

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



ITEM
2.19
(ID # 9688)

MEETING DATE:

Tuesday, June 4, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Development Agreement No. 73 Annual Review Report - Villages of Lakeview (Nuevo Development Company, LLC). District 5. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. In accordance with Government Code section 65865.1, find on the basis of substantial evidence that Nuevo Development Company, LLC is in good faith compliance with the terms of Development Agreement No. 73 as documented in the attached Annual Review Report and receive and file the attached report.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

5/6/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Perez and Hewitt
Nays: None
Absent: None
Disqualify: Washington
Date: June 4, 2019
xc: Planning

Kecia Harper
Clerk of the Board

By: 
Deputy

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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:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Development Agreement No. 73 is associated with the Villages of Lakeview project. The Villages of Lakeview project encompasses 2,883 acres with a maximum of 8,725 dwelling units and 1,380,000 square feet of commercial uses. This Development Agreement was approved by the Board of Supervisors on December 12, 2017, and was effective January 12, 2018. Pursuant to Section 6.1 of the Development Agreement and Government Code section 65865.1 the County is required to review the Development Agreement annually in order to determine good faith compliance of the property owner with the terms of the agreement. An annual monitoring report has been submitted to the County and has been reviewed by staff. The report concludes that the Nuevo Development Company, LLC is in compliance with the provisions of the Development Agreement. This is primarily due to none of the thresholds being met to require implementation of the public benefits included in the agreement since there is still litigation pending regarding the California Environmental Quality Act (CEQA) and the development has not yet moved forward.

Impact on Residents and Businesses

All potential project impacts were analyzed and discussed during the entitlement processing and public hearings in 2017.

Additional Fiscal Information

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

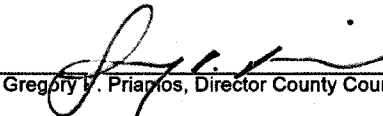
ATTACHMENTS:

- A. 2018-2019 Development Agreement Annual Review Report**
- B. Development Agreement No. 73**

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Jason Farin, Senior Management Analyst 5/28/2019



Gregory V. Priamos, Director County Counsel 5/7/2019