



PLANNING COMMISSION MINUTE ORDER OCTOBER 18, 2017

I. AGENDA ITEM 3.2

GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73 – Intent to Certify Environmental Impact Report No. 471 –

Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown. Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2½-acre minimum (R-A-2½) – Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640).

II. PROJECT DESCRIPTION:

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 the following components: 1) a General Plan Technical Amendment; 2) General Plan Entitlement/Policy Amendment; 3) General Plan Foundation Component Amendment – Extraordinary; and 4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. 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. Continued from September 6, 2017 and October 4, 2017.

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:

John Snell, Applicant, 1156 N. Mountain Avenue, Upland, 91786

Jason Pack, Applicant's Representative, 3600 Lime Street, Riverside, 92505

Spoke in a neutral position:

Scott Sewell, Respondent, California Department of Fish and Wild Life

Jason Annett, Interested Party, 32571 Campo Drive, Temecula, 92592- did not speak, donated time

A.L. Ward, Interested Party, 16925 Evening Star, Riverside, 92506- did not speak, donated time

Spoke in opposition:

Betty J. Ward, Interested Party, 16925 Evening Star, Riverside, 92506- did not speak, donated time

Clinton Stoutenburgh, Neighbor, 22450 Wybenga Lane, Nuevo, 92567, 951-928-0560



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Kathryn McGiffen, Interested Party- did not speak, donated time
Mark Mason, Neighbor, 22388 Rosary Avenue, Nuevo, 92567, 951-928-1487- did not speak, donated time
Agnes Mason, Neighbor, 22311 Rosary Way, Nuevo, 92567- did not speak, donated time
Joyce Schwartz, Neighbor, P.O. Box 1327, Nuevo, 92567, 951-473-4446
Charles Keith, Neighbor, 35630 Desert Rose Way, Lake Elsinore, 92532
Kent Kobersteen, Neighbor, 27250 Murrieta Road #120, Menifee, 92586, 703-862-2928
Susan Nash, Interested Party, P.O. Box 4036, Idyllwild, 92549, 909-228-6710
Tom Paulek, Interested Party- did not speak, donated time
Steven Rapata, Neighbor, 33601 Stagecoach Road, Nuevo, 92567, 951-863-4645
Mher Torossian, Neighbor- did not speak, donated time
Steve Serna, Neighbor- did not speak, donated time
Frank Martinez, Neighbor- did not speak, donated time
Brian Harvey, Neighbor, 31491 Sunset Avenue, Nuevo, 92567- did not speak, donated time
Barry Sheinbaum, Neighbor
Kathleen Dale, Interested Party
Daniel Burruel, Neighbor, 30983 Orange Avenue, Nuevo, 92567- did not speak, donated time
Patricia M. Stabler, Neighbor, P.O. Box 243, Nuevo, 92567- did not speak
Sonya Alemdar, Neighbor, Woodcrest, 92508, 951-892-8897
John Love, Neighbor, 31815 Meadow Blossom, Lakeview, 92567, 951-833-1027
Gary S. Meredith, Neighbor, 29095 Rompano Way, Laguna Niguel, 92077
Paul Bukewihge, Interested Party, Santa Ana, 92704- did not speak, donated time
Kathy Sanguinet, Neighbor, 951-533-1122- did not speak
Kay Fecko, Neighbor, 951-928-7715- did not speak
Rebecca Cuckrum, Neighbor, 2500 Jonquil Drive, Upland, 91784- did not speak

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Kroencke, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Hake Abstained)

ADOPTED Planning Commission Resolution No. 2017-006; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

DENY Specific Plan No. 342; and

TENTATIVELY Certify Environmental Impact Report No. 471; and

TENTATIVELY Approve General Plan Amendment No. 720; and

TENTATIVELY Approve General Plan Amendment No. 721; and

TENTATIVELY Approve Alternative 7 as Specific Plan No. 342; and

TENTATIVELY Approve Change of Zone No. 7055; and

TENTATIVELY Approve Development Agreement No. 73.