMER: On October 2, 2013, the County of Riverside adopted a new General Plan. The County is currently in the process of updating its General Plan. The County is currently in the process of updating its General Plan. The County is currently in the process of updating its General Plan.

# SP00342

## DEVELOPMENT OPPORTUNITY



### RIVERSIDE COUNTY PLANNING DEPARTMENT

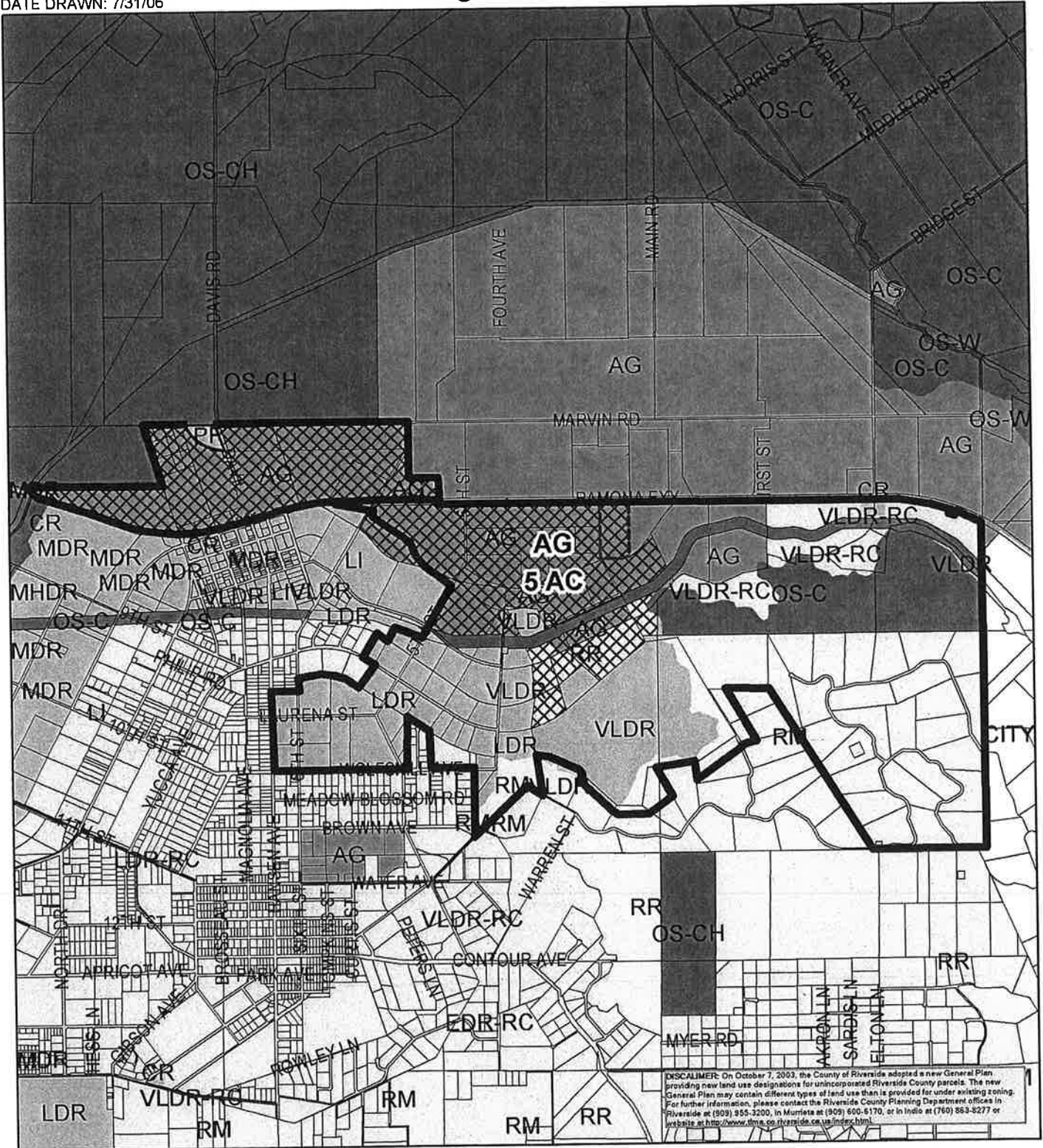
Area Plan: **Lakeview**

Township/Range: **T4SR2W**  
SECTION: **9**



ASSESSORS  
BK. PG. **425-14**  
THOMAS  
BROS. PG. **779 D3**





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

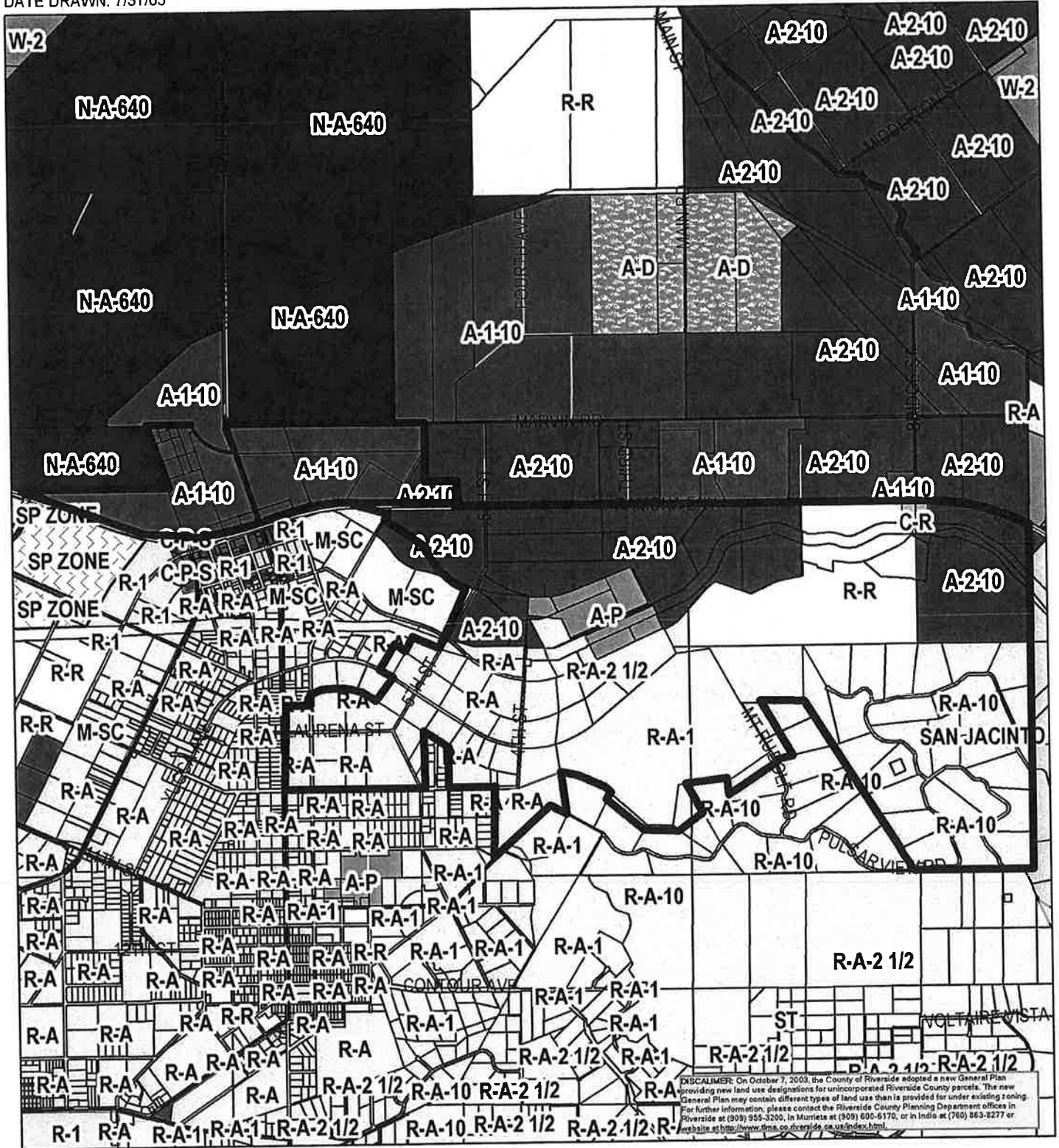
**Zone Area:** Lakeview

**Township/Range:** T4SR2W  
**Section :** 9



**ASSESSORS**  
BK. PG. 425-14  
**THOMAS**  
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**SP00342**  
**EXISTING ZONING**



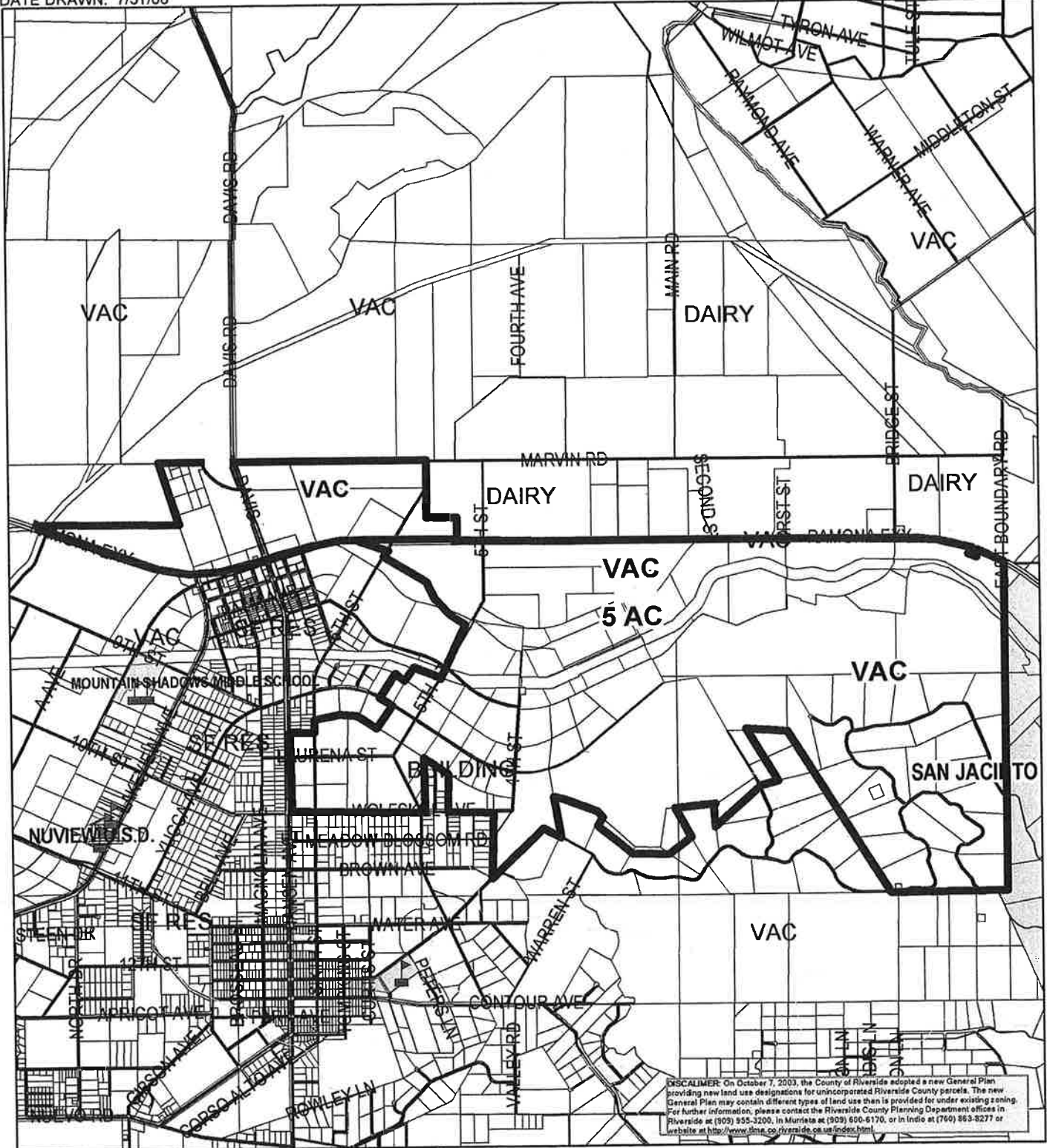
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone **Lakeview**  
 Area:  
 Township/Range: T4SR2W  
 Section : 9



ASSESSORS  
 BK. PG. 425-14  
 THOMAS  
 BROS.PG 779 D3

DATE DRAWN: 7/31/06



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone Area: **Lakeview**

Township/Range: **T4SR2W**

Section : **9**



ASSESSORS **425-14**

BK. PG.

THOMAS **779 D3**

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2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**

4 **GENERAL PLAN AMENDMENT NO. 720 and 721**

5  
6  
7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
9 November 4, 2009, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
11 County Rules to Implement the Act have been met and the environmental document prepared or relied on  
12 is sufficiently detailed so that all the potentially significant effects of the project on the environment and  
13 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with  
14 the above-referenced Act and Rules; and,

15  
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on November 4, 2009, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:

22  
23 **TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO.**  
24 **471**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside  
25 County Board of Supervisors; and,

26  
27 **RECOMMEND APPROVAL of GENERAL PLAN AMENDMENT NO. 720 (Land**  
28 **Use) and 721 (Circulation)**, amending the Land Use Designation for the subject property from Land

1 Use: Community Development; Very Low Density Residential- Community Development (VLDR-CD),  
2 Agriculture with a Community Development Overlay, Medium Density Residential (MDR) (2-5 du/ac),  
3 Heavy Industrial (HI 0.15 - 0.50 FAR), Light Industrial (LI 0.25 - 0.60 FAR), Open Space: Open Space  
4 Conversation (OS-C), Rural Community: Very Low Density Residential- Rural Community (VLDR-  
5 RC), Low Density Residential- Rural Community (LDR-RC), Rural: Rural Residential (RR), Rural  
6 Mountainous (RM), Agriculture: Agriculture (AG), to Specific Plan as reflected by the land use diagram;  
7 based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the  
8 General Plan Amendment Resolution by the Board of Supervisors.

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**TABLE B.1.1, DETAILED LAND USE SUMMARY**

| PA # | Village     | Land Use Designation | Gross Acres | Target DU | Target Commercial SF |
|------|-------------|----------------------|-------------|-----------|----------------------|
| 1    | Resort      | Open Space           | 2           |           |                      |
| 2    | Resort      | Open Space           | 3           |           |                      |
| 3    | Resort      | Open Space           | 11          |           |                      |
| 4    | Resort      | Open Space           | 14          |           |                      |
| 5    | Resort      | Park                 | 54          |           |                      |
| 6    | Resort      | Park                 | 3           |           |                      |
| 7    | Resort      | Park                 | 34          |           |                      |
| 8    | Resort      | Park                 | 13          |           |                      |
| 9    | Resort      | H                    | 9           | 120       |                      |
| 10   | Resort      | MH                   | 23          | 180       |                      |
| 11   | NOT USED    |                      |             |           |                      |
| 12   | Resort      | H                    | 47          | 420       |                      |
| 13   | NOT USED    |                      |             |           |                      |
| 14   | Resort      | H                    | 27          | 160       |                      |
| 15   | Resort      | H                    | 21          | 230       |                      |
| 16   | Resort      | H                    | 27          | 290       |                      |
| 17   | Resort      | H                    | 15          | 160       |                      |
| 18   | NOT USED    |                      |             |           |                      |
| 19   | Resort      | H                    | 12          | 150       |                      |
| 20   | Resort      | H                    | 10          | 70        |                      |
| 21   | Resort      | Park                 | 3           |           |                      |
| 22   | Resort      | Park                 | 2           |           |                      |
| 23   | NOT USED    |                      |             |           |                      |
| 24   | NOT USED    |                      |             |           |                      |
| 25   | NOT USED    |                      |             |           |                      |
| 26   | Town Center | Mixed Use            | 28          |           |                      |
| 27   | Town Center | Mixed Use            | 35          |           |                      |
| 28   | Town Center | Mixed Use            | 53          |           |                      |
| 29   | Town Center | Mixed Use            | 45          |           |                      |
| 30   | Town Center | Mixed Use            | 60          |           |                      |
| 31   | Town Center | Mixed Use            | 23          |           |                      |
| 32   | NOT USED    |                      |             |           |                      |
| 33   | Town Center | Mixed Use            | 22          |           |                      |
| 34   | Town Center | Mixed Use            | 3           |           |                      |
| 35   | Town Center | Mixed Use            | 6           |           |                      |
| 36   | Town Center | Mixed Use            | 13          |           |                      |
| 37   | Park        | Park                 | 1.5         |           |                      |
| 38   | Park        | Public Facility      | 41          |           |                      |
| 39   | Park        | Park                 | 36          |           | 25,000               |
| 40   | Park        | Public Facility/O.S. | 33          |           |                      |
| 41   | Park        | H                    | 37          | 300       |                      |

**TABLE B.1.1, DETAILED LAND USE SUMMARY**

| PA # | Village  | Land Use Designation | Gross Acres | Target DU | Target Commercial SF |
|------|----------|----------------------|-------------|-----------|----------------------|
| 42   | Park     | VH                   | 16          | 240       |                      |
| 43   | Park     | H                    | 18          | 180       |                      |
| 44   | Park     | Public Facility      | 0.5         |           |                      |
| 45   | Park     | MH                   | 19          | 100       |                      |
| 46   | Park     | MH                   | 23          | 120       |                      |
| 47   | NOT USED |                      |             |           |                      |
| 48   | Park     | Park                 | 1           |           |                      |
| 49   | Park     | Park                 | 0.5         |           |                      |
| 50   | Park     | H                    | 16          | 170       |                      |
| 51   | Park     | MH                   | 29          | 150       |                      |
| 52   | Park     | H                    | 37          | 400       |                      |
| 53   | Garden   | MH                   | 115         | 640       |                      |
| 54   | NOT USED |                      |             |           |                      |
| 55   | Foothill | H                    | 27          | 230       |                      |
| 56   | Foothill | H                    | 23          | 250       |                      |
| 57   | Foothill | MH                   | 27          | 110       |                      |
| 58   | Foothill | MH                   | 55          | 250       |                      |
| 59   | Foothill | Park                 | 4           |           |                      |
| 60   | Foothill | Open Space           | 20          |           |                      |
| 61   | Pinnacle | H                    | 16          | 130       |                      |
| 62   | Pinnacle | VH                   | 11          | 170       |                      |
| 63   | Pinnacle | VH                   | 12          | 180       |                      |
| 64   | Pinnacle | H                    | 28          | 300       |                      |
| 65   | Pinnacle | Public Facility/O.S. | 8           |           |                      |
| 66   | Pinnacle | MH                   | 31          | 150       |                      |
| 67   | Pinnacle | MH                   | 17          | 80        |                      |
| 68   | Pinnacle | MH                   | 117         | 570       |                      |
| 69   | Pinnacle | MH                   | 34          | 170       |                      |
| 70   | Pinnacle | Open Space           | 45          |           |                      |
| 71   | Pinnacle | Park                 | 3           |           |                      |
| 72   | NOT USED |                      |             |           |                      |
| 73   | Enclave  | H                    | 71          | 550       |                      |
| 74   | Enclave  | Public Facility/O.S. | 29          |           |                      |
| 75   | Enclave  | VH                   | 40          | 480       |                      |
| 76   | NOT USED |                      |             |           |                      |
| 77   | Enclave  | VH                   | 27          | 350       |                      |
| 78   | Enclave  | Open Space           | 14          |           |                      |
| 79   | NOT USED |                      |             |           |                      |
| 80   | NOT USED |                      |             |           |                      |
| 81   | Mountain | Public Facility      | 15          |           |                      |
| 82   | NOT USED |                      |             |           |                      |

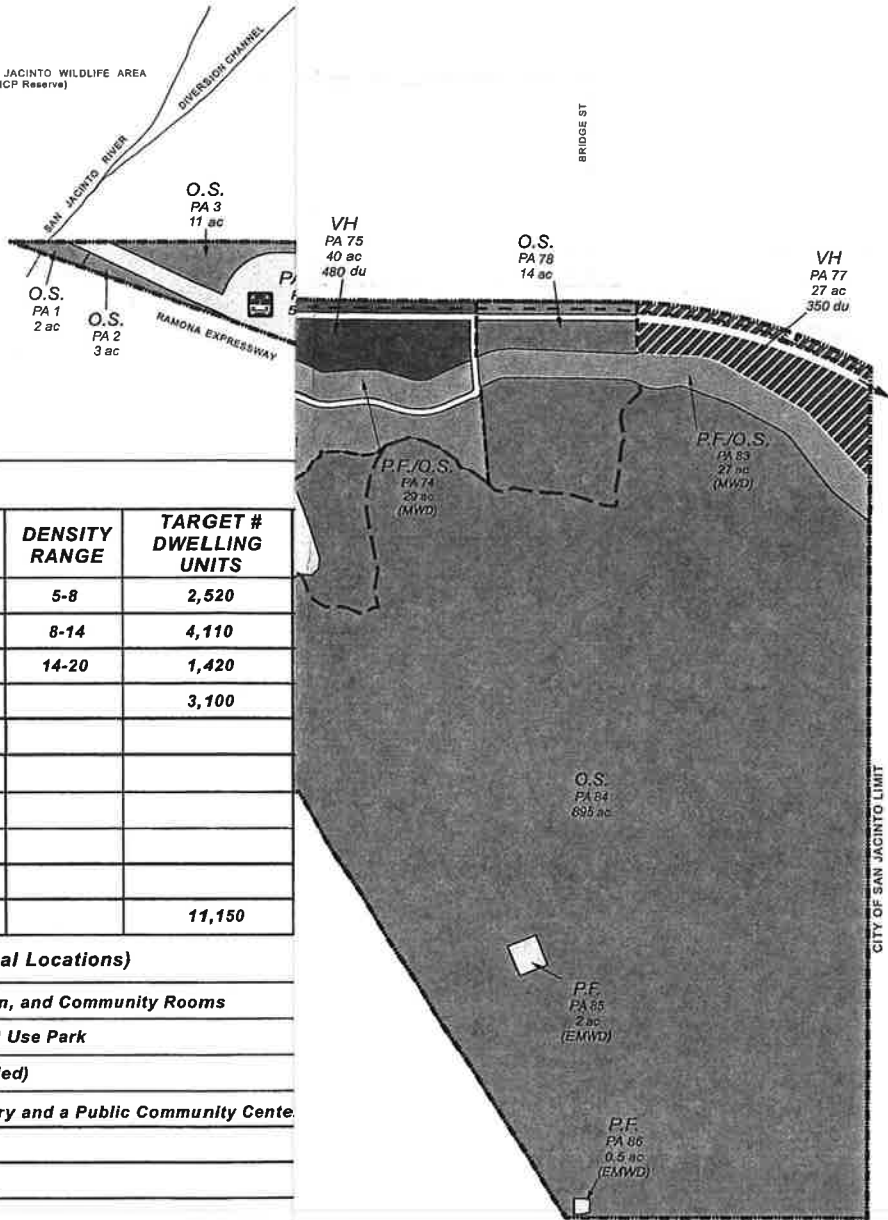


| <b>TABLE B.1.1, DETAILED LAND USE SUMMARY</b> |                |                             |                    |                  |                             |
|---|----------------|-----------------------------|--------------------|------------------|-----------------------------|
| <b>PA #</b>                                   | <b>Village</b> | <b>Land Use Designation</b> | <b>Gross Acres</b> | <b>Target DU</b> | <b>Target Commercial SF</b> |
| 83  | Mountain       | Public Facility/O.S.        | 27                 |                  |                             |
| 84  | Mountain       | Open Space                  | 895                |                  |                             |
| 85  | Mountain       | Public Facility             | 2                  |                  |                             |
| 86  | Mountain       | Public Facility             | 0.5                |                  |                             |
|   |                | ROW                         | 147                |                  |                             |
| <b>GRAND TOTAL</b>                            |                |                             | <b>2,786</b>       | <b>11,150</b>    | <b>500,000 *</b>            |

\* This number will be used throughout each of the Planning Areas in the Town Center Village, as described in Section 11. Administration.



SAN JACINTO WILDLIFE AREA  
(MSHCP Reserve)



### LEGEND

| LAND USE DESIGNATION                        | DENSITY RANGE | TARGET # DWELLING UNITS |
|---|---------------|-------------------------|
| MH Medium High Residential                  | 5-8           | 2,520                   |
| H High Residential                          | 8-14          | 4,110                   |
| VH Very High Residential                    | 14-20         | 1,420                   |
| MU Mixed Use Town Center                    |               | 3,100                   |
| PF Public Facilities                        |               |                         |
| P.F./O.S. Public Facility/ Open Space (MWD) |               |                         |
| Park Park                                   |               |                         |
| O.S. Open Space                             |               |                         |
| Right of Way                                |               |                         |
| <b>TOTAL / MAXIMUM</b>                      |               | <b>11,150</b>           |

### LAND USE OVERLAYS (Potential Locations)

|  |   |
|--|---|
|  | Joint Use Library, Gymnasium, and Community Rooms             |
|  | Proposed School Site & Joint Use Park                         |
|  | Potential School Site (if Needed)                             |
|  | Public Plaza Includes a Library and a Public Community Center |
|  | Interchange   |
|  | Recreational Facilities                                       |
|  | Gates   |
|  | Transit Center  |
|  | Community Separator   |

### OTHER NOTES

|  |                               |
|--|-------------------------------|
|  | Project Boundary              |
|  | Toe of Slope                  |
|  | Conservation Line             |
|  | Widening of Ramona Expressway |
| PA 11, 13, 18, 23, 24, 25, 32, 47, 54, 72, 76, 79, 80 and 82 are not used Land Use Diagram |                               |

November 23, 2009



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.

ALBERT A.  
**WEBB**  
ASSOCIATES

G:\2009\202-6318\0\Landuse\_Diagram\_01\_Nov09.mxd

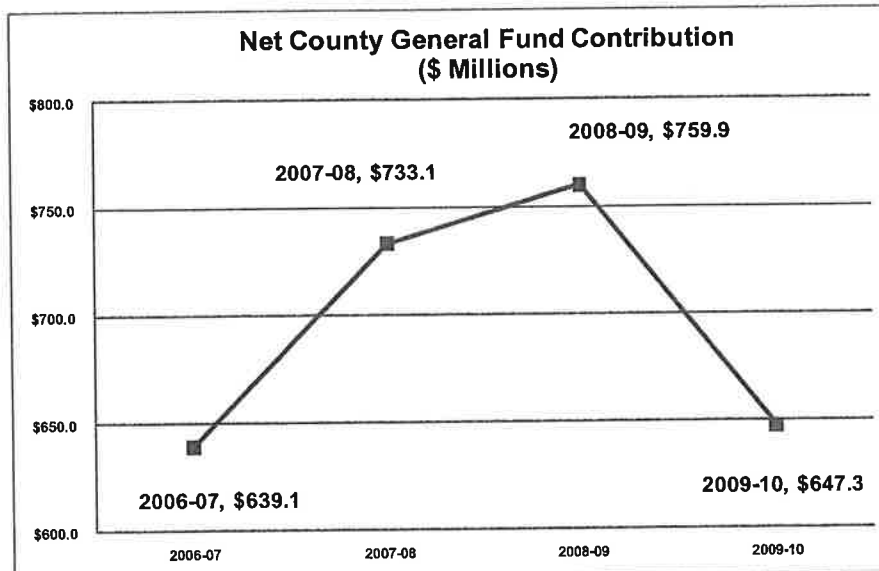
# Attachment No. 1

## Additional Fiscal Impact Information

At the last Planning Commission hearing, information regarding the fiscal impact report's analysis of and assumptions regarding 2007 and 2009 fiscal conditions was requested. The following analysis responds to this request. This information is provided to clarify the information previously presented in the fiscal impact report.

### Fiscal Conditions - County Spending Levels

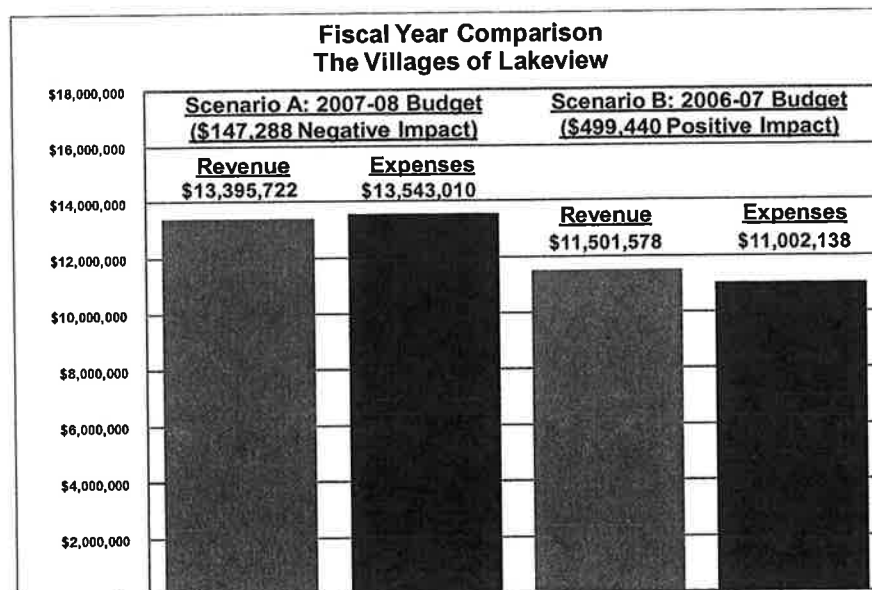
- As shown in the table below, County spending (as measured by the Net County General Fund Contribution), increased significantly from Fiscal Year ("FY") 2006-07 through 2007-08 and 2008-09 and has since decreased to levels consistent with 2006-07 in fiscal year 2009-10. In addition, the County anticipates further reductions in spending over the next two fiscal years.
- County discretionary revenues peaked in 2007-08 and have fallen since then.



Source: County Budgets, FY 2007-08: Table 6 (for FY 2006-07 & 2007-08), FY 2008-09: Table 9, FY 2009-10: Table 6.

### Positive Impact of County Fiscal Conditions on The Village of Lakeview Fiscal Impact Report

- The fiscal impact report was based on 2007-08 fiscal conditions and recessionary home pricing. This resulted in a slightly negative impact of \$147,288. Scenario A in the table below shows the revenues and expenses depicted in the fiscal impact report.
- If adjusted for current fiscal conditions (based on the 2006-07 Budget), the fiscal impact analysis results in a positive fiscal impact to the County of \$499,400 as shown below in Scenario B.





MIKE LARA  
DIRECTOR

**COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY**

**SUBMITTAL REQUIREMENTS**  
**PHOTOVOLTAIC POWER SYSTEM PERMITS**

Solar installations meeting all of the following requirements can be issued over the counter without plan review intake when all of the following is noted on the plans.

- 1) Solar inverter must have a manufacture installed disconnecting means that prevents anti-islanding. (Parallel feeding utility lines during a power outage)
- 2) Overcurrent protection for both alternating and direct current must be installed in the inverter or field installed at the time of installation.
- 3) Main service panel must have a permanent plaque indicating a second power source is installed, and a disconnecting means must be field installed in all ungrounded conductors at the main service panel.
- 4) Roof mounted solar photovoltaic systems must have ground fault circuit interrupter protection and weigh less than 6 lbs per square foot. When photovoltaic systems weight greater than 6 lbs per square foot, calculations must be provided by a licensed professional engineer or architect to verify supporting members are adequate for existing and proposed loads. Only one layer of roofing is permitted.
- 5) Solar photovoltaic systems placed on a support system that are mounted on the ground and do not exceed 6 ft in height. Ground mounted systems placed on a support system will require an engineered foundation design.

The following information must be provided:

- 1) Plot plan approved by Land Use
- 2) Attach all manufacturer equipment list and specification sheets, installation instruction and U.L. listing to the plans.
- 3) Plans are to be signed by State of California licensed contractor with any of the following classifications "A", "B", "C-46", "C-10", or licensed electrical engineer. Provide signature and contractor license number on each sheet.
- 4) Any plan showing high-strength concrete footings, shop-fabricated support structures, or field welding must be stamped by a registered architect, structural engineer, or civil engineer.

# PHOTOVOLTAIC POWER SYSTEM PERMITS

- 5) Two complete sets of plans with a one-line diagram; minimum sheet size 18" x 24" which include the following:
- a. Show the location of the main electrical service, AC/DC disconnects all solar voltaic equipment, and PV arrays on the roof plan including method of attachment.
  - b. Single Line Diagram: show array configuration, conduit and conductor sizes with derating calculations.
  - c. Inverter Information: show model number, specification cut sheets, and maximum D.C. input.
  - d. PV Module Information: show open circuit voltage Voc, short circuit current (Isc) maximum series fuse.
  - e. Array Information: show number of modules in series, number of parallel source circuits.
  - f. Wiring and Over Current Protection: show conductor ampacities, adjusted with all derating factors. Show location of all over current devices (ODC).
  - g. System Label and Warnings: show required signage on the plans per 2007 California Electrical Code Article 690.
  - h. Grounding Details: show equipment grounding conductor, grounding electrode conductor from the inverter to ground rod or ufer ground.
  - i. Disconnects: show AC/DC disconnects at inverter. DC disconnect are required prior to DC array conductors penetrating the surface of the roof or entering the building.
  - j. System Calculations: Show open circuit voltage (Voc) of each module connected in series times 1.13 temperature correction factor. The ampacity of module inter-connections cables, after corrections for conditions of use, must not be less than 1.56 times module short circuit current (Isc) marked on the back of the module.

## Attachment No. 3



Community Development Department  
BUILDING DIVISION

13220 Central Avenue, PO Box 667 • Chino, California 91708-0667 • (909) 591-9813; Fax: (909) 464-0777

### **New Home Construction Ordinance Information**

In completing the New Home Construction Ordinance Information Forms please notify Sales Office Personnel that the following items must be completed for each Lot/Address sold and **submitted as one (1) complete packet for each phase.**

1. Builder Acknowledgement Form
2. Buyer Notification of Surrounding Land Uses with site plan as per the attached sample
3. Completed walkthrough form (no sample provided, this should be the builders standard format on 8 ½" X 11" paper)
4. Features and Amenities List on small CD approximately 3"x 5" (CD-R)



Community Development Department  
BUILDING DIVISION

13220 Central Avenue, PO Box 667 • Chino, California 91708-0667 • (909) 591-9813; Fax: (909) 464-0777

City of Chino  
New Home Construction Ordinance  
**Buyer Acknowledgement Form**

Lot # \_\_\_\_\_

Tract # \_\_\_\_\_

Street Address: \_\_\_\_\_

Name of person(s) Purchasing Home \_\_\_\_\_

The City of Chino new home construction ordinance requires the developer of any residential dwelling to provide the following information to every potential buyer:

1. The list of features and amenities filed with the city building official;
2. The brand name of each of the major components contained in the features and amenities list, which will be or has been installed in the residential dwelling being purchased;
3. The manufacturer's warranties for each component contained in the features and amenities list;
4. Any and all representation regarding the quality of construction of the residential dwelling including the warranty that the dwelling is constructed in a good workmanlike manner;
5. Any and all discrepancies between the residential dwelling unit purchased and the developer's model dwelling displayed by the developer;
6. The buyer's right to inspect and approve the functionality of each major component contained in the features and amenities list and the quality of construction of the residential dwelling and the developer to remedy any substantial defects therein;
7. The distance between the residential dwelling unit being purchased from any property which is being used or zoned for an agricultural use and a disclaimer regarding the length of time that the agricultural use or zone shall continue. (The Chino Municipal code also requires the developer to provide information to the buyer regarding present general plan designations, zoning and land use for properties within 1,320' of the project site.)
8. The City of Chino has adopted a new homeowner ordinance to assure all homebuyers that if there are any discrepancies or code violations that the building official would notify the developer to correct same. Per city ordinance, the building official has the responsibility to resolve all complaints between the homeowner and the developer. If any discrepancies should arise during your walk through or within a 90day period of occupancy, notify the building official in writing. A copy of the letter must be sent to the developer also. Keep in mind that a reasonable amount of time be allowed the developer to correct any items of complaint.

I hereby acknowledge that the above information has been received.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



Community Development Department  
BUILDING DIVISION

13220 Central Avenue, PO Box 667 • Chino, California 91708-0667 • (909) 591-9813; Fax: (909) 464-0777

**City of Chino**  
**Buyer Notification of Surrounding Land Uses**

Please be advised that many properties within the City of Chino are presently being used for agricultural purposes or are zoned for agricultural purposes. The distance between this residential dwelling and the nearest property currently being used for agricultural purposes is \_\_\_\_\_. The distance between this residential dwelling and the nearest property zoned for agricultural purposes is \_\_\_\_\_.

In addition, you are hereby advised that the seller of this residential unit cannot represent the period of time that nearby properties used or zoned for agricultural purposes will continue to be so used or zoned. Because the nearby properties used or zoned for agricultural purposes involve complex and legal factual questions, no representation can be made, nor should be made, regarding the length of time that these nearby properties will continue to be used or zoned for agricultural purposes.

This is to certify that I have received information regarding the present general plan designations, zoning and land uses for all properties within 1,320 feet around \_\_\_\_\_.

(Project Description)

I am aware of the agricultural, dairies, calf raising and horse operations in the area, and the potential for odors and insects associated with those land uses. I also understand that these uses may continue indefinitely.

Date: \_\_\_\_\_

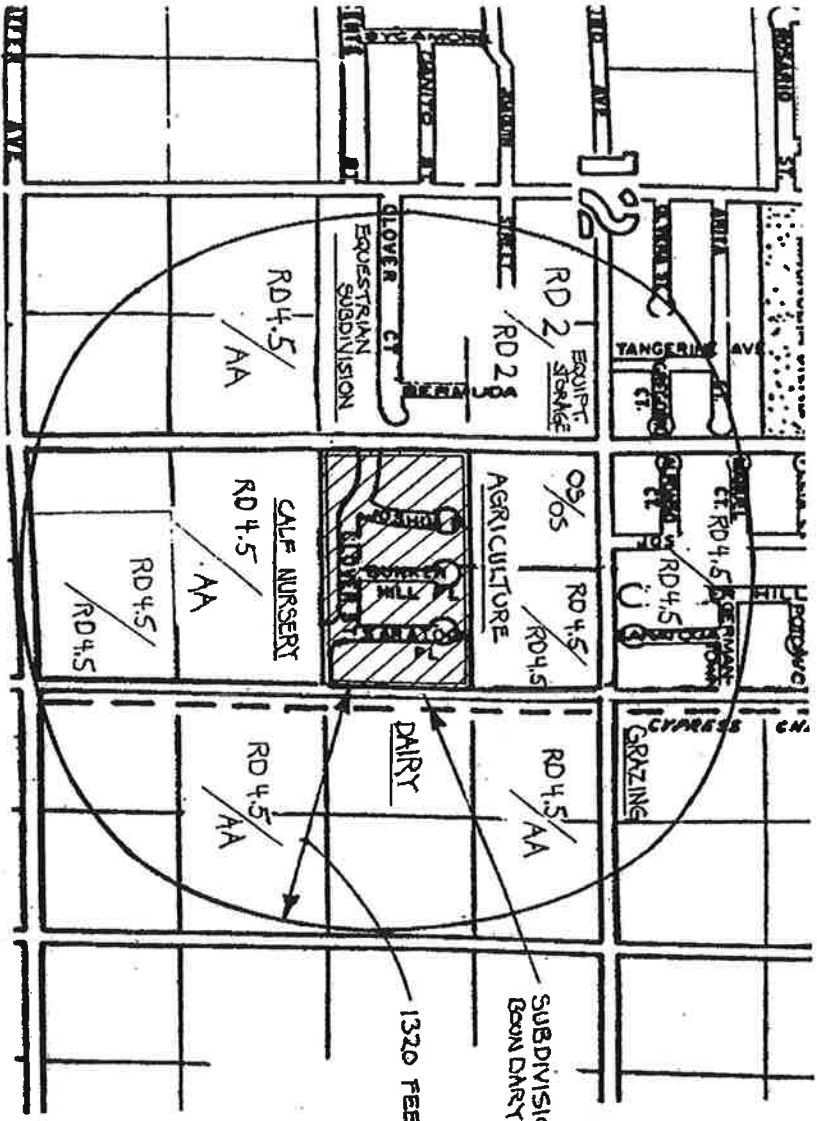
\_\_\_\_\_  
(Buyer)

Lot: \_\_\_\_\_

\_\_\_\_\_  
(Buyer)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Trace: \_\_\_\_\_




(SAMPLE)

- LEGEND**
- RD 2 — GENERAL PLAN DESIGNATION
  - AA — CURRENT ZONING
  - DAIRY — CURRENT LAND USE
  - RD 2 — RESIDENTIAL - 2 UNITS/ACRE
  - RD 4.5 — RESIDENTIAL - 4.5 UNITS/ACRE
  - AA — AGRICULTURAL
  - OS — OPEN SPACE - PARK



AGENDA REPORT

**TO:** Joe Tait, Interim City Manager 

**FROM:** Nasser Abbaszadeh, Public Works Director

**SUBJECT:** Consideration of an Ordinance Establishing Mandatory Solar Photovoltaic Requirements.

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RECOMMENDATION:

By motion, approve the introduction and first reading of an ordinance establishing mandatory solar photovoltaic requirements.

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SUMMARY AND RECOMMENDATION

On December 18, 2007, the City Council adopted a sustainability charter, and adopted a green building and temporary solar energy incentive programs. In adopting the sustainability charter, the City Council expressed their desire in the City meeting its current environmental, economic and social needs without compromising the ability of future generations to do the same. The City Council finds that solar photovoltaic systems are readily available, and the use of these systems will promote the City's commitment to become a sustainable city.

Staff recommends that the City Council approve first reading and introduction of an ordinance adding Chapter 16 to Title 8 of the San Juan Capistrano Municipal Code establishing mandatory solar photovoltaic requirements.

BACKGROUND:

San Juan Capistrano is part of the great Los Angeles County Basin, which climate and topography are known to trap air pollutants that are known to be harmful to human health; and solar photovoltaic power generation consumes no fossil fuels, generates no air pollution and will therefore increase energy efficiency and will reduce air pollution and Greenhouse gases in the Orange County Basin and San Juan Capistrano.

California Health and Safety code, section 13146 requires local jurisdictions to enforce the California Code of Regulations (CCR), Title 24, also known as the California Building Standards Code. The California Health and Safety Code, section 17958 (a) allows local jurisdictions to establish more restrictive building standards than those contained in the California Building Standards Code, if the amendment is reasonably necessary because of local climatic, geologic, or topographic conditions energy efficiency is an important part of a sustainable San Juan Capistrano.

Solar photovoltaic power generation consumes no fossil fuels, generates no air pollution and will therefore increase energy efficiency, reduce greenhouse gases and reduce air pollution in the Los Angeles Basin and in San Juan Capistrano.

The proposed ordinance requires subdivisions and commercial/industrial developments in the City to provide 25% of their energy demand through solar photovoltaic panels. The ordinance provides various alternatives in cases where such system cannot be implemented. The result of this ordinance will not just reduce the energy demand and greenhouse gases, but will also lower the utility bills, hence providing a financial incentive to these developments over the long term.

**COMMISSION/BOARD REVIEW AND RECOMMENDATIONS:**

N/A

**FINANCIAL CONSIDERATIONS:**

The proposed ordinance does not have immediate financial impact on the City's finance.

The City has an established permit system for inspection of the installation of solar photovoltaic system, with an established fee structure. This ordinance does not affect the fee structure.

**NOTIFICATION:**

Building Industry Association of Southern California

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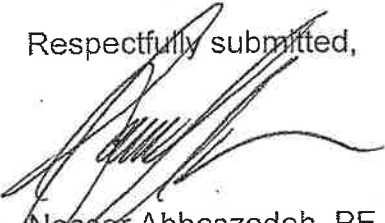
**RECOMMENDATION:**

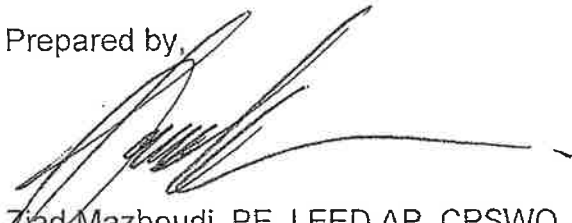
By motion, approve the introduction and first reading of an ordinance establishing mandatory solar photovoltaic requirements.

---

Respectfully submitted,

Prepared by,

*For*   
Nasser Abbaszadeh, PE  
Public Works Director

*For*   
Ziad Mazboudi, PE, LEED AP, CPSWQ, CPESC  
Senior Civil Engineer

Attachment(s): 1. Solar Photovoltaic Ordinance

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN CAPISTRANO, CALIFORNIA, ADDING CHAPTER 16 TO TITLE 8 OF THE SAN JUAN CAPISTRANO MUNICIPAL CODE ESTABLISHING MANDATORY SOLAR PHOTOVOLTAIC REQUIREMENTS.

WHEREAS, on December 18, 2007, the City Council adopted a sustainability charter, and adopted green building and solar energy incentive programs; and

WHEREAS, in adopting the sustainability charter, the Council committed to become a sustainable city that continues to meet its current environmental, economic and social needs without compromising the ability of future generations to do the same; and

WHEREAS, the City Council finds that solar photovoltaic systems are readily available, and the use of these systems will promote the City's commitment to become a sustainable city; and

WHEREAS, San Juan Capistrano is part of the great Orange County Basin, which climate and topography are known to trap air pollutants that are known to be harmful to human health; and

WHEREAS, solar photovoltaic power generation consumes no fossil fuels, generates no air pollution and will therefore increase energy efficiency and will reduce air pollution and Greenhouse gases in the Orange County Basin and San Juan Capistrano; and

WHEREAS, the City Council of the City of San Juan Capistrano desires to establish a mandatory solar photovoltaic requirement for building construction projects.

**NOW THEREFORE**, the City Council of the City of San Juan Capistrano, California, DOES HEREBY ORDAIN as follows:

SECTION 1. Based on the foregoing recitations and findings, Chapter 16 of Title 8 of the San Juan Capistrano Municipal Code is hereby established to read as follows:

**CHAPTER 16. SOLAR PHOTOVOLTAIC SYSTEMS**

- §8-16.01 Definitions.
- §8-16.02 Photovoltaic System Requirement.
- §8-16.03 Alternatives.
- §8-16.04 Inspections.

**§8-16.01 DEFINITIONS.**

Terms defined herein shall have the following meanings when used in this Chapter:

“City” shall mean the City of San Juan Capistrano.

“Director” shall mean the Community Development Director of the City of San Juan Capistrano or his or her designee.

“Gross Floor Area” shall mean the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

“Solar Photovoltaic System” shall mean the total components and subsystems that, in combination, convert solar energy into electrical energy suitable for connection to a utilization load, consistent with, and subject to, Article 690 of the 2007 California Electrical Code.

“Valuation” shall have the same meaning as established in Section 8-2.02(i) of this Code.

**§8-16.02 REQUIREMENT.**

(a) Individual building construction. All new buildings of 10,000 square feet or more of gross floor area, additions equal to 10,000 square feet or more of gross floor area, and renovations to existing buildings of 10,000 square feet or more of gross floor area shall be equipped with a solar photovoltaic system or such other alternative method authorized under Section 8-16.03, such that at least 25% of the new building's or the building addition's or the renovated part of the building's projected energy demand is met by such photovoltaic system or alternative.

(b) New subdivisions. New single family dwelling residential subdivisions of five or more parcels shall be designed to provide solar photovoltaic systems such that a minimum of 25% of their projected energy demand is met through the use of photovoltaic systems based on the total dwelling units. All institutional, commercial and industrial subdivisions may comply with the requirement of subdivision (a) for each building, or alternatively, for all the buildings within the subdivision collectively based on the total gross floor area of the same.

(c) Except as otherwise expressly provided in this chapter, this Section shall not apply to construction of individual single family and/or two-family dwellings.

(d) For qualifying projects, the number of panels required for any given system, shall be the total required energy demand of the project, divided by the energy production capability of a single panel as specified on the project. When calculating the number of panels required, fractional panels equal to or greater than one half panel shall be rounded up to the nearest whole number; fractional panels less than one half shall be rounded down to the nearest whole number.

### **§8-16.03 ALTERNATIVES.**

Upon the written approval of the Director, an applicant who is unable to install the required solar photovoltaic system due to the configuration of the proposed construction project may meet the requirements of this chapter as follows:

(a) **Alternative Technology.** Notwithstanding the ability of an applicant to install a solar photovoltaic system due to the configuration of the proposed construction project, subject to the reasonable satisfaction of the Director, an applicant may comply with the requirement of this Chapter by utilizing an alternative technology or design shown to have achieved equal or better energy savings as that provided by a photovoltaic system required by this Chapter.

(b) **Efficiency Increase.** An applicant may reduce the proposed energy demand of a new building by 25% through various energy conservation measures, such as more efficient equipments, glazing, roofing, or other available options to meet the requirements of this chapter. If the project is an addition, then the same applies, to meet 25% of the addition's energy demand. The applicant could propose to perform energy conservation improvements to the addition or to the entire building to reach the 25% demand reduction of the addition. If the project is a renovation, then the applicant could propose to perform improvements to the renovated portion of the building or to the entire building to reach the 25% energy demand reduction of the renovated area. The reduction of energy demand may include a combination of a solar photovoltaic system, alternative technology, and/or alternative design.

(c) **Alternate Location.** An applicant may install a photovoltaic system equivalent to the system required by this Chapter on another building located in San Juan Capistrano owned by the applicant.

(d) **In-lieu Fee.** An applicant may pay an in-lieu fee in an amount equal to the cost of the solar photovoltaic system required pursuant to this Chapter. Fees generated from in-lieu payments pursuant to this Section shall be appropriated and disbursed only for solar photovoltaic designs and installations on City or public buildings and facilities, or for alternative energy conservation measures as approved by the City Council. The City may use these funds for citywide energy audits or energy conservation educational programs and related activities. The City Council may adopt policies to provide for the distribution of funds to assist in the installation of solar photovoltaic systems on buildings owned and operated by nonprofit agencies. The amount and process for the

collection and utilization of fees permitted by this Section shall be established by resolution of the City Council.

#### **§8-16.04 INSPECTIONS.**

No final inspection shall be approved for a construction project subject to the requirements of this Chapter, nor shall a certificate of occupancy be issued for such project, prior to the installation of the solar photovoltaic system being completed, inspected and fully operational, unless an alternative pursuant to Section 8-16.03 has been implemented and approved.

#### **SECTION 2. California Building Standards Law Findings.**

Pursuant to the provisions of the California Building Standards Law, California Health and Safety Code §§ 18941.5, 17958, 17958.5 and 17958.7, the City Council hereby finds that the amendments to the State Building Standards and Housing Laws, more particularly the California Building and Energy Codes, adopted herein are necessary because of climatic, geological or topographical conditions of property in the City's jurisdiction, and as more specifically described as follows:

A. Energy efficiency is an important part of a sustainable San Juan Capistrano, and San Juan Capistrano is part of the great Orange County Basin, which climate and topography are known to trap air pollutants that are known to be harmful to human health; and

B. Solar photovoltaic power generation consumes no fossil fuels, generates no air pollution or Greenhouse gases and will therefore increase energy efficiency and will reduce air pollution in the Orange County Basin and San Juan Capistrano.

**SECTION 3. Effective Date.** The regulations adopted by this ordinance shall not apply to construction for which a valid permit has been issued as of the effective date of this ordinance.

**SECTION 4. SEVERABILITY.** If any section, subsection, clause or phrase of this Ordinance or any part thereof is for any reason held to be invalid, unconstitutional or unenforceable by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of the Ordinance. The City Council declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, sentence, clause or phrase would be declared invalid, unconstitutional or unenforceable.

**SECTION 5. CERTIFICATION.** The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen (15) days after passage and adoption as required by law; or, in the alternative, the City Clerk may cause to be published a

summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance; and, within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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Effective Spring 2008



### Culver City Building Safety Division Mandatory Solar Photovoltaic Requirement

All new construction in Culver City of 10,000 s.f. or greater, additions of 10,000 s.f. or greater, and major renovations of 10,000 s.f. or greater are required to install 1 kw of solar photovoltaic power per 10,000 s.f. of applicable building area.

The requirement doesn't apply to one and two family structures, garages, or parking structures.

"Major" renovation of 10,000 s.f. or greater is defined as a renovation of over 50% of the value of the applicable portion of the existing building, as determined by the L.A. County tax assessor's value of the applicable portion of the building, or a certified appraisal of the applicable portion of the building.

Alternate: A project developer may choose to install the required amount of solar photovoltaic power on a different building or structure also located in Culver City, with the approval of Culver City staff.

A project developer may choose to pay an in-lieu fee to the City of Culver City in an amount equal to the installed cost of the required amount of photovoltaic power, with the approval of Culver staff. The in-lieu fee will be based on the current market installed cost of solar photovoltaic power at the time of the payment.

Solar photovoltaic power must be installed concurrently with the other electric work to be installed in the project. The solar photovoltaic power may be installed under its own electrical permit or may be installed as part of the overall electrical permit.

Solar photovoltaic systems may be either grid-intertie systems or may be stand alone systems.

Please also refer to the "Culver City Solar PV Inspection and Submittal guidelines"

Please consult the Culver City Building Safety Division Electrical Inspector for further information, and please note that all solar photovoltaic systems are also reviewed by the Culver City Fire Prevention Division for general firefighter roof access.



City of Culver City, California  
**City Council Agenda Item Report**

|   |  |   |  |
|---|--|---|--|
| Meeting Date: 02/25/08  |  | Item Number: A-2  |  |
| <b>AGENDA ITEM: Introduction of an Ordinance Establishing a Mandatory 1 Kilowatt Solar Photovoltaic Requirement for Each 10,000 Square Feet of Gross Floor Area of New Construction for Commercial and Multi-Family Projects, Including Additions Equal to 10,000 Square Feet or More of Gross Floor Area, and Major Renovations to Existing Buildings of 10,000 Square Feet or More of Gross Floor Area.</b>   |  |   |  |
| Contact Person/Dept.: Craig Johnson/Building; Heather Baker/City Attorney   |  | Phone Number: (310) 253-5802; (310) 253-5660  |  |
| Fiscal Impact: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  |  | General Fund: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                 |  |
| Public Hearing: <input type="checkbox"/>  |  | Action Item: <input checked="" type="checkbox"/> Attachments: <input checked="" type="checkbox"/> |  |
| Public Notification: Master Notification List (02/20/08)  |  |   |  |
| Department Approval:<br>Sol Blumenfeld (02/14/08)<br>Carol Schwab (by H. Baker) (02/14/08)  |  | City Attorney Approval:<br>Carol Schwab (by H. Baker) (02/14/08)                                  |  |
| Fiscal Impact Review:<br>Jeff Muir (02/20/08)   |  | City Manager Approval:<br>Jerry B. Fulwood (02/20/08)   |  |
| <p><b><u>RECOMMENDATION:</u></b></p> <p>Staff recommends the City Council adopt an Ordinance (Attachment 1) establishing a mandatory 1 kilowatt solar photovoltaic requirement for each 10,000 square feet of gross floor area of new construction for commercial and multi-family projects, including additions equal to 10,000 square feet or more of gross floor area, and major renovations to existing buildings of 10,000 square feet or more of gross floor area.</p> <p><b><u>BACKGROUND/DISCUSSION:</u></b></p> <p>At the City Council meeting of January 22, 2008, the Council introduced a proposed Ordinance, with revisions, by a unanimous vote (5-0). (See the January 22, 2008 City Council Agenda Item Report – Attachment 2). From the dais, the City Council suggested the following revisions to the Ordinance prior to its introduction:</p> <ul style="list-style-type: none"> <li>• §15.02.1005 – The method for rounding in calculating the number of panels for a qualifying project has been revised so that a fractional panel equal to or greater than one half is rounded up and a fractional panel less than one half is rounded down.</li> </ul> |  |   |  |

City of Culver City, California  
City Council Agenda Item Report

- §15.02.1010 – The Community Development Director has been designated with the authority to approve any exception to the solar photovoltaic requirement contemplated by this Section.
- §15.02.1010.B. – This Section has been clarified to require that an alternate building for the installation of a solar photovoltaic system be located in Culver City.
- §15.02.1015.A. – The fee waiver has been revised to be capped at Five Thousand Dollars (\$5,000), and the fee waiver provision will sunset after ten years.

The City Attorney opined these were not "substantive amendments" to the Ordinance, and the City Council introduced the Ordinance as amended that evening.

On February 11, 2008, the Ordinance, as revised above, was brought back for adoption. At that time, the City Council determined that it wanted to further revise the solar photovoltaic requirement to include:

- Additions equal to 10,000 square feet or more of gross floor area; and
- "Major" renovations to existing buildings of 10,000 square feet or more of gross floor area, where such renovation is equal to at least 50% of the valuation of the existing building.

The exceptions to the solar photovoltaic requirement relating to one and two family residences, parking structures, garages, and renovations or additions to existing buildings (except as otherwise provided above), would still apply.

Due to the substantive nature of the change to the Ordinance as originally introduced, the City Attorney recommends the Council re-introduce the Ordinance this evening. Should the City Council introduce the Ordinance this evening, the Ordinance will then be brought back to the City Council on March 10, 2008 for adoption.

**FISCAL ANALYSIS:**

To illustrate a sample project, a simple financial analysis of a new required project is as follows:

A three story building with 3,334 sq. ft. per floor would meet the minimum 10,000 sq. ft. qualification requiring installation of a 1 kilowatt (kw) photovoltaic system. A 1 kw system would cost approximately \$11,000 and the estimated payback would be 16.5

City of Culver City, California  
City Council Agenda Item Report

years. However, due to the added energy savings for a project, if the system is financed as part of overall building construction, this payback may produce a positive cash flow of \$3.00 per month or \$34 per year based on a 30 year loan and including Federal tax credits and State tax rebates. The system will also produce energy savings of 1,151 kw hours per year resulting in the economic benefit of energy savings irrespective of project financing. As proposed, the proportionate cost for the energy system is less than one-half of one percent of the overall building construction cost.

From the City's perspective there will be less reliance upon utilities and less UUT revenue generated on a per project basis. The 10,000 sq. ft. threshold means that the effect will be small. (For example, if the proposed Ordinance had been in full effect in FY 06-07, even with the current expanded applicability, it is estimated there would have been a loss of less than \$1,000 in UUT revenues for all qualifying projects)

**ATTACHMENTS:**

1. Ordinance (redline and final versions)
2. January 22, 2008 City Council Agenda Item Report

**MOTIONS:**

That the City Council:

Introduce an Ordinance establishing a mandatory 1 kw solar photovoltaic requirement for each 10,000 square feet of gross floor area of new construction for commercial and multi-family projects, including additions equal to 10,000 square feet or more of gross floor area, and major renovations to existing buildings of 10,000 square feet or more of gross floor area.

# ATTACHMENT 1

ORDINANCE NO. 2008-\_\_\_\_\_

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2  
3 AN ORDINANCE OF THE CITY OF CULVER CITY,  
4 CALIFORNIA, AMENDING CHAPTER 15.02 OF THE CULVER  
5 CITY MUNICIPAL CODE TO ADD SUBCHAPTER 15.02.1000,  
6 *et seq.*, ESTABLISHING A MANDATORY 1KW SOLAR  
7 PHOTOVOLTAIC REQUIREMENT PER 10,000 SQUARE  
8 FEET OF GROSS FLOOR AREA OF NEW CONSTRUCTION.

9  
10 WHEREAS, California Health and Safety Code §13146 requires local  
11 jurisdictions to enforce the California Code of Regulations (CCR), Title 24, also known as  
12 the California Building Standards Code; and

13  
14 WHEREAS, California Health and Safety Code § 17958(a) allows local  
15 jurisdictions to establish more restrictive building standards than those contained in the  
16 California Building Standards Code, if the amendment is reasonably necessary because of  
17 local climatic, geological, or topographical conditions; and

18  
19 WHEREAS, California Public Resources Code §25402.1 states that a local  
20 agency may adopt more restrictive energy standards when they are cost-effective and  
21 approved by the California Energy Commission ("CEC"); and

22  
23 WHEREAS, energy efficiency is an important part of a sustainable Culver  
24 City, and Culver City is part of the greater Los Angeles Basin, which climate and  
25 topography are known to trap air pollutants that are known to be harmful to human health;  
26 and

27  
28 WHEREAS, solar photovoltaic power generation consumes no fossil fuels,  
generates no air pollution and will therefore increase energy efficiency and will reduce air  
pollution in the Los Angeles Basin and Culver City; and

WHEREAS, the City Council of the City of Culver City desires to establish a



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of Culver City or his or her designee.

**Solar Photovoltaic System** shall mean a system that generates electricity from the sun.

**§ 15.02.1005 REQUIREMENT.**

All new buildings of 10,000 square feet or more of gross floor area, additions equal to 10,000 square feet or more of gross floor area, and major renovations to existing buildings of 10,000 square feet or more of gross floor area where such renovation is equal to at least fifty percent (50%) of the valuation of the existing building, excluding one and two family residences, parking structures, garages, and renovations or additions to existing buildings, shall be equipped with a 1kw solar photovoltaic system per each 10,000 square feet of gross floor area, or fraction thereof. Except as otherwise expressly provided, this Section shall not apply to one and two family residences, parking structures, garages, and renovations or additions to existing buildings. For qualifying projects, the number of panels required for any given system shall be the total required energy production of the project, divided by the energy production capability of a single panel as specified on the project. When calculating the number of panels required, fractional panels equal to or greater than one half shall be rounded up to the nearest whole number; fractional panels less than one half shall be rounded down to the nearest whole number.

**§ 15.02.1010 EXCEPTIONS.**

Upon the written approval of the Director, an applicant who is unable to install the required solar photovoltaic system due to the configuration of the proposed construction project shall comply with one of the following options in order to satisfy the requirements set forth in Section 15.02.1005:

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A. *In-lieu Fee.* An applicant shall pay an in lieu fee in an amount equal to the cost of a solar photovoltaic system installed in a comparable project. Fees generated from in lieu payments pursuant to this subsection, shall be appropriated and disbursed only for solar photovoltaic designs and installations on City buildings or facilities. The amount and process for the collection, utilization and return of fees contemplated by this Section shall be established by resolution of the City Council.

B. *Alternate Location.* An applicant shall install a solar photovoltaic system equivalent to a system installed in a comparable project on another building located in Culver City owned by the applicant.

**§ 15.02.1015 BUILDING PERMIT FEES AND INSPECTIONS.**

A. Plan check and permit fees in an amount not to exceed Five Thousand Dollars (\$5,000) shall be waived for solar photovoltaic installations. This subsection, 15.02.1015.A, shall remain in effect until March 12, 2018, and as of that date is repealed, unless a later enacted statute, enacted before March 12, 2018, deletes or extends that date.

B. The value of the required solar photovoltaic system shall not be required to be included in the overall construction valuation of the project for the purposes of determining building permit fees.

C. No final inspection shall be approved for a construction project subject to the requirements of this Subchapter, nor shall a temporary or final certificate of occupancy be issued for such project, prior to the installation of the solar photovoltaic system being completed, inspected and fully operational, unless otherwise excepted pursuant to Section 15.02.1010.

**SECTION 2.** Pursuant to Section 619 of the City Charter, this Ordinance shall take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of the City Charter, prior to the expiration of fifteen (15) days after the adoption,

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1 the City Clerk shall cause this Ordinance, or a summary thereof, to be published in the  
2 Culver City News and shall post this Ordinance or a summary thereof in at least three  
3 places within the City.

4 **SECTION 3.** The City Council hereby declares that, if any provision, section,  
5 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared  
6 invalid or unconstitutional by any final action in a court of competent jurisdiction or by  
7 reason of any preemptive legislation, then the City Council would have independently  
8 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases  
9 or words of this ordinance and as such they shall remain in full force and effect.

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APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2008.

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ATTEST:

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CHRISTOPHER ARMENTA, City Clerk

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\_\_\_\_\_  
ALAN CORLIN, Mayor  
City of Culver City, California

APPROVED AS TO FORM:

  
CAROL A. SCHWAB, City Attorney







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**SECTION 3.** The City Council hereby declares that, if any provision, section, subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this ordinance and as such they shall remain in full force and effect.


**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
ALAN CORLIN, Mayor  
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
CHRISTOPHER ARMENTA, City Clerk

  
\_\_\_\_\_  
CAROL A. SCHWAB, City Attorney

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## Attachment No. 6

### Lewis Community Developers

1156 North Mountain Avenue / P. O. Box 670 / Upland, California 91785-0670  
Telephone: (909) 946-7529 FAX: (909) 949-6795

November 23, 2009

Mr. Matt Straite  
Project Planning  
County of Riverside, Administrative Center  
4080 Lemon Street  
P.O. Box 1409  
Riverside, CA 92502

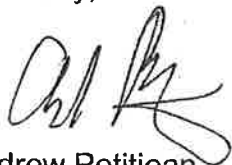
Dear Matt,

Based on a request from the Planning Commission, I have attached a map that shows nearby job centers as projected by WRCOG. The employment figures shown are rounded WRCOG projections for 2035. One job center missing that the City of San Jacinto hopes to create is one located at Ramona Expressway and SR 79 that the City calls the *Gateway*. In addition, I provided 2035 city population projections from WRCOG for context.

As the issue of jobs/housing balance was addressed in the Draft and Final EIRs, the information attached provides additional clarification to respond to questions regarding issues addressed in the Draft and Final EIRs. The information does not identify any new impacts or affect the analysis of impacts that were addressed in the project EIR, but clarifies or provides additional details regarding information previously provided.

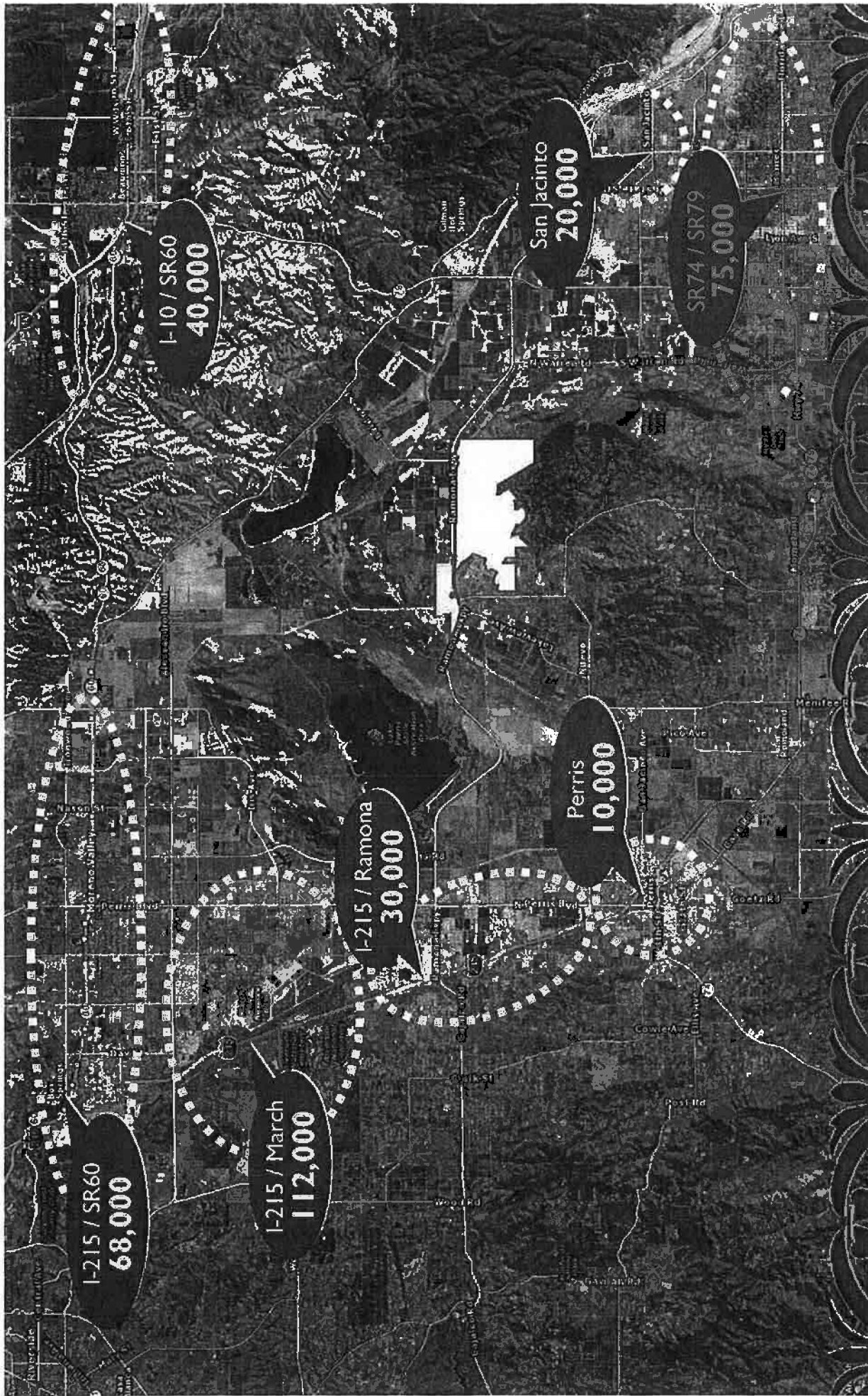
Thank you for your interest and consideration in The Villages of Lakeview.

Sincerely,

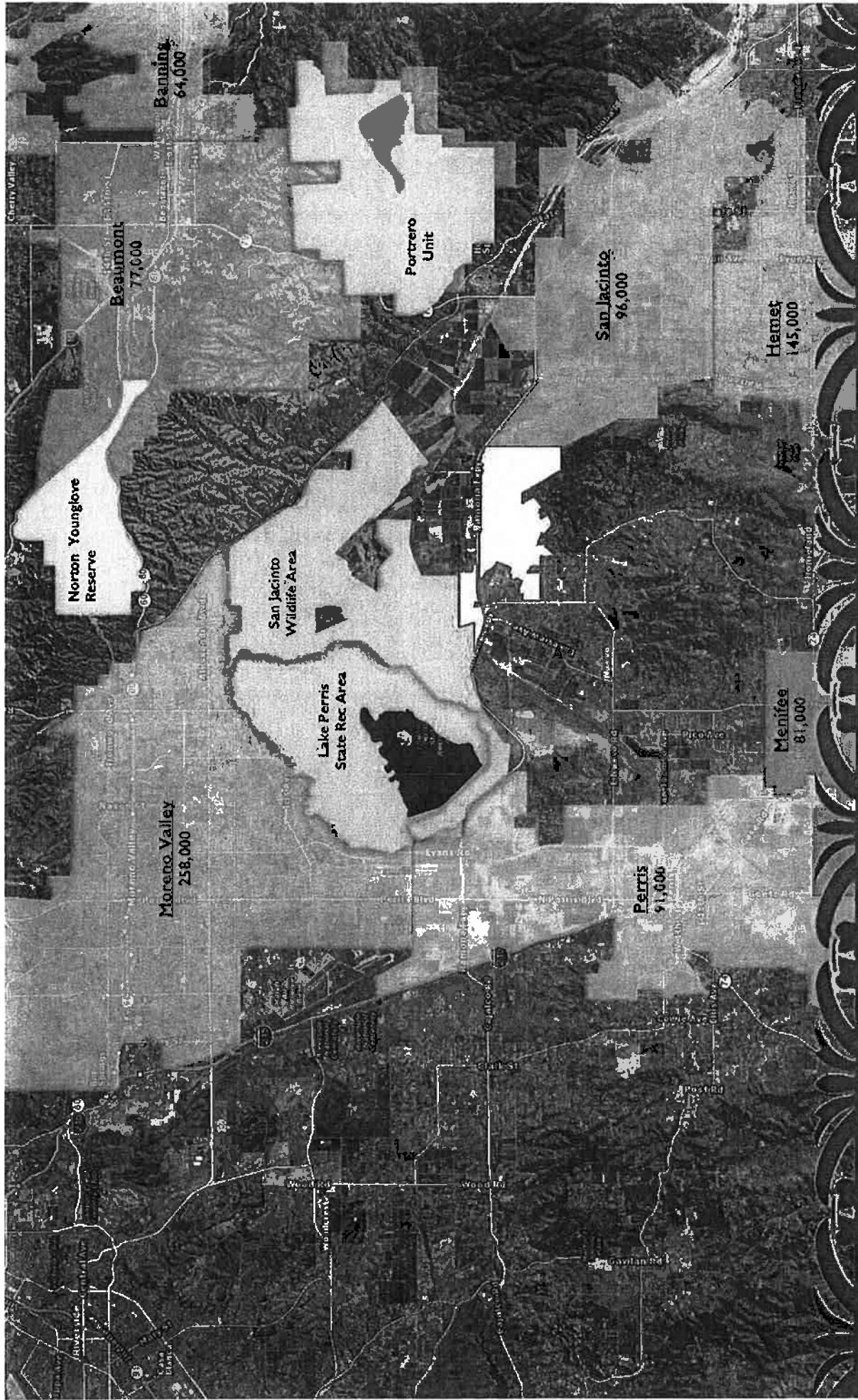


Andrew Petitjean  
Vice President  
Planned Community Development

Attachments



Projected 2035 Employment (WRCOG)



Projected 2035 City Population (WRCOG)



# Attachment No. 7

## APN LIST PLANNING COMMISSION PUBLIC HEARING SPECIFIC PLAN 342 THE VILLAGES OF LAKEVIEW

July 11, 2009

| ON RECORD |       |                                |             | SPECIFIC PLAN REFERENCE            |                |
|-----------|-------|--------------------------------|-------------|------------------------------------|----------------|
| APN #     | Acres | Owner (Last Name)              | Total Acres | Reference Name                     | Adjusted Acres |
| 426082003 | 0.28  | PADIAS (NOT UNDER CONTRACT)    | 0.28        | PADIAS: 4 OF 4 HOMES ON DAVIS RD.  | 0.28           |
| 425160001 | 77.63 | NUTRILITE (UNDER CONTRACT)     |             | NUTRILITE: SUBJECT TO LLA          | 63.62          |
| 426050004 | 6.90  | NUTRILITE (UNDER CONTRACT)     |             | NUTRILITE: SUBJECT TO LLA          | 6.27           |
| 426150001 | 14.38 | NUTRILITE (UNDER CONTRACT)     |             | NUTRILITE: SUBJECT TO LLA          | 2.95           |
| 426150004 | 18.69 | NUTRILITE (UNDER CONTRACT)     |             | NUTRILITE: SUBJECT TO LLA          | 1.60           |
| 426160054 | 41.22 | NUTRILITE (UNDER CONTRACT)     |             | NUTRILITE: SUBJECT TO LLA          | 0.00           |
| 426160055 | 41.22 | NUTRILITE (UNDER CONTRACT)     | 200.04      | NUTRILITE: SUBJECT TO LLA          | 6.34           |
| 425140009 | 34.51 | ROSS (UNDER CONTRACT)          |             | ROSS                               |                |
| 425140011 | 15.00 | ROSS (UNDER CONTRACT)          | 49.51       | ROSS                               | 49.51          |
| 426030002 | 1.11  | Nuevo Development Company, LLC |             | FUENTES                            |                |
| 426030003 | 1.20  | Nuevo Development Company, LLC |             | FUENTES                            |                |
| 426030005 | 4.44  | Nuevo Development Company, LLC |             | FUENTES                            |                |
| 426030006 | 2.22  | Nuevo Development Company, LLC |             | FUENTES                            |                |
| 426030009 | 4.44  | Nuevo Development Company, LLC |             | FUENTES                            |                |
| 426030010 | 2.22  | Nuevo Development Company, LLC |             | FUENTES                            |                |
| 426030018 | 0.73  | Nuevo Development Company, LLC | 16.36       | FUENTES                            | 16.36          |
| 426040003 | 0.36  | Nuevo Development Company, LLC | 0.36        | VALDEZ: 1 OF 4 HOMES ON DAVIS RD.  | 0.36           |
| 426040004 | 0.53  | Nuevo Development Company, LLC | 0.53        | CABRERA: 2 OF 4 HOMES ON DAVIS RD. | 0.53           |
| 426040007 | 1.17  | Nuevo Development Company, LLC | 1.17        | HEWITT: 3 OF 4 HOMES ON DAVIS RD.  | 1.17           |
| 425190001 | 1.30  | Nuevo Development Company, LLC | 1.30        | GRACIANO                           | 1.30           |
| 425170019 | 15.52 | Nuevo Development Company, LLC |             | AWAD                               |                |
| 425170020 | 13.39 | Nuevo Development Company, LLC | 28.91       | AWAD                               | 28.91          |
| 426200052 | 1.30  | Nuevo Development Company, LLC |             | HAVENS                             |                |
| 426200053 | 13.44 | Nuevo Development Company, LLC | 14.74       | HAVENS                             | 14.74          |
| 426160026 | 10.30 | Nuevo Development Company, LLC |             | ABUDAYYEH                          |                |
| 426160027 | 9.54  | Nuevo Development Company, LLC |             | ABUDAYYEH                          |                |
| 426160028 | 17.92 | Nuevo Development Company, LLC |             | ABUDAYYEH                          |                |
| 426160029 | 9.54  | Nuevo Development Company, LLC |             | ABUDAYYEH                          |                |
| 426160030 | 8.88  | Nuevo Development Company, LLC |             | ABUDAYYEH                          |                |
| 426200028 | 4.81  | Nuevo Development Company, LLC |             | ABUDAYYEH                          |                |
| 426200029 | 4.62  | Nuevo Development Company, LLC |             | ABUDAYYEH                          |                |
| 426200030 | 9.28  | Nuevo Development Company, LLC | 74.89       | ABUDAYYEH                          | 74.89          |
| 425260002 | 21.08 | Nuevo Development Company, LLC |             | BLACKSTONE: SUBJECT TO LLA (17.93) | 4.58           |
| 425260003 | 17.20 | Nuevo Development Company, LLC |             | BLACKSTONE: SUBJECT TO LLA (17.93) | 3.39           |
| 425260004 | 9.45  | Nuevo Development Company, LLC |             | BLACKSTONE: SUBJECT TO LLA (17.93) | 7.96           |
| 425260005 | 10.43 | Nuevo Development Company, LLC |             | BLACKSTONE: SUBJECT TO LLA (17.93) | 2.00           |
| 425250012 | 21.84 | Nuevo Development Company, LLC |             | BLACKSTONE: SUBJECT TO LLA (21.57) | 8.49           |
| 425240012 | 19.58 | Nuevo Development Company, LLC |             | BLACKSTONE: SUBJECT TO LLA (21.57) | 7.93           |

| ON RECORD |        |                                |             | SPECIFIC PLAN REFERENCE            |                |
|-----------|--------|--------------------------------|-------------|------------------------------------|----------------|
| APN #     | Acres  | Owner (Last Name)              | Total Acres | Reference Name                     | Adjusted Acres |
| 425240013 | 19.66  | Nuevo Development Company, LLC | 119.24      | BLACKSTONE: SUBJECT TO LLA (21.57) | 5.15           |
| 425180001 | 11.00  | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 425190002 | 165.60 | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 425190009 | 83.20  | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426160019 | 4.77   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426160022 | 9.15   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426160025 | 9.15   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426200016 | 9.18   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426200025 | 9.18   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426200026 | 9.55   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426200027 | 4.79   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 425170011 | 6.04   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 425170016 | 33.20  | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 425170022 | 12.50  | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 425190016 | 48.13  | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426160021 | 6.25   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426160024 | 8.52   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 426200034 | 3.70   | Nuevo Development Company, LLC |             | SHERMAN RANCH                      |                |
| 425170003 | 3.48   | Nuevo Development Company, LLC | 437.39      | SHERMAN RANCH                      | 437.39         |
| 426350009 | 3.92   | Nuevo Development Company, LLC | 3.92        | SHERMAN RANCH                      | 3.92           |
| 426020009 | 49.81  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426020013 | 7.11   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426030004 | 3.11   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426030011 | 2.22   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426030012 | 28.84  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426030013 | 32.50  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426040001 | 19.90  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426040002 | 35.00  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426050001 | 44.10  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426050002 | 50.01  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426050003 | 19.50  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426050009 | 20.35  | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426071001 | 1.66   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426071002 | 2.45   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426071003 | 2.83   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426081001 | 2.15   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426081002 | 0.19   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 426082002 | 5.00   | Nuevo Development Company, LLC |             | NUTRILITE - NORTH OF RAMONA        |                |
| 425140006 | 20.51  | Nuevo Development Company, LLC |             | NUTRILITE - SOUTH OF RAMONA        |                |
| 425160002 | 47.62  | Nuevo Development Company, LLC |             | NUTRILITE - SOUTH OF RAMONA        |                |
| 425160003 | 10.00  | Nuevo Development Company, LLC |             | NUTRILITE - SOUTH OF RAMONA        |                |
| 425160004 | 12.20  | Nuevo Development Company, LLC |             | NUTRILITE - SOUTH OF RAMONA        |                |
| 425160005 | 51.20  | Nuevo Development Company, LLC |             | NUTRILITE - SOUTH OF RAMONA        |                |
| 425160006 | 20.22  | Nuevo Development Company, LLC |             | NUTRILITE - SOUTH OF RAMONA        |                |
| 425160007 | 4.57   | Nuevo Development Company, LLC | 493.05      | NUTRILITE - SOUTH OF RAMONA        | 493.05         |
| 426030007 | 1.06   | Nuevo Development Company, LLC | 1.06        | PAULI - NEAR BURN DUMP             | 1.06           |
| 426030017 | 1.60   | Nuevo Development Company, LLC | 1.60        | HANSON - NW CORNER                 | 1.60           |

| ON RECORD |        |                                |             | SPECIFIC PLAN REFERENCE     |                |
|-----------|--------|--------------------------------|-------------|-----------------------------|----------------|
| APN #     | Acres  | Owner (Last Name)              | Total Acres | Reference Name              | Adjusted Acres |
| 426200017 | 16.26  | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426200018 | 18.65  | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426200022 | 11.50  | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426200023 | 14.28  | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426200024 | 27.39  | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426200031 | 7.87   | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426200032 | 1.77   | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426200035 | 11.50  | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426200036 | 3.94   | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426390001 | 8.50   | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426390002 | 8.50   | Nuevo Development Company, LLC |             | CANNATA - THOROUGHbred FARM |                |
| 426400015 | 7.62   | Nuevo Development Company, LLC | 137.78      | CANNATA - THOROUGHbred FARM | 137.78         |
| 425140001 | 25.17  | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425140002 | 7.29   | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425140007 | 18.94  | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425140010 | 12.55  | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425140012 | 27.03  | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425170001 | 6.24   | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425170014 | 9.18   | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425170015 | 6.15   | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425170031 | 9.90   | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425170033 | 12.10  | Nuevo Development Company, LLC |             | MCANALLY CHICKEN RANCH      |                |
| 425170035 | 20.04  | Nuevo Development Company, LLC | 154.59      | MCANALLY CHICKEN RANCH      | 154.59         |
| 425170002 | 0.48   | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 425170004 | 10.01  | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 425170005 | 0.04   | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 425170012 | 5.65   | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 425170013 | 2.86   | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 425170017 | 8.00   | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 425170018 | 9.47   | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 425170021 | 12.57  | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 426160003 | 3.31   | Nuevo Development Company, LLC |             | B&A - PART OF SHERMAN RANCH |                |
| 426160007 | 5.41   | Nuevo Development Company, LLC | 57.80       | B&A - PART OF SHERMAN RANCH | 57.80          |
| 425190012 | 57.40  | Nuevo Development Company, LLC | 57.40       | PFEIFER - MOSTLY MOUNTAINS  | 57.40          |
| 425100002 | 126.59 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425120002 | 37.54  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425120005 | 1.04   | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425120009 | 23.21  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425120010 | 22.38  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425120011 | 36.28  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425180002 | 190.93 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425230004 | 19.43  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425230005 | 21.12  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425230006 | 18.68  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425230007 | 18.61  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425230008 | 19.38  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |
| 425230009 | 19.56  | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS  |                |

| ON RECORD           |       |                                |             | SPECIFIC PLAN REFERENCE    |                |
|---------------------|-------|--------------------------------|-------------|----------------------------|----------------|
| APN #               | Acres | Owner (Last Name)              | Total Acres | Reference Name             | Adjusted Acres |
| 425230010           | 19.88 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425230011           | 20.06 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425230012           | 19.51 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425230013           | 19.92 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425230014           | 18.97 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425230017           | 18.04 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425230018           | 19.39 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425230020           | 19.48 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425230021           | 18.84 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240001           | 19.71 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240002           | 20.93 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240003           | 19.61 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240004           | 20.09 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240005           | 18.67 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240010           | 19.89 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240015           | 19.46 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240016           | 18.83 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425240017           | 17.48 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425250017           | 20.12 | Nuevo Development Company, LLC |             | LACERTE - MOSTLY MOUNTAINS |                |
| 425250018           | 19.47 | Nuevo Development Company, LLC | 943.10      | LACERTE - MOSTLY MOUNTAINS | 943.10         |
| 425170028           | 0.00  | EASTERN MUNICIPAL WATER DIST   |             | EMWD                       |                |
| 425230022           | 0.50  | EASTERN MUNICIPAL WATER DIST   |             | EMWD                       |                |
| 425240018           | 1.93  | EASTERN MUNICIPAL WATER DIST   | 2.43        | EMWD                       | 3.13           |
| 425100015           | 0.00  | MWD                            |             | MWD AQUEDUCT               |                |
| 425120007           | 0.00  | MWD                            |             | MWD AQUEDUCT               |                |
| 425120008           | 0.00  | MWD                            |             | MWD AQUEDUCT               |                |
| 425140008           | 0.00  | MWD                            |             | MWD AQUEDUCT               |                |
| 425170006           | 0.04  | MWD                            |             | MWD AQUEDUCT               |                |
| 425170027           | 0.00  | MWD                            |             | MWD AQUEDUCT               |                |
| 425170029           | 0.00  | MWD                            |             | MWD AQUEDUCT               |                |
| 425170030           | 0.00  | MWD                            |             | MWD AQUEDUCT               |                |
| 425170034           | 1.76  | MWD                            |             | MWD AQUEDUCT               |                |
| 425170036           | 1.51  | MWD                            |             | MWD AQUEDUCT               |                |
| 426160020           | 1.22  | MWD                            |             | MWD AQUEDUCT               |                |
| 426160033           | 1.52  | MWD                            |             | MWD AQUEDUCT               |                |
| 426160034           | 14.79 | MWD                            |             | MWD AQUEDUCT               |                |
| 426160035           | 2.52  | MWD                            |             | MWD AQUEDUCT               |                |
| 426160036           | 9.55  | MWD                            | 32.91       | MWD AQUEDUCT               | 99.30          |
| 425160008           | 9.48  | MWD                            |             | MWD BASIN                  |                |
| 426160031           | 31.92 | MWD                            | 41.40       | MWD BASIN                  | 41.94          |
| SUB-TOTAL           |       |                                | 2,871.76    |                            | 2,740.39       |
|                     |       |                                |             | NORTH OF RAMONA ADJUSTMENT | 5.22           |
|                     |       |                                |             | SOUTH OF RAMONA ADJUSTMENT | 39.95          |
| TOTAL SPECIFIC PLAN |       |                                |             | BASED ON RECORD DATA       | 2,785.56       |

# MEMORANDUM

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RIVERSIDE COUNTY COUNSEL

October 15, 2009

TO: Matt Straite  
Contract Planner Supervisor

FROM: Larisa McKenna *MD for LEM*  
Deputy County Counsel

RE: Specific Plan Zoning Ordinance for SP 342 CZ 7055

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Please see the attached revised Specific Plan zoning ordinance with my stamped approval and signature. If you have any questions please do not hesitate to call. Upon Board submittal we will issue a 348 number and complete the information regarding the map in Section 1. Thank you.



1 falls.

2 (2) The development standards for Planning Areas 1, 2, 3, and 4 of Specific Plan No.  
3 342 shall be the same standards as those identified in Article VIIIe, Section 8.101  
4 of Ordinance No. 348.

5 (3) Except as provided above, all other zoning requirements shall be the same as those  
6 requirements identified in Article VIIIe of Ordinance No. 348.

7 b. Planning Areas 5, 7, 21, and 22.

8 (1) The uses permitted in Planning Areas 5, 7, 21, and 22 of Specific Plan No. 342  
9 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
10 Ordinance No. 348, except that the uses permitted pursuant to Article VIIIe,  
11 Section 8.100.a. (2) and (8), Section 8.100.b.(1) and Section 8.100.c. (1) shall not  
12 be permitted. In addition, the uses permitted under Article VIIIe, Section 8.100.a.  
13 shall include unlighted parks; flood control basins and facilities; transit center; lift  
14 station; community gardening activities; trails; paseos; and hiking areas. In  
15 addition, the uses permitted under Article VIIIe, Section 8.100.a. shall also include  
16 these temporary uses (those lasting less than 3 months) provided the procedures  
17 outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin  
18 patches, and fairs and carnivals; and accessory buildings to a specific use, provided  
19 that the accessory building is established as an incident to a principal use and does  
20 not change the character of that use. Any use that is not specifically listed herein  
21 may be considered a permitted or conditionally permitted use provided that the  
22 Planning Director finds that the proposed use is substantially the same in character  
23 and intensity as those listed in the designated subsections. Such a use is subject to  
24 the permit process which governs the category in which it falls.

25 (2) The development standards for Planning Areas 5, 7, 21, and 22 of Specific Plan  
26 No. 342 shall be the same standards as those identified in Article VIIIe, Section  
27 8.101 of Ordinance No. 348.

28 (3) Except as provided above, all other zoning requirements shall be the same as those

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**