

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



**17-8**

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on CHANGE OF ZONE NO. 7804, TENTATIVE TRACT MAP NO. 36635, and TENTATIVE PARCEL MAP NO. 36895 – Intent to adopt a Mitigated Negative Declaration– Applicant: Nuevo Meadows Land Co., LLC – Engineer: United Engineering Group - Fifth/Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (2–5 dwelling units) and Community Development: Public Facilities - Location: Northwest corner of San Jacinto Avenue and Pico Avenue – 80.1 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Planned Development (R-4). The Tentative Tract Map proposes a Schedule A subdivision of 78.8 acres into 283 residential lots with a minimum lot size of 4,000 square feet. The tentative tract map will also include four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features. In addition, the Tentative Parcel Map proposed a schedule “H” subdivision of 78.8 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres – APNs: 309-020-005, 309-020-036, 309-020-037, 309-020-038, 309-020-039. [Applicant Fees 100%], the Chairman called the matter for hearing.

Ken Baez, Principal Planner, presented the matter.

The following people spoke on the matter:  
Oliver Cagle

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, August 29, 2017 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes:	Jeffries, Tavaglione, Washington, Perez and Ashley
Nays:	None
Absent:	None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 25, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: July 25, 2017  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: \_\_\_\_\_

Deputy

AGENDA NO.

**17-8**

xc: Planning, COB

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A TENTATIVE TRACT MAP AND A TENTATIVE PARCEL MAP IN THE NUEVO / LAKEVIEW AREA, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Nuevo Meadows Land Co., LLC – United Engineering Group, on **Change of Zone No. 7804**, which proposes to change the zoning from Rural Residential (R-R) to Planned Development (R-4), and such other zones as the Board may find appropriate; **Tentative Tract Map, Schedule A**, which proposes to subdivide 78.8 acres into 283 residential lots with a minimum lot size of 4,000 square feet, which includes four (4) lots for water quality basins, two (2) open space lots, and eight (8) lots intended for landscaped features; and, **Tentative Parcel Map No. 36895, Schedule H**, which proposes to subdivide 78.8 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres (“the project”). The project is located northwest corner of San Jacinto Avenue and Pico Avenue, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42614**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID ALVAREZ PROJECT PLANNER, AT (951) 955-5719 OR EMAIL [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

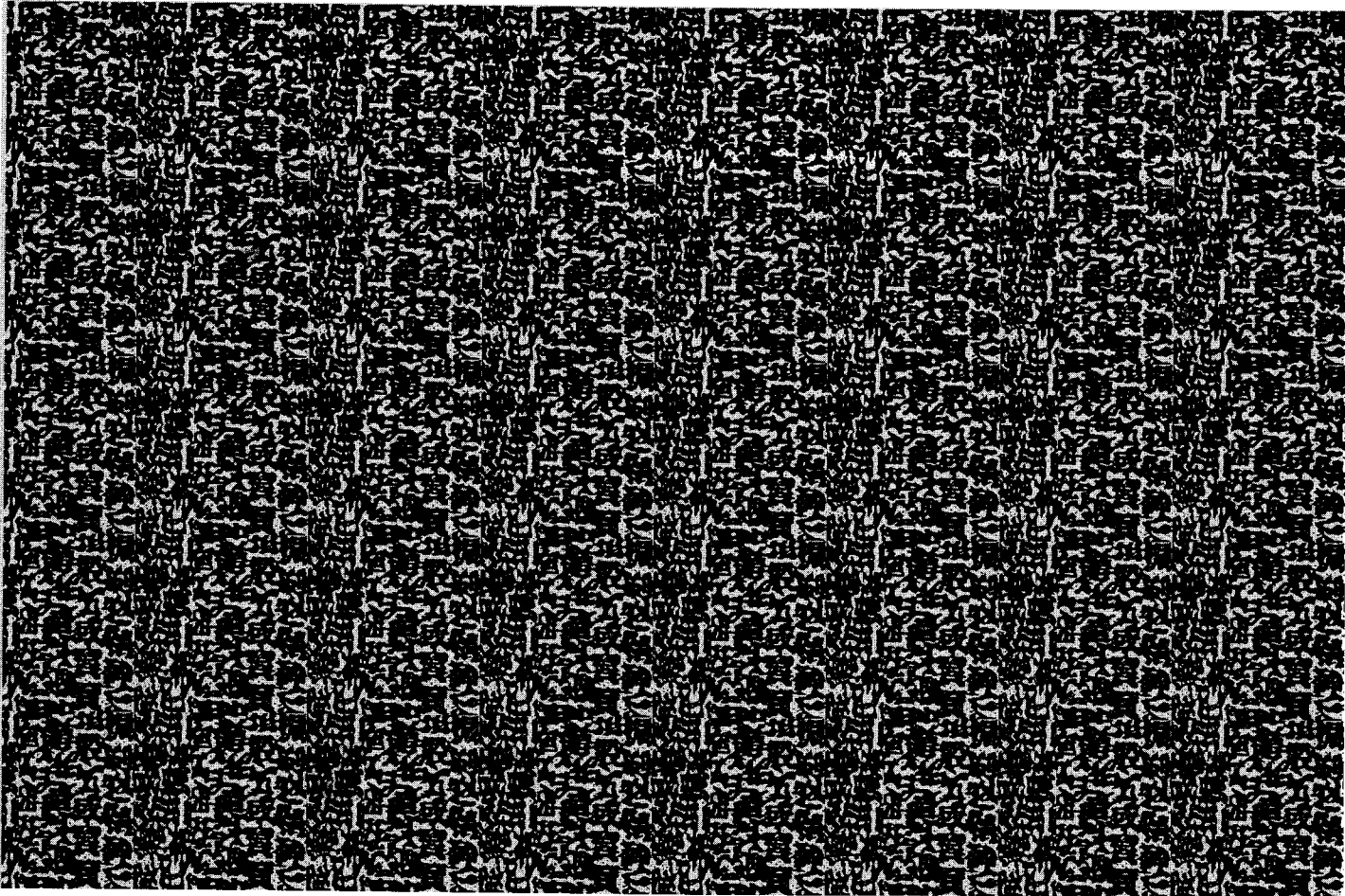
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

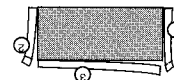
Dated: July 11, 2017

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

17.8 of 07/25/17



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



# **PUBLIC HEARING NOTICE**

*This may affect your property*

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



Gary Carlin  
2269 S. Ritchey St.  
Santa Ana, CA 92705  
Gary Carlin Environmental Consulting, Inc.

*Handwritten signature or initials.*

NIXIE

910 PM 1260

0007/25/17

RETURN TO SENDER  
ADDRESS NOT KNOWN  
DELIVERED TO FORWARD

BCI 92502114747 0952-02530-13-16

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RECEIVED RIVERSIDE COUNTY  
CLERK / CLERK OF SUPERVISORS  
2017 JUL 18 AM 10:30

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A TENTATIVE TRACT MAP AND A TENTATIVE PARCEL MAP IN THE NUEVO / LAKEVIEW AREA, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42614**.

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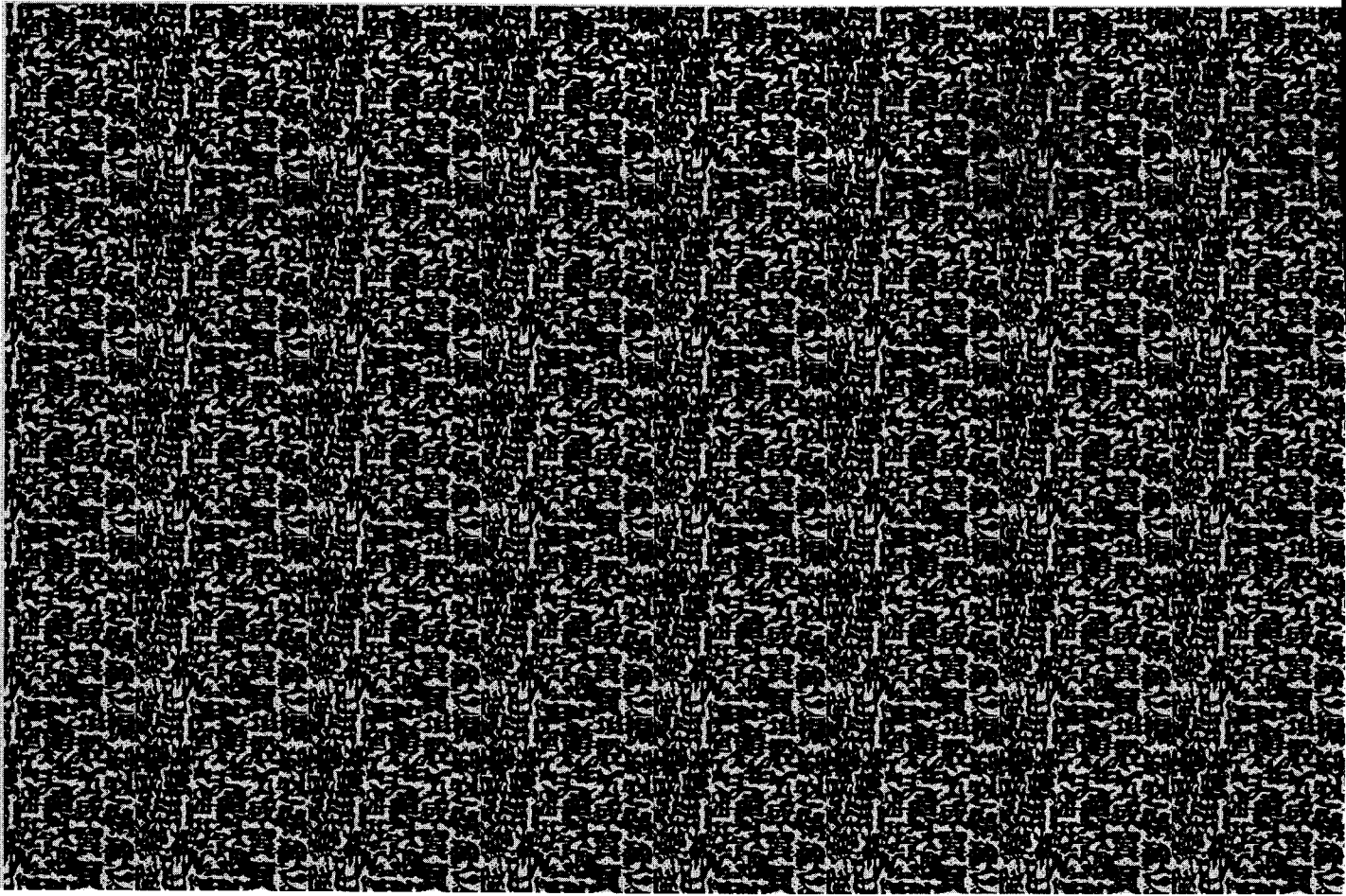
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Dated: July 11, 2017

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

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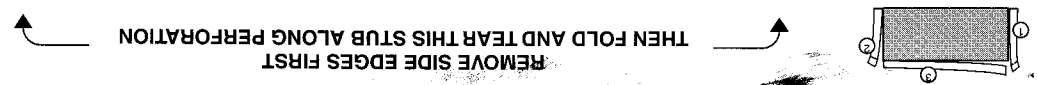
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

# **PUBLIC HEARING NOTICE**

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ASMT: 309050038, APN: 309050038  
MARIBEL LOZANO, ETAL  
22530 PICO AVE  
ROMOLAND, CA. 92585

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2017 JUL 18 AM 10:30



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Riverside, CA 92502-1147

## PUBLIC HEARING NOTICE

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ASMT: 309050051, APN: 309050051  
DONNA CRIBBS, ETAL  
22703 WESTPORT LN  
NUEVO CA 92567

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2017 JUL 17 AM 10:46

FORWARD TIME EXT MIN TO SEND  
CALIBRS  
NO BOX 426  
NUEVO CA 92567-9426  
RETURN TO SENDER  
FV1-67MB-9256

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