

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



ITEM
17.6
(ID # 4445)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, August 29, 2017

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing of 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%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42614**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ACTION: Policy


Charles Leach, Assistant TLMA Director

7/13/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7804** to change the zoning of the project site from Rural Residential (R-R) to Planned Development (R-4) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,
3. **APPROVE TENTATIVE TRACT MAP NO. 36635**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
4. **APPROVE TENTATIVE PARCEL MAP NO. 36895**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

CHANGE OF ZONE NO. 7804 proposes to change the project site's zoning classification from Rural Residential (R-R) to Planned Development (R-4).

TENTATIVE TRACT MAP NO. 36635 proposes a schedule "A" subdivision of 80.1 acres into 283 residential lots on 34.61 acres with a minimum lot size of 4,000 square feet. The proposed subdivision will also include:

- Four (4) water quality basins which will encompass approximately 2.63 acres of the project site. Basin A (0.64 acres) will be located along the southwest corner of the project site and located adjacent to the intersection of Antelope Road and San Jacinto Avenue. Basin B (0.51 acres) will be located southeasterly of the intersection of Street "I" and Antelope Road. Basin C (0.86 acres) will be located just south of the intersection for Street "N" and Antelope Road; and Basin D (0.62 acres) will be located slightly west of the intersection of Street "P" and Street "Q."
- The project site will have one (1) park site (Lot G) which will be approximately 0.53 acres and will be located along the central portion of the project site, adjacent to the intersection of Street "A" and Antelope Road.

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- Approximately 5.1 acres of the project site will be allocated for open space lots (Lots E, F, G, H, I, J, K, L, and M). The open space lots will be utilized to serve the proposed trails along the boundaries of the project site and as landscaping buffers.
- Approximately 15.75 acres of the site, located along the northwestern portion of the project site, is to be offered for dedication in accordance with the MSHCP.

TENTATIVE PARCEL MAP NO. 36895 proposes a schedule "H" subdivision of 78.79 gross acres into three (3) parcels with a minimum lot size of twenty (20) gross acres (20.03, 29.1, and 29.75 gross acres).

The project site is located northerly of San Jacinto Avenue, southerly of Central Avenue, easterly of Dawson Road, and westerly of Pico Avenue.

The project was presented to the Planning Commission on May 17, 2017, and the Commission recommended approval by a vote of 4-0 (Commissioner Kroencke not participating).

After the Planning Commission's action, staff received three calls and two emails from residents opposing the change of zone because the project vicinity area is rural. However, the change of zone is consistent with County Density of 2-5 dwelling units per acre, as stated in the General Plan. Staff also received an inquiry phone call regarding the project sewer infrastructure.

In addition, one of the comments received stated that contact email provided on the bulletin board posted on site was not accurate. The newspaper advertising information was checked by staff and deemed correct and adequate for the public to provide comments. Staff has also reached out to those individuals and added them to the mailing list for the public hearing before the Board of Supervisors.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Staff Report

ATTACHMENT C. Indemnification Agreement



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: May 15, 2017
TO: Planning Commission
FROM: Dave Alvarez, Project Planner
RE: Item 4.2 – Tentative Tract Map No. 36635

Following preparation of the staff report staff inadvertently left out the Indemnification Agreement. Please see attached Indemnification Agreement as part of the Staff Report packet.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Nuevo Meadows Land Company, LLC, a Delaware Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 309-020-036, 309-020-037, 309-020-038, 309-020-039 and 309-020-005 ("PROPERTY"); and,

WHEREAS, on July 31, 2013, PROPERTY OWNER filed an application for Change of Zone No. 7804 and Tentative Tract Map No. 36635 and on November 19, 2014, PROPERTY OWNER filed an application for Parcel Map No. 36895 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Nuevo Meadows Land Company, LLC
Attn: Gregory P. Lansing
12671 High Bluff Dr., Ste. 150
San Diego, CA 92130

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

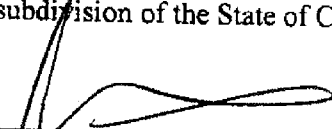
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

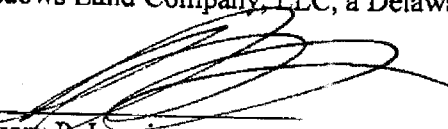
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
~~Steven Weiss~~
Riverside County Planning Director

Juan C. Perez, Director
Transportation and Land Management

Dated: 3/6/17

PROPERTY OWNER:
Nuevo Meadows Land Company, LLC, a Delaware Limited Liability Company

By: 
Gregory P. Lansing
Manger

Dated: 2/22/2017

FORM APPROVED COUNTY COUNSEL

BY:  3/1/17
MICHELLE CLASK DATE

ACKNOWLEDGMENT OF MEMORANDUM OF PARTICIPATION AGREEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

)
) ss:
)

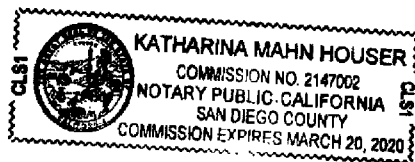
On February 22, 2017 before me, Katharina Mahn Houser
(insert name and title of the officer),

personally appeared Gregory P. Lansky, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Katharina Mahn Houser



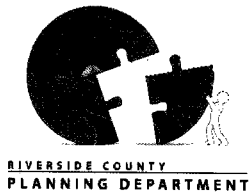
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**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

- I. AGENDA ITEM 1.3**
SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244 – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Cajalco Road, westerly of Alexander Street, and easterly of Carpinus Drive – 60.3 acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule “A” to subdivide 60.3 acres into 132 residential lots and six (6) open space lots (170,745 sq. ft. total) – 102 of the proposed residential lots will have a minimum lot size of 12,000 sq. ft., while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 sq. ft. The proposed project is within Planning Area 3 of Specific Plan No. 229, Amended No. 1 (Boulder Springs Specific Plan) and is identified as “Boulder Springs North” along with adjacent maps, TR31243 and TR31245. The project includes trails for both equestrian and community uses that will tie into neighboring tract maps to the north, east and west.
- II. PROJECT DESCRIPTION:**
Second Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2017.
- III. PLANNING COMMISSION ACTION:**
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- Second Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2017.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.4

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244 – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: Northerly of Cajalco Road, westerly of Alexander Street, and easterly of Carpinus Drive – 60.3 acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule "A" to subdivide 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total). 102 of the proposed residential lots will have a minimum lot size of 12,000 sq. ft., while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 sq. ft. The proposed project is within Planning Area 3 of Specific Plan No. 229, Amended No. 1 (Boulder Springs Specific Plan) and is identified as "Boulder Springs North" along with adjacent maps, TR31243 and TR31245. The project includes trails for both equestrian and community uses that will tie into neighboring tract maps to the north, east and west.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

- I. AGENDA ITEM 1.5**
SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245 – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street, and southerly of Springwood Lane – 49.8 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 sq. ft. The proposal also includes two (2) open space lots, 19,484 sq. ft. total in size.
- II. PROJECT DESCRIPTION:**
Second Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2017.
- III. PLANNING COMMISSION ACTION:**
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- Second Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2017.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

- I. AGENDA ITEM 1.6**
THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245 – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) Location: Northerly of Carpinus Drive and Martin Street, and southerly of Springwood Lane – 49.8 acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 sq. ft. The proposal also includes two (2) open space lots, 19,484 sq. ft. total in size.
- II. PROJECT DESCRIPTION:**
Third Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2018.
- III. PLANNING COMMISSION ACTION:**
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.7

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977 – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) (2-5 du/ac); Open Space: Open Space Conservation (OS-C) and Open Space Recreation (OS-R); and Rural Community: Rural Residential (RR) (5 acre minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 123.07 Gross Acres – Zoning: SP (McCanna Hills SP No. 246A1) – Approved Project Description: Schedule “A” Subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- First Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.8

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020 – Applicant: Jonathan Skeith – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) – Location: Northerly of 10th Street, easterly of Lakeview Avenue, southerly of Mountain View Lane and Westerly of Yucca Avenue – 5.0 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 33020, extending the expiration date to May 25, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 33020, extending the expiration date to May 25, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.9

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31554 – Applicant: K & A Engineering, Inc. – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Lake Mathews Drive, southerly of Multiview Drive, easterly of Via Lago, and westerly of Gavilan Road – 880 Acres – Zoning: Specific Plan (SP308) – Approved Project Description: Schedule “B” to subdivide 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to March 23, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- First Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to March 23, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.10

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31607 – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, northerly of Rider Road, and westerly of Starglow Drive – 56.5 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” tract map subdivision of 56.5 gross acres into 78 residential lots (with a minimum lot size of 20,000 sq. ft. net) and two (2) natural open space lots within Planning Area 9 for conservation. The proposal will include a trail system for equestrian, bike and pedestrian uses as part of a network of trails proposed for this map, TR31608, TR31609, TR31610, TR31611, and TR31612.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to January 9, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 31607, extending the expiration date to January 9, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.11

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31608 – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, Westerly of Wood Drive, and Easterly of Dreamglo Lane – 44.8 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” subdivision of 44.8 acres into 68 residential lots (with a minimum lot size of 20,000 sq. ft. net) and one (1) natural open space lot within Planning Area 9.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to January 9, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

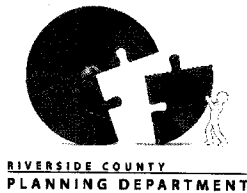
APPROVED- First Extension of Time Request for Tentative Tract Map No. 31608, extending the expiration date to January 9, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

- I. AGENDA ITEM 1.12**
FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31609 – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road, westerly of Dreamglo Lane, and easterly of Wood Road – 47.3 Acres – Zoning: SP Zone – Approved Project Description: Schedule “B” subdivision of 47.3 acres into 72 residential lots (with a minimum lot size of 20,000 sq. ft. net) and one (1) natural open space lot.
- II. PROJECT DESCRIPTION:**
First Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to January 9, 2018.
- III. PLANNING COMMISSION ACTION:**
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 31609, extending the expiration date to January 9, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.13

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31610 – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Location: Southerly of Cajalco Road and westerly of Barton Street – 70.1 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 70.1 acres into 165 residential lots (with a minimum lot size of 12,000 sq. ft. net) and three (3) natural open space lots within Planning Area 9.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to January 9, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 31610, extending the expiration date to January 9, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.14

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31611 – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Open Space – Conservation (OS-C) – Location: Southerly of Cajalco Road and westerly of Barton Street – 98 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 98 acres into 186 residential lots (with a minimum lot size of 12,000 sq. ft. net) and seven (7) natural open space lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to January 9, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 31611, extending the expiration date to January 9, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.15

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31612 – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (LDR-RC) – Open Space – Conservation (OS-C) – Location: Southerly of Cajalco Road and westerly of Barton Street – 36.7 Acres – Zoning: SP Zone – Approved Project Description: Schedule “A” subdivision of 36.7 acres into 64 residential lots (with a minimum lot size of 12,000 sq. ft. net), a 9.7 acre park site, and two (2) natural open space lots within Planning areas 8, 9, and 12 of Specific Plan No. 229 Amendment 1.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to January 9, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 31612, extending the expiration date to January 9, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.16

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34096 – Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, westerly of Cyrus Lane, and easterly of Fairbreeze Court – 9.37 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule “B” Subdivision of 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 34096, extending the expiration date to March 11, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- First Extension of Time Request for Tentative Tract Map No. 34096, extending the expiration date to March 11, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.17

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35815 – Applicant: Frances E White – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule "D" Subdivision 44.66 acres into eight (8) residential parcels with a minimum parcel size of five (5) acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 35815, extending the expiration date to June 5, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- First Extension of Time Request for Tentative Tract Map No. 35815, extending the expiration date to June 5, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.18

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30885 – Applicant: Sean Doyle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Rural Community: Estate Density Residential – Location: Southerly of State Highway 79, westerly of the realignment of Anza Road, and northerly and southerly of Morgan Hill Drive – 162 Acres – Zoning: Specific Plan (SP313) – Approved Project Description: Schedule “A” Subdivision of 162 acres into 351 residential lots (5000, 8000, & 22,000 sq. ft. minimums), one (1) 5-acre park site, and eight (8) open space lots.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2017.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.19

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30885 – Applicant: Sean Doyle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Rural Community: Estate Density Residential – Location: Southerly of State Highway 79, westerly of the realignment of Anza Road, and northerly and southerly of Morgan Hill Drive – 162 Acres – Zoning: Specific Plan (SP313) – Approved Project Description: Schedule “A” Subdivision of 162 acres into 351 residential lots (5000, 8000, & 22,000 sq. ft. minimums), one (1) 5-acre park site, and eight (8) open space lots.

II. PROJECT DESCRIPTION:

Fourth Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Fourth Extension of Time Request for Tentative Tract Map No. 30885, extending the expiration date to June 2, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.20

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972 – Applicant: Lansing Stone Star, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road and westerly of Sultanas Road – 72.1 Gross Acres – Zoning: Specific Plan No. 260 – Approved Project Description: Schedule “A” Subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., three (3) mini-park lots, one (1) water quality/detention basin lot, and four (4) open space lots.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Kroencke Abstained)

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.21

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892 – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Open Space – Conservation (OS-C) – Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots – **REQUEST:**. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2017.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.22

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892 – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway and Westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots.

II. PROJECT DESCRIPTION:

Fourth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Fourth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.23

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081 – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One (1) Family Dwellings, 7,200 sq. ft. (R-1-10000) – Approved Project Description: Schedule “A” Subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Second Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2017.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.24

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081 – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One Family Dwellings, 7,200 sq. ft. (R-1-10000) – Approved Project Description: Schedule “A” Subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.25

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32594 – Applicant: Rancon Group – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum): Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and easterly of Butterfield Stage Road – 291 Gross Acres – Zoning: Citrus Vineyard (C/V) – Citrus Vineyard – 10 Acre Minimum (C/V-10) – Citrus Vineyard – 20 Acre Minimum (C/V-20) – Approved Project Description: Schedule “D” Subdivision of 291 acres to include 58 clustered residential lots with agricultural buffers on approximately 127 acres, major circulation easement on approximately 11 acres, internal roadways totaling approximately 24 acres, five (5) wineries on approximately 107 acres and three (3) vineyard lots on approximately 21 acres.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32594, extending the expiration date to May 8, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- First Extension of Time Request for Tentative Tract Map No. 32594, extending the expiration date to May 8, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.26

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145 – Applicant: Copper Skye, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre) – Low Density Residential (CD-LDR) (0.5 Acre Minimum) – Open Space: Conservation (OS-C) – Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road – 34.16 Gross Acres – Zoning: Specific Plan (SP 293, A-43) – Approved Project Description: Schedule “A” Subdivision of 34.16 acres into two (2) lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

- I. APPROVED**- Third Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

AGENDA ITEM 1.27

FIRST EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Northerly of Simpson Road, southerly of Grand Avenue, westerly of Beeler Road, and easterly of Leon Road – 40.18 Gross Acres – Zoning: (A-1-10) – Approved Project Description: Schedule “A” Subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- First Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

- I. AGENDA ITEM 1.28**
FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29010 – Applicant: Lea M. Ward – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Southerly of Highway 79 and easterly of Sage Road – 195.16 Gross Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “C” Subdivision of 195.16 gross acres into 32 residential lots with 2 acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes.
- II. PROJECT DESCRIPTION:**
First Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to June 11, 2018.
- III. PLANNING COMMISSION ACTION:**
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0
- APPROVED**- First Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to June 11, 2018.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 4.1

SURFACE MINING PERMIT NO. 129 REVISED PERMIT NO. 2, AMENDED NO. 2 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Valley Rock & Sand, Inc. – Engineer/Representative: George Webber – Fourth Supervisorial District – Chuckwalla Area Zoning District – Eastern Coachella Valley Area Plan: Open Space: Open Space: Mineral Resources (OS-MIN) – Conservation Habitat (OS-CH) – Water (OS-W) – Location: Easterly of Buchanan Street and the Coachella Canal, northerly of 57th Avenue, and southerly of 54th Avenue – 615.4 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) – Watercourse, Watershed & Conservation Areas (W-1) – Natural Assets (N-A).

I. PROJECT DESCRIPTION:

A 90-acre expansion of aggregate mining facility from currently 190 acres to 280 acres and extend the life of the project by 25 years (20 years excavation/5 years reclamation) to 2042 at an annual extraction rate of approximately 360,000 tons per year. Under the current operation there are 60 acres with a projected volume of 1.4 million tons. The additional 94 acres will provide a projected additional volume of 7.6 million tons. The current rate of production is 200,000 tons per year. The proposed revision will not increase the maximum permitted annual production, nor require additional processing equipment.

II. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

George Webber, Applicant's Representative, 101 E. Redlands Blvd., Redlands, 92373, (909) 793-3416

John Cairns, Applicant's Representative. In favor but did not speak.

No one spoke in opposition or neutral position.

III. CONTROVERSIAL ISSUES:

None.

IV. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Taylor-Berger

A vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42415; and,

APPROVED Surface Mining Permit No. 129, Revision No. 2, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 4.2

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 Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units) and Community Development: Public Facilities – Location: Northwesterly corner of San Jacinto Avenue and Pico Avenue – 80.1 Gross Acres – Zoning: Rural Residential (R-R).

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (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 sq. ft. The 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, a Parcel Map application for a Schedule "H" Subdivision of 78.8 acres into three (3) parcels ranging from 20.03 acres to 29.01 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Spoke in favor:

Oliver Cagle, Applicant's Representative, 27317 Paseo Placentia, San Juan Capistrano, 92675
Victor Ruiz, Neighbor, 28595 Ashby Lane, Nuevo, 92567, (951) 490-2167

Spoke in a neutral position:

Donna Cribbs, Interested Party, 22703 Westport Lane, Nuevo, 92567, (951) 660-0936
Helen Cabrera, Interested Party, 22655 Westport Lane, Nuevo, 92567, (661) 236-7623
Carolina Barrios, Neighbor, 28906 Emil Way, Nuevo, 92567, (951) 722-7497

Spoke in opposition:

Stephan Adams, Neighbor, 22871 Porter Street, Nuevo, 92567, (909) 633-5322

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger
A vote of 4-0 (Commissioner Kroencke Abstained)

Planning Staff Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42614; and,

TENTATIVELY APPROVED Change of Zone No. 7804; and,

APPROVED Tentative Tract Map No. 36635; and,

APPROVED Tentative Parcel Map No. 36895.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at esarabia@rivco.org.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 4.3

GENERAL PLAN AMENDMENT NO. 1176 – Exempt from the California Environmental Quality Act (CEQA) – Section 15061(b)(3) (General Rule) and 15301 (existing Facilities) – Sisters of the Company of Mary Our Lady – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2-acre minimum) – Location: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – 17.07 acres – Zoning: Residential Agricultural (2.5 Acre Minimum) (R-A-2.5).

II. PROJECT DESCRIPTION:

Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one (1) parcel, totaling 17.07 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Sister Ernestine Velarde, Applicant, 16791 E. Main Street, Tustin, 92780

Larry Markham, Representative, 41635 Enterprise Circle North Suite B, Temecula, 92590

Kathy Schneider, Interested Party.

In favor but did not wish to speak:

Dorian Linkogle, Neighbor.

Jing Jing Reynolds, Interested Party.

Brian Reynolds, Interested Party.

Deborah Condon, Interested Party.

Alyssa Wichterman, Neighbor.

Spoke in opposition:

Carrie Han, Neighbor, 32575 Avenida Lestonnac, Temecula, 92592, (310) 650-1406

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

A vote of 5-0

ADOPTED Planning Commission Resolution No. 2017-002; and,

Planning Staff Recommend the Following Actions to the Board of Supervisors:

FIND That the project is exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE General Plan Amendment No. 1176



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 4.4

SPECIFIC PLAN NO. 312 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1163, CHANGE OF ZONE NO. 7898, AND TENTATIVE TRACT MAP NO. 37053, ENVIRONMENTAL IMPACT REPORT NO. 551 – Intent to Certify an Environmental Impact Report – Applicant: Riverside Mitland 03, LLC – Representative: T&B Planning, Inc. – Engineer: Hunsaker & Associates, Inc. – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan – Rural Community: Low Density Residential (RC-LDR) (for area to be added to the SP) – Rural Community: Medium Density Residential (RC-MDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural: Rural Residential (RR) as reflected in the Specific Plan – Location: Northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road – Zoning: Rural: Rural Residential (RR) (for area to be added to the SP), Open Area Combining Zone, Residential Developments (R-5), SP Zone (SP) as reflected in the Specific Plan.

II. PROJECT DESCRIPTION:

The Specific Plan Amendment proposes to modify the Specific Plan by increasing the acreage from 605.7 to 628.5 acres; increase the target residential unit count from 1,671 to 1,877, reconfigures the majority of the Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter road by 3.4 acres, and relocates and reduces the Public Park acreage from 6.4 to 5 acres. The General Plan Amendment proposes to incorporate an additional 22.8 acres into the Specific Plan boundaries and alter the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan as reflected in the Specific Plan Land Use Plan. Specifically for the 22.8 acre addition, the General Plan Amendment proposes to change the land use designation from Community Development: Low Density Residential (CD-LDR) to Community Development: Public Facilities (CD-PF) and Community Development: Medium Density Residential (CD-MDR). The Change of Zone proposes to (1) change the zoning classification of accessor parcel numbers (APNs) 480-010-019 and 480-010-022 from Rural Residential (R-R) to Specific Plan zone (SP 312); (2) change the zoning classification of APNs 480-670-031 and 480-660-016 from Open Area Combining Zone, Residential Developments (R-5) to Specific Plan zone (SP 312); and (3) modify the permitted uses and development standards within the Specific Plan zoning ordinance for all Planning Areas located within the boundaries of the French Valley Specific Plan No. 312, including the 22.8 acres proposed to be added to the Specific Plan to be consistent with the 2nd Amendment to Specific Plan No. 312. The Tentative Tract Map is a Schedule "A" Subdivision of 628.5 acres into 753 residential units, 117.7 acres of recreation, water quality basis and drainage, conservation, and one school in two phases. The Environmental Impact Report studies the impacts of the project.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Adrian Peters, Applicant, 3200 Park Center Drive Suite 1000, Costa Mesa, 92626, (760) 296-7225

Joel Morse, Applicant's Representative, 3200 Park Center Drive, Costa Mesa, 92626.

Grant Henninger, Applicant's Representative, (714) 505-6360

Jim Cebula, Neighbor, 30808 Keller Road, Menifee, CA 92596, (562) 519-1999.

Bradley Hay, Applicant's Representative, 38219 Oak Bluff Lane, Murrieta, 92562- Did not speak.

Jerrica Harding, Applicant's Representative- Did not speak.

Sam Alhadef, Applicant's Representative, 28765 Single Oak Drive #140, Temecula, 92590- Did not speak.

Kelly M. Black, Applicant's Representative, 28765 Single Oak Drive #140, Temecula, 92590- Did not speak

Spoke in opposition:

Andy Domenigoni, Interested Party, 33011 Holland Road, Winchester, 92596

No one spoke in a neutral position.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at esarabia@rivco.org.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer

A vote of 5-0

ADOPTED Planning Commission Resolution No. 2017-003; and,

Planning Staff Recommend the Following Actions to the Board of Supervisors:

TENTATIVELY CERTIFY Environmental Impact Report No. 551; and,

TENTATIVELY APPROVE General Plan Amendment No. 1163; and,

TENTATIVELY APPROVE Amendment No. 2 to Specific Plan No. 312; and,

TENTATIVELY APPROVE Change of Zone No. 7898; and,

APPROVE Tentative Tract Map No 37053, as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

- I. **AGENDA ITEM 4.5**
ORDINANCE NO. 348.4856 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide.
- II. **PROJECT DESCRIPTION:**
Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, that amends Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements.
- III. **MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: Wendell Bugtai at (951) 955-2459 or email at wbugtai@rivco.org.

No one spoke in favor, opposition or in a neutral position.
- IV. **CONTROVERSIAL ISSUES:**
None.
- V. **PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer
A vote of 5-0

CONTINUED to June 21, 2017.

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

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



ITEM
17.8
(ID # 4445)

MEETING DATE:

Tuesday, July 25, 2017

FROM : TLMA-PLANNING:

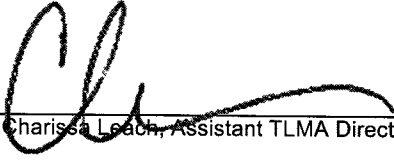
SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing of CHANGE OF ZONE NO. 7804, TENTATIVE TRACT MAP NO. 36635, and TENTATIVE PARCEL MAP NO. 36895 – Intent to adopt a Mitigated Negative Declaration– Applicant: Nuevo Meadows Land Co., LLC – Engineer: United Engineering Group - Fifth/Fifth 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%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42614**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7804** to change the zoning of the project site from Rural Residential (R-R) to Planned Development (R-4) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,
3. **APPROVE TENTATIVE TRACT MAP NO. 36635**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
4. **APPROVE TENTATIVE PARCEL MAP NO. 36895**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION: Policy

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



Charissa Leach, Assistant TLMA Director

7/13/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

CHANGE OF ZONE NO. 7804 proposes to change the project site's zoning classification from Rural Residential (R-R) to Planned Development (R-4).

TENTATIVE TRACT MAP NO. 36635 proposes a schedule "A" subdivision of 80.1 acres into 283 residential lots on 34.61 acres with a minimum lot size of 4,000 square feet. The proposed subdivision will also include:

- Four (4) water quality basins which will encompass approximately 2.63 acres of the project site. Basin A (0.64 acres) will be located along the southwest corner of the project site and located adjacent to the intersection of Antelope Road and San Jacinto Avenue. Basin B (0.51 acres) will be located southeasterly of the intersection of Street "I" and Antelope Road. Basin C (0.86 acres) will be located just south of the intersection for Street "N" and Antelope Road; and Basin D (0.62 acres) will be located slightly west of the intersection of Street "P" and Street "Q."
- The project site will have one (1) park site (Lot G) which will be approximately 0.53 acres and will be located along the central portion of the project site, adjacent to the intersection of Street "A" and Antelope Road.
- Approximately 5.1 acres of the project site will be allocated for open space lots (Lots E, F, G, H, I, J, K, L, and M). The open space lots will be utilized to serve the proposed trails along the boundaries of the project site and as landscaping buffers.
- Approximately 15.75 acres of the site, located along the northwestern portion of the project site, is to be offered for dedication in accordance with the MSHCP.

TENTATIVE PARCEL MAP NO. 36895 proposes a schedule "H" subdivision of 78.79 gross acres into three (3) parcels with a minimum lot size of twenty (20) gross acres (20.03, 29.1, and 29.75 gross acres).

The project site is located northerly of San Jacinto Avenue, southerly of Central Avenue, easterly of Dawson Road, and westerly of Pico Avenue.

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

The project was presented to the Planning Commission on May 17, 2017, and the Commission recommended approval by a vote of 4-0 (Commissioner Kroencke not participating).

After the Planning Commission's action, staff received three calls and two emails from residents opposing the change of zone because the project vicinity area is rural. However, the change of zone is consistent with County Density of 2-5 dwelling units per acre, as stated in the General Plan. Staff also received an inquiry phone call regarding the project sewer infrastructure.

In addition, one of the comments received stated that contact email provided on the bulletin board posted on site was not accurate. The newspaper advertising information was checked by staff and deemed correct and adequate for the public to provide comments. Staff has also reached out to those individuals and added them to the mailing list for the public hearing before the Board of Supervisors.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- ATTACHMENT A. Planning Commission Minutes**
- ATTACHMENT B. Planning Commission Staff Report**
- ATTACHMENT C. Indemnification Agreement**

✓ 2013 11/30

LETTER TO THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

From: Christina Heldoorn

Dated: July 18, 2017

RE: OPPOSITION TO CHANGE OF ZONING NO. 7804. (This change is also just the tip of the iceberg of what is planned for Nuevo/Lakeview)

To Whom It May Concern:

This is a letter expressing opposition to the "**CHANGE OF ZONE NO. 7804** which proposes to change the zoning from Rural Residential (R-R) to Planned Development (R-4) and other such 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 Ave and Pico Ave."

**This was taken directly from the Notice of Public Hearing notice posted at affected property.*

My husband grew up in this valley, specifically Perris. In fact, his mother's family was honored as a Pioneer Family of Perris three years ago. The Hunter Family was one of Perris Valley's founding families. Most of his family (parents and three sisters) also still live in Nuevo. My husband and I moved out here in 1989 to start our family and raise our kids away from the city. We originally bought a one-acre parcel (right by where this proposed zone change is) and then 10 years later we moved to a 0.47 acre lot in Boulder Rise (about a mile as the crow flies from the proposed zone change. We moved out here to enjoy a rural area and not have to deal with all the mess (traffic, noise, proximity to neighbors, etc) that comes with living in a "city". Nuevo is a small town and we like it that way. We want it left that way. If we had wanted to live in the city we would have bought a home in Temecula or Murrieta or even Menifee (which is now becoming overdeveloped).

Attempts at developing Nuevo/Lakeview aren't new. This has been going on since at least the late-80s/early-90s. I remember the first time Lewis Homes held a town hall meeting of sorts out here, trying to get the community to buy in. That meeting was standing room only, and I don't remember the Lewis representatives getting much chance to talk. We weren't having it then and we aren't having it now.

Here are my main reasons for my opposition:

First, the proposed rezoning does NOT meet our community guidelines for lot size on file with the county. Our community guidelines require 1/2 acre MINIMUM lot size. These community guidelines were set prior to 2006, but after 2003 (when Nuevo Ranch was built). The zoning change (Tentative Tract Map, Schedule A) states a MINIMUM lot size of 4,000 sq ft. That is absolutely ridiculous, especially when you consider that most of the lot sizes in Nuevo Ranch are between 6,900-7,400 square feet. So that leads us to believe that the developer is planning on putting apartments in. No thank you! Apartments, especially low-income apartments, bring problems that we don't want or need out here. We already have increasing crime (mail theft, general theft, illegal pot grows, etc) and don't need to add to the problem. Apartments belong in the city, not in rural Nuevo/Lakeview.

Second, Nuevo/Lakeview does NOT have the infrastructure to support development. Our roads are horrible and way too small to handle the increased traffic the development will bring.

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2017-7-136339

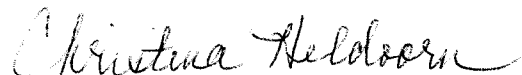
maintain increased wear and tear? We don't want Nuevo/Lakeview to become a Murrieta or Temecula or even a Menifee. Menifee traffic is a nightmare and it's because of poor planning and not enough foresight on infrastructure.

Third, lack of law enforcement coverage. Nuevo/Lakeview is unincorporated Riverside County and therefore we are currently serviced by Riverside County Sheriff Office (Perris Station). RSO is already facing budget cuts which affects coverage across the whole county. Nuevo/Lakeview is low on the totem pole much of the time for nonemergency issues. Our deputies do the best with what they have as far as available units, and we are fortunate to also have Nuevo Citizens Patrol (an all volunteer group), who help fill in the gaps, but it's not the same. If RSO can't provide consistent coverage with our current population, how does the Board of Supervisors expect the to cover an increased population? We don't want to become like Hemet.

Thank you for taking the time to read my letter. I urge the Board of Supervisors, especially our own supervisor Marion Ashley, to vote "no" to this change of zone. Keep Nuevo/Lakeview rural.

Thank you,

Christina Heldoorn

A handwritten signature in cursive script that reads "Christina Heldoorn". The signature is written in dark ink and is positioned below the typed name.

Riverside County Board of Supervisors

4080 Lemon St.

Riverside, CA 92501

RE: Change of Zoning No. 7804

2017 JUL 21 PM 3:02

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

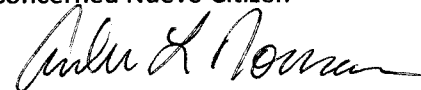
To Whom It May Concern:

This letter is to express my OPPOSITION to the rezoning of this area. Nuevo is currently a rural area and it needs to stay that way. Current zoning of ½ acre lots is quite sufficient for our community and all it offers. The neighboring community of Nuevo Ranch has a minimum lot size of 7000 square feet. If anything is approved, the approval should be equal to or greater than that. The roads that boarder this property (and our entire community frankly) are barely maintained as it is. Adding another 300 homes to their traffic would drastically increase the maintenance which already isn't happening. Of course, with increase population comes increased costs as well! The roads are barely wide enough for the all of the current residents of Nuevo! If you came out to our area during the last winter season, you would know that they flood with any small amount of rain because there is little to no infrastructure to take care of run off. Schools would need to be addressed as well. They are all overcrowded as it is and adding in 300 plus more homes would just compound that problem. Lastly, adding in more homes outside of the current zoning requirements would mean an increase in crime. We already have huge issues that aren't being addressed (IE mail theft almost daily, vehicle theft/break-ins, etc.) due to budget cuts and not enough police patrolling the area. The last time I called 9-1-1 in the middle of the night for a possible intruder in my yard, it took the officer almost 15 minutes to get to me. Keep in mind that I was home with my 2 small children at the time as well.

I don't think the last planning meeting that was scheduled for this property was not fair to us as residents since the contact information for Mr. David Alvarez was incorrect on the signage that was posted on the property. Since his contact information was incorrect, I think anything that was decided should be nullified. It didn't give those of us who work and were unable to attend the meeting a fair chance to voice our concerns. There are far too many things that would need improvement if this were to happen. As I see it, costs are vastly outweighing any benefit that may happen. I moved out to Nuevo to get away from the "city". I don't need or want the "city" to come to me.

Thank you for your time and consideration to this matter. I urge you all, but especially our Supervisor, Mr. Marion Ashley, to vote NO on this rezoning and keep Nuevo rural!

Concerned Nuevo Citizen



Amber Norman

17.8
7125117

2017-7-130430

July 20, 2017

P O Box 529
Nuevo, CA 92567

Board of Supervisors of Riverside Cty.
Clerk of the Board
P O Box 1147
Riverside, CA 92502-1147

Re: application submitted by Nuevo Meadows Land Co, LLC
change of zone No. 804

I am a resident of Nuevo and really like our rural residential area. This is one of the reasons I re-located here 17 years ago. I understand there will be growth and increased housing, but ask that you carefully review these plans as it will drastically change the landscape with a lot of houses on small lots, and will impact those who live nearby.

I also am concerned that those homes with properties in the area will face zone changes. People purchased here wanting land for their animals and space between neighbors; These zone changes might also impact the residents, not allowing large animals, or other farm animals, so that they would have to move or get rid of their livestock.

These lots are even smaller than the residential tract built nearby. I worry about sufficient water, and increased traffic as there are few roads leading out of our town. Please review this application and stick with our rural zoning.

Julia Maruyama



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7/25/17 17.8
2017-7-136440

Offices of Miller, Catlin, Rivera

280 houses in Nuevo

Riverside County 2017 August 29

17.6 4445 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing of CHANGE OF ZONE NO. 7804, TENTATIVE TRACT MAP NO. 36635, and TENTATIVE PARCEL MAP NO. 36895 –

Wherein, I appreciate that this project includes 8 open space lots, water basin catch areas for storm water, drought tolerant landscaping, however, I know that actual cost to the environment for removing the rural residential zoning and replacing it with Medium density housing because it will negatively impact traffic, water quantity, air quality. We promote returning the purchase funds to Nuevo Meadows, the applicant, and placing the property in the Riverside Habitat Conservation Agencies list of Protected Terrain.

This is a change of zone accept there are no attached maps and letters of opposition or any one out there even knowing it exists. It is another significant slice out of our open spaces.

More housing is ruining the tourists industry because people don't walk around in the heat. They wait until night or wait until end of fall and winter so you are causing less shopping or dining actions because it is too hot to get in the cars and to walk around because you are removing too many fields that absorb the heat and you are constructing buildings that attract cars as employees or housing or retail or commercial or schools.

- A. Riverside County has to provide services for more police, more firemen, more ambulances, more equipment, more water connections when they permit more buildings, more roads, and traffic lights. Already in debt, we need to permit nothing more.
- B. More land disturbed with Palenothenic Artifacts, more Indian History paved over.
- C. No amount of quote unquote complying with the County's General Plan or ordinances will make up for another field gone for people that the County cannot water or feed because aquifers are down and fields are under buildings.
- D. We can not grow our food here anymore in the Worlds's most incredible bread basket of cornucopia Blessings because of drought or desecration from developers.
- E. Weak soil could make more powerful vibrations from the Earth in Earth Quake at the point source for this area.

4445

8/29/17 17.6

2017-9-130737

F. Ozone levels O₃ and Particulate Matter PM₁₀ are OUT OF COMPLIANCE WITH THE ALREADY HIGH OZONE AND PARTICULATE MATTER that have been recorded as the highest in ten years and reported the worst this summer. This can be compared to a major flood; this is a major onslaught of unacceptable air quality.

G.

From: Kristi Stone

Dated: August 25, 2017

RE: OPPOSITION TO CHANGE OF ZONING NO. 7804.

To Whom It May Concern:

This is a letter expressing opposition to the "CHANGE OF ZONE NO. 7804 which proposes to change the zoning from Rural Residential (R-R) to Planned Development (R-4) and other such 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 Ave and Pico Ave." *This was taken directly from the Notice of Public Hearing notice posted at affected property.

My husband and I had wanted to live in Nuevo for about 15 years before we actually were able to afford to move here. We have a small hobby farm on the old Hess property, and raise goats, chickens, ducks, dogs, and cats. We moved here from Perris specifically so we could raise a small flock of livestock and have more garden space so that we could live partially off our land when we retire. We are saddened to find out that changes are happening all around us, and we feel that the way of life we waited so long for will be changing very soon. The sad part is that we had our Perris home paid off for a few years, and decided to take on a \$160,000 loan for our Nuevo home, just so we could have the quality of life that Nuevo (in its present state) offers.

Here are my main reasons for my opposition:

First, the proposed rezoning does NOT meet our community guidelines for lot size on file with the county. Our community guidelines require 1/2 acre MINIMUM lot size. These community guidelines were set prior to 2006, but after 2003 (when Nuevo Ranch was built). The zoning change (Tentative Tract Map, Schedule A) states a MINIMUM lot size of 4,000 sq ft. That is absolutely ridiculous, especially when you consider that most of the lot sizes in Nuevo Ranch are between 6,900-7,400 square feet. So that leads us to believe that the developer is planning on putting apartments in. No thank you! Apartments, especially low-income apartments, bring problems that we don't want or need out here. We already have increasing crime (mail theft, general theft, illegal pot grows, etc) and don't need to add to the problem. Apartments belong in the city, not in

8/29/17 4445 17.6

2017-9-130738

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 7/25 Agenda #: 17.8

SPEAKER'S NAME: OLIVER CRAIG
(Print Name)

Address: 27317 PASCO PLACENTIA
(Only required if follow-up mail response is requested)

City: SAN JUAN CAPA Zip: 92675

Phone #: 210-6870 Email: Ol.craig@icloud.com

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

Here to answer?'s NO?? 17.6

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Did not speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 8/29/17 Agenda #: 17.6

SPEAKER'S NAME: OLIVER CAGLE
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: 714-337-7565 Email: ocagle@icloud.com

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

I wish to speak I DO NOT wish to speak **BUT WILL ANSWER QUESTIONS**

I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

[Signature]
(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

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***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

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7/14/17	0010979344		PE Riverside	3 x 82 Li	319.80

Invoice text: ZC 7804 TTM 36635 TPM 36895

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 2017 JUL 17 AM 10:46

*Planning
 17.8 of 07/25/17*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

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	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
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REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ZC 7804 TTM 36635 TPM 36895 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07/14/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: July 14, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010979344-01

P.O. Number:

Ad Copy:

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 1st 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 36635, 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, 12th 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.

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

7/14

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2017 JUL 17 AM 10:46



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

July 11, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH: (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: ZC 7804, TTM 36635 and TPM 36895

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, July 14, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

17.8

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Tuesday, July 11, 2017 8:34 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: ZC 7804 TTM 36635 TPM 36895

Received for publication on 7/14. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
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****Additional days required for larger ad sizes****
****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Tue, Jul 11, 2017 at 8:28 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Notice of Public Hearing, for publication on Friday, July 14, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 11, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7804 TTM 36635 TPM 36895

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: July 11, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@asrclkrec.com>
Sent: Tuesday, July 11, 2017 8:42 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: ZC 7804 TTM 36635 TPM 36895

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, July 11, 2017 8:29 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: ZC 7804 TTM 36635 TPM 36895

Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010
ccgil@rivco.org
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

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This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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 1st 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 36635, 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.

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

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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

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 11, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7804 TTM 36635 TPM 36895

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: July 25, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: July 11, 2017

ASMT: 309040008, APN: 309040008
PAULINE DOAN, ETAL
PO BOX 7398
RIVERSIDE CA 92513

ASMT: 309050019, APN: 309050019
STEPHAN ADAMS, ETAL
22871 PORTER ST
NUEVO, CA. 92567

ASMT: 309050006, APN: 309050006
AURORA CAMPBELL
22881 PORTER RD
NUEVO, CA. 92567

ASMT: 309050020, APN: 309050020
ABELINA CERVANTES, ETAL
28680 ASHBY LN
NUEVO, CA. 92567

ASMT: 309050007, APN: 309050007
E M W D
P O BOX 8300
PERRIS CA 92572

ASMT: 309050024, APN: 309050024
AGN TRANSPORT INC
28645 CENTRAL AVE
NUEVO, CA. 92567

ASMT: 309050014, APN: 309050014
MARGARITA RODRIGUEZ, ETAL
22633 PALOMAR RD
NUEVO, CA. 92567

ASMT: 309050030, APN: 309050030
MARIA ORTIZ, ETAL
22624 PICO AVE
NUEVO, CA. 92567

ASMT: 309050016, APN: 309050016
MARIA MENDOZA
22730 PICO AVE
NUEVO CA 92567

ASMT: 309050034, APN: 309050034
LOURDES FRANCO
28650 FOXBORO LN
NUEVO, CA. 92567

ASMT: 309050017, APN: 309050017
ANA HERNANDEZ, ETAL
22771 PORTER ST
NUEVO CA 92567

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

ASMT: 309050018, APN: 309050018
JUAN MAGANA, ETAL
1323 N NORWOOD ST
ANAHEIM CA 92805

ASMT: 309050039, APN: 309050039
CARLOTA VELASCO, ETAL
28625 CENTRAL AVE
NUEVO, CA. 92567

02 7804 68

ASMT: 309050040, APN: 309050040
VICENTE AGUAYO
28600 ASHBY LN
NUEVO, CA. 92567

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

ASMT: 309050041, APN: 309050041
PATRICIA AGUAYO, ETAL
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ASMT: 309050052, APN: 309050052
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22747 WESTPORT LN
NUEVO, CA. 92567

ASMT: 309050042, APN: 309050042
MIGUEL TAPIA
22650 PICO AVE
NUEVO, CA. 92567

ASMT: 309050053, APN: 309050053
JUAN DELVILLAR
22710 PICO AVE
NUEVO CA 92567

ASMT: 309050043, APN: 309050043
MARLA RUIZ, ETAL
28595 ASHBY LN
NUEVO, CA. 92567

ASMT: 309290037, APN: 309290037
INTEGRATED FINANCIAL ASSOC INC
3311 S RAINBOW BL STE 209
LAS VEGAS NV 89146

ASMT: 309050044, APN: 309050044
EUGENIO VARGAS, ETAL
22627 WESTPORT LN
NUEVO, CA. 92567

ASMT: 309290038, APN: 309290038
MI CASA PROP
1330 OAKVIEW AVE
SAN MARINO CA 91108

ASMT: 309050045, APN: 309050045
MICHELLE ESTEBAN
22655 WESTPORT LN
NUEVO, CA. 92567

ASMT: 309370005, APN: 309370005
MAGDALENA MATIENZO, ETAL
429 LEXINGTON CIR
OCEANSIDE CA 92057

ASMT: 309050050, APN: 309050050
PAULA MENDOZA SALAZAR, ETAL
2025 5TH AVE
LOS ANGELES CA 90018

ASMT: 309370006, APN: 309370006
USA GOLDEN LAND INV
18071 ARENTH AVE
CITY OF INDUSTRY CA 91748



ASMT: 309370008, APN: 309370008
GREGORY LANSINA, ETAL
12671 HIGH BLUFF DR 150
SAN DIEGO CA 92130

ASMT: 309400007, APN: 309400007
BETTY FOWLER
665 DEARDORFF DR
HEMET CA 92544

ASMT: 309370009, APN: 309370009
VICTORIA LANSING, ETAL
C/O LEIGH KOTKIN
12325 EVENSONG DR
LOS ANGELES CA 90064

ASMT: 309400008, APN: 309400008
MARTA ARANA, ETAL
5031 ALMADEN DR
LOS ANGELES CA 90042

ASMT: 309370011, APN: 309370011
LI LIU
1518 S PALM AVE NO D
SAN GABRIEL CA 91776

ASMT: 309400009, APN: 309400009
PHILIP MALHIOT
22955 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309400003, APN: 309400003
STAVROS PSIHALOPOULOS
22916 PORTER RD
NUEVO, CA. 92567

ASMT: 309400010, APN: 309400010
LYSSA OTT, ETAL
22947 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309400004, APN: 309400004
ADRIANA ARRAS
22924 PORTER RD
NUEVO, CA. 92567

ASMT: 309401001, APN: 309401001
JOSE DATO
22964 PORTER RD
NUEVO, CA. 92567

ASMT: 309400005, APN: 309400005
CAROL JACKSON, ETAL
22932 PORTER RD
NUEVO, CA. 92567

ASMT: 309401002, APN: 309401002
OSDIP
C/O WILLIAM A HEIM
300 E STATE ST STE 340
REDLANDS CA 92373

ASMT: 309400006, APN: 309400006
VERONICA ESCOBEDO, ETAL
22940 PORTER RD
NUEVO, CA. 92567

ASMT: 309401003, APN: 309401003
OLGA BRISTOW, ETAL
22980 PORTER RD
NUEVO, CA. 92567

ASMT: 309401004, APN: 309401004
DANNIELLE ISABELLE, ETAL
27130 EMBASSY ST
SUN CITY CA 92586

ASMT: 309401018, APN: 309401018
ANA ANDINO, ETAL
22990 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309401005, APN: 309401005
KRISTEN BUSSEY, ETAL
22987 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309401019, APN: 309401019
ANGELO COMAS, ETAL
22215 ROSARY AVE
NUEVO CA 92567

ASMT: 309401006, APN: 309401006
NADA BENIGNI, ETAL
P O BOX 79
NUEVO CA 92567

ASMT: 309401020, APN: 309401020
PEDRO ECHEVERRIA
P O BOX 785
NORCO CA 92860

ASMT: 309401007, APN: 309401007
ADAN CERVANTES, ETAL
22971 MIRILESTE DR
NUEVO, CA. 92567

ASMT: 309401021, APN: 309401021
HDL MANAGEMENT
2900 ADAMS ST STE C 200
RIVERSIDE CA 92504

ASMT: 309401015, APN: 309401015
CARLOS PONCE
22990 VIA SANTANA
NUEVO, CA. 92567

ASMT: 309401016, APN: 309401016
TAMMIE DUNCAN, ETAL
22994 VIA SANTANA
NUEVO, CA. 92567

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