

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



**19-1**

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding Public Hearing on the Villages of Lakeview Project including General Plan Amendment Nos. 720 and 721, Specific Plan No. 342, Change of Zone No. 7055, Development Agreement No. 73 and Environmental Impact Report No. 471 - Intent to Certify an Environmental Impact Report – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – **Fifth Supervisorial District** – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment – Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The Change of Zone proposes to change the existing zoning on the site to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. The associated Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the project in accordance with the terms of the agreement. EIR No. 471 studies the impacts of the project, the Chairman called the matter for hearing.

Larry Ross, Planning Department Staff, presented the matter.

The following people spoke in opposition on the matter:

Sonya Alemdar	Patricia M. Stabler	Daniel Paul Burruel
Richard Becker	Zuchary Petite	George Hague
Abel Cortinas	James Honeyfield	Tom Paulek
Jeffrey Volberg	Ileene Anderson	Sue Nash
Josh Bourgeois	Lizzy CreekBarry Sheinbaum	Steven Rapata
Mary Manka	John McKeever	Johnathan Mach
Glenn Ohno	Gary S. Meredith	Margaret Strachan

The following people spoke neutral on the matter:  
Scott Sewell

The following people spoke in support on the matter:

Randal Lewis	Dave Shepardson	Melinda Fuentes
John Snell	Martin Cortez	Raini Lauda
Mayor Scott Miller	Gary Liaou	Bob Feenstra
Bruce Dennis	Eileen Chen	Doug Jorritsma
Leonel Cortez	Joseph Morin	Phil Haire
Manuel Perez	Randy Terrell	

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



19.1

Page 2

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the public hearing is closed and the above matter is continued to Tuesday, December 5, 2017 at 1:30 p.m. or as soon as possible thereafter.

Roll Call:

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

\_\_\_\_\_

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 14, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: November 14, 2017  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *Carol Boyd* Deputy

AGENDA NO.  
19-1

xc: Planning, COB

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENTS, A SPECIFIC PLAN, CHANGE OF ZONE AND DEVELOPMENT AGREEMENT IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 14, 2017 at 1:30 P.M.** or as soon as possible thereafter, to consider an application submitted by Nuevo Development Corp – Albert A. Webb Associates, on **Specific Plan No. 342**, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres; **General Plan Amendment No. 720**, which includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment – Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan; **General Plan Amendment No. 721**, which proposes modifications to the Circulation Element of the General Plan;; **Change of Zone No. 7055**, which proposes to change the zoning to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas, or such other zones as the Board may find appropriate; and, **Development Agreement No. 73**, which proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview (“the project”). The project is located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors deny Specific Plan No. 342 as proposed by the applicant, approve Alternative 7 as Specific Plan No. 342 and approve the other components of the project, and recommended certification of **Environmental Impact Report No. 471**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSEL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [Rbrady@rivco.org](mailto:Rbrady@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: November 1, 2017      Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

19.1 of 11/14/17

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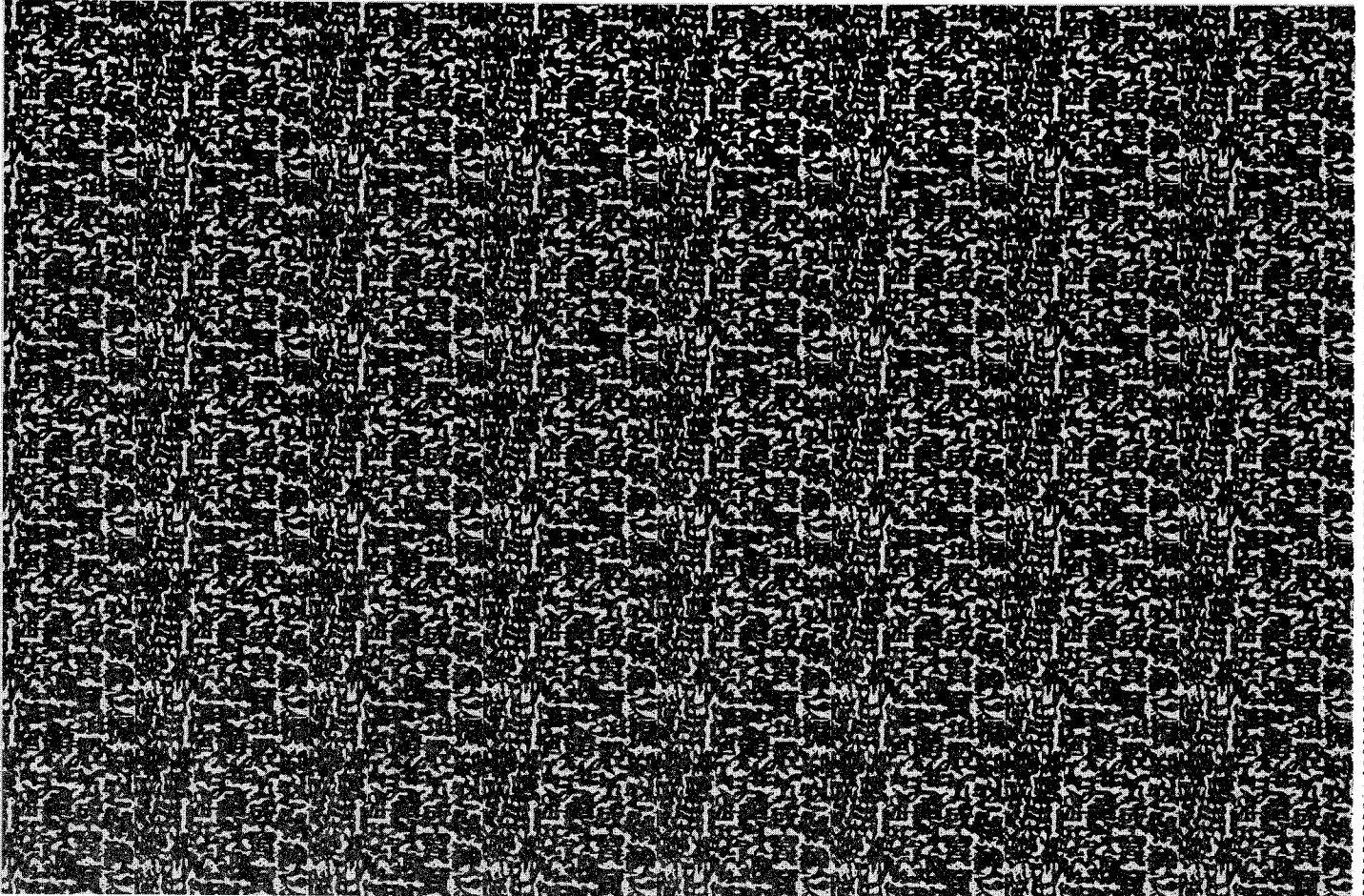
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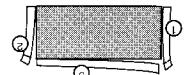
Morongo Band of Mission Indians, Planning &  
Economic Development  
Britt W. Wilson, Cultural Resource Coordinator  
245 N. Murray Street, Suite C  
Banning, CA 92220

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The Planning Commission recommended that the Board of Supervisors deny Specific Plan No. 342 as proposed by the applicant, approve Alternative 7 as Specific Plan No. 342 and approve the other components of the project, and recommended certification of **Environmental Impact Report No. 471**.

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Dated: November 1, 2017      Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

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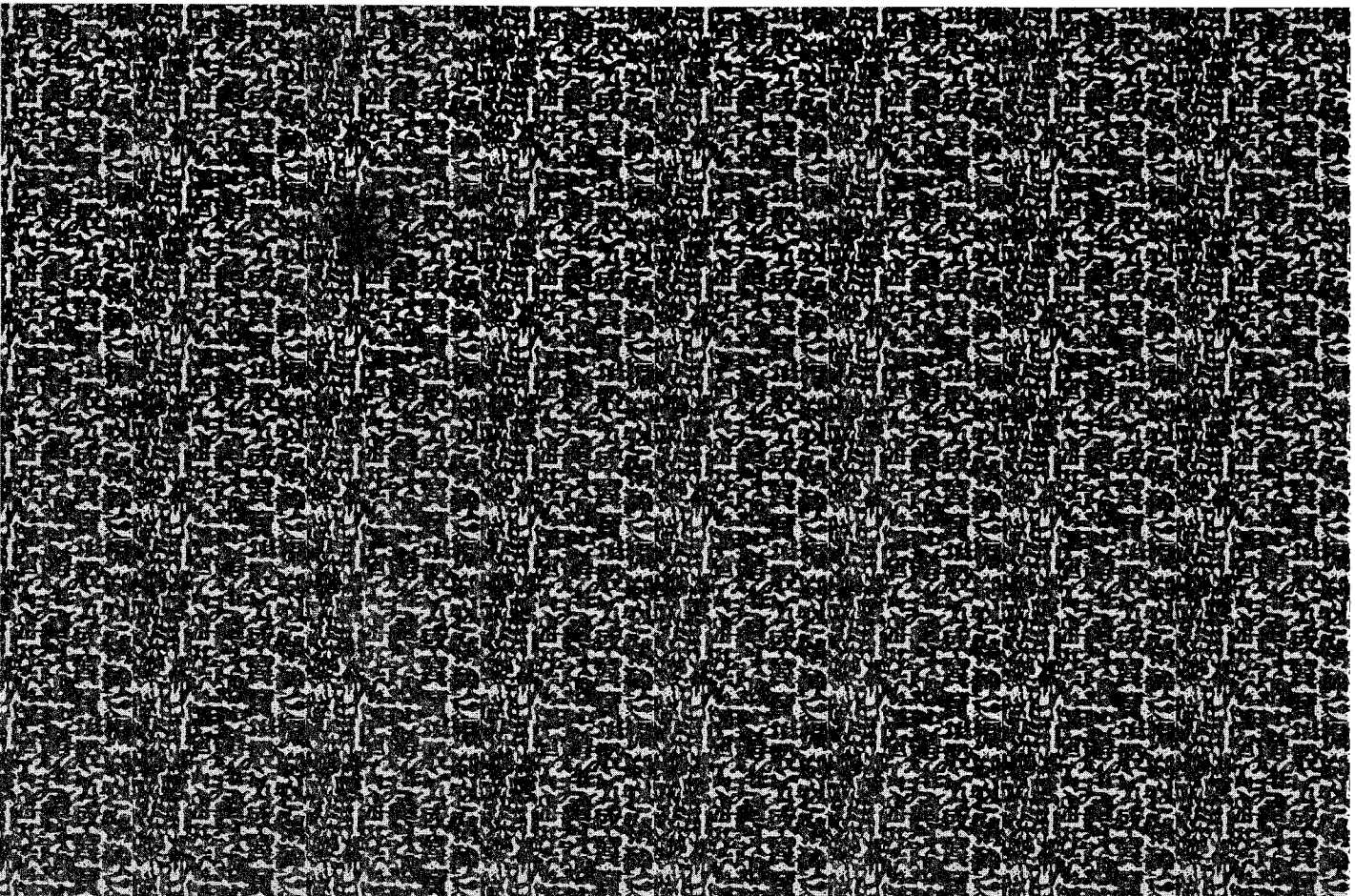
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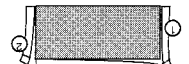
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Dated: November 1, 2017      Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

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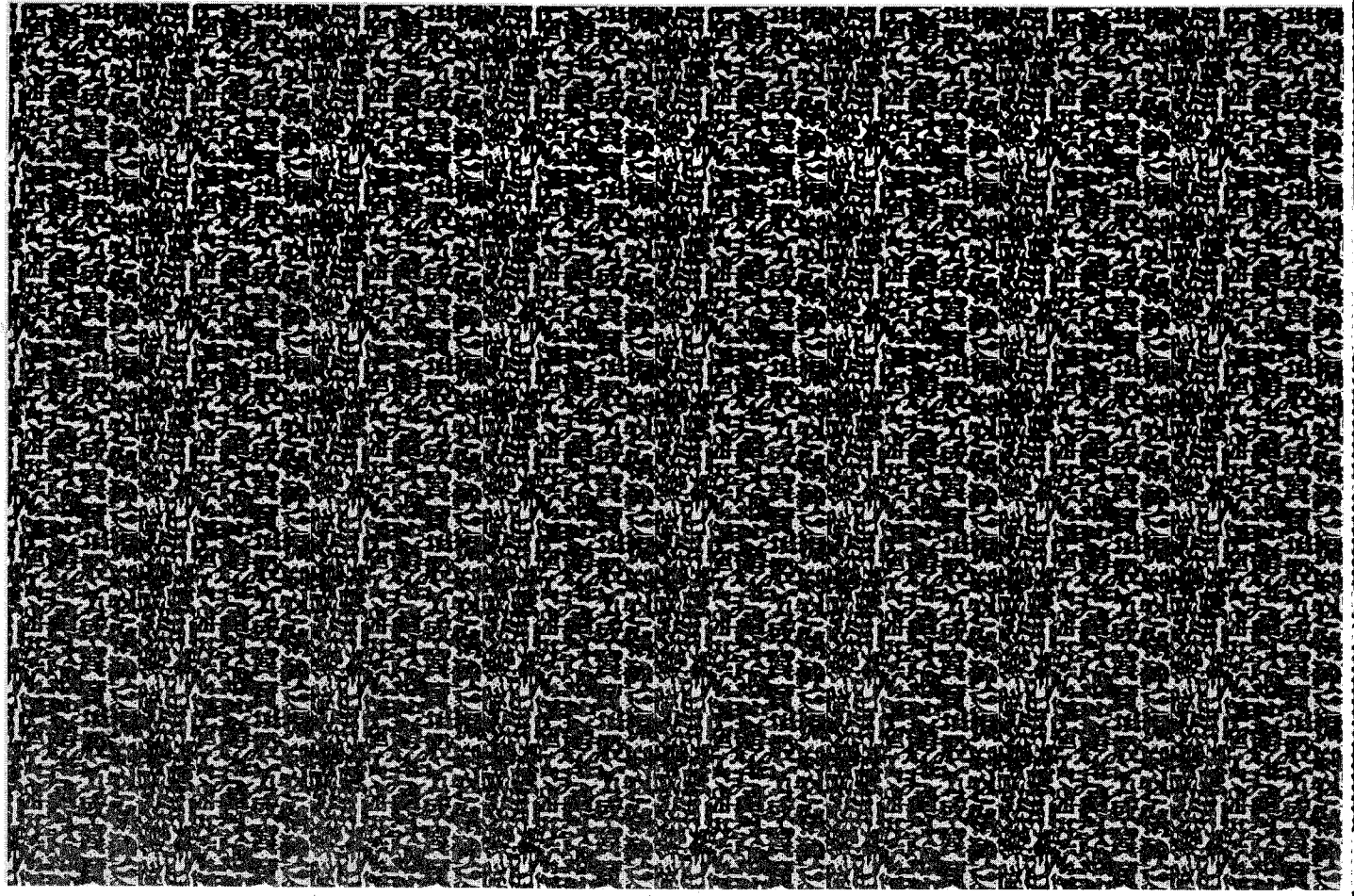
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Dated: November 1, 2017

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

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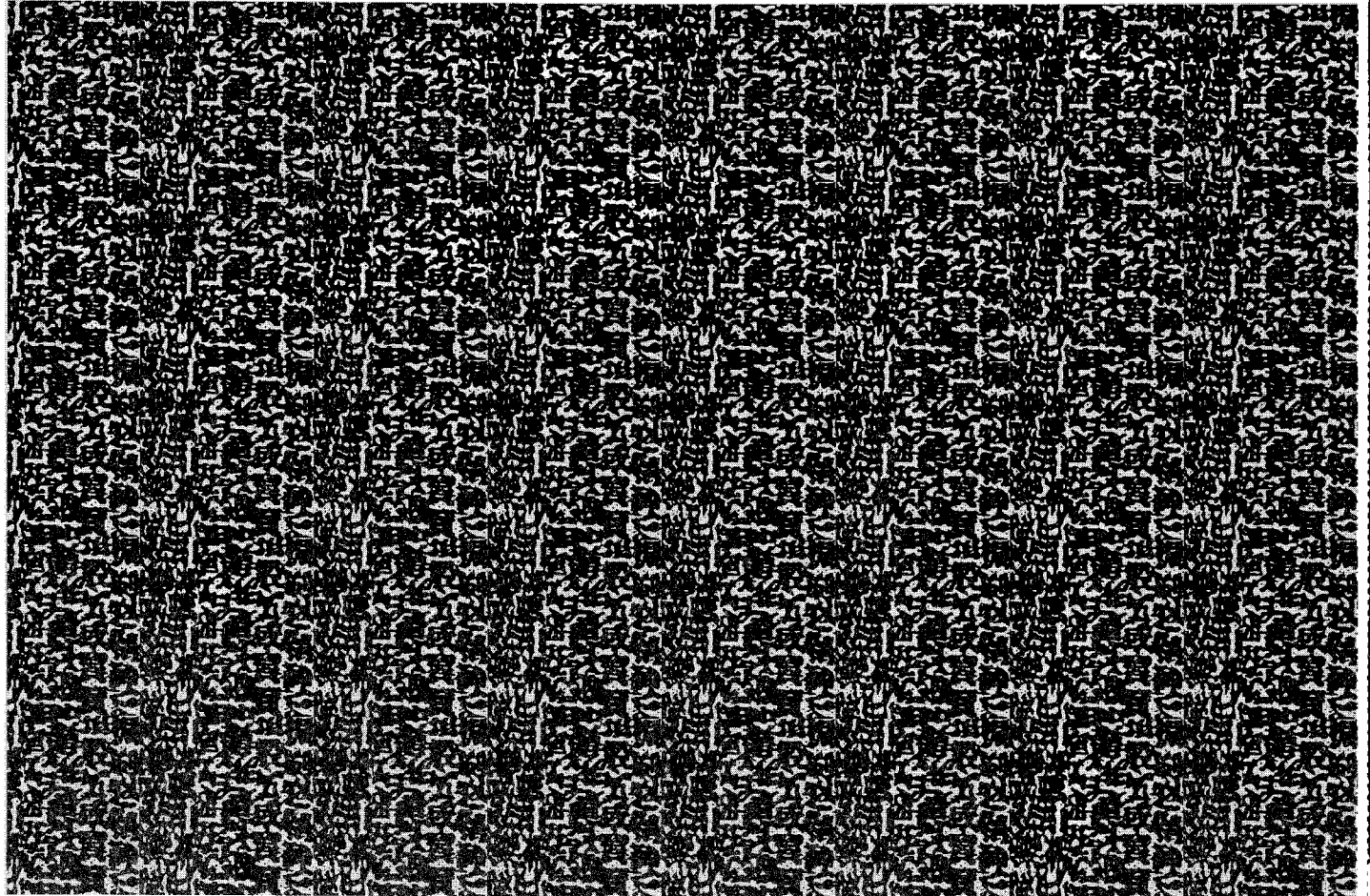
Friends of Nuevo Community Council  
Pat Ratcliff  
21845 Poppy Lane  
Nuevo, CA 92567

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Placed by: Cecilia Gil

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COUNTY OF RIVERSIDE  
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Publication(s): The Press-Enterprise

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Ad Desc.: GPA 720 & 721 SP 342 CZ 7055 /

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:

**11/04/2017**

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

Date: November 04, 2017  
At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011034732-01

P.O. Number:

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The Planning Commission recommended that the Board of Supervisors deny Specific Plan No. 342 as proposed by the applicant, approve Alternative 7 as Specific Plan No. 342 and approve the other components of the project, and recommended certification of **Environmental Impact Report No. 471**.

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 RUSSEL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL Rbrady@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, at least 72 hours prior to the 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: November 1, 2017      Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

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