

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 10, 2010

SUBJECT: SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720, CIRCULATION ELEMENT GENERAL PLAN AMENDMENT NO. 721, CHANGE OF ZONE NO. 7055, ENVIRONMENTAL IMPACT REPORT NO. 471– Applicant: Nuevo Development Company. – Engineer/Representative: Lewis Operating Corporation and Albert A.Webb and Associates - Fifth Supervisorial District – Hemet/San Jacinto & Lakeview Zoning District - Lakeview/Nuevo Area Plan: Agriculture – Agriculture (AG-AG)(10 Acre Minimum); Community Development – Commercial Retail (CD-CR)(0.20-0.35 FAR), Low Density Residential (CD-LDR) (1/2 Acre Min), Light Industrial (CD-LI)(0.25-0.60 FAR), Public Facilities (CD-PF)(<0.60 FAR), Very Low Density Residential (CD-VLDR)(1 Acre Min); Rural Community – Low Density Residential (RC-LDR)(1/2 Acre Min), Very Low Density Residential; Rural – Rural Mountainous (R-RM)(10 Acre Min), Rural Residential (R-RR)(5 Acre Min); Open Space – Conservation (OS-C), Conservation Habitat (OS-CH)- Location: The project is located westerly of the city of San Jacinto, northerly of the Juniper Flats including portions of the Lakeview Mountains, northerly and southerly of the Ramona Expressway, and east of the San Jacinto River. – 2,785.56 Gross Acres - Zoning: Light Agriculture 10-Acre Minimum (A-1-10), Heavy Agriculture 10-Acre Minimum (A-2-10), Light Agriculture with Poultry 5-Acre Minimum (A-P), Rural Commercial ½-Acre Minimum (C-R), Manufacturing Service Commercial (M-SC), Natural Assets 20-Acre Minimum (N-A), Residential Agriculture ½-Acre Minimum (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), Residential Agriculture 10-Acre Minimum (R-A-10), Residential Agriculture 2 ½-Acre Minimum (R-A-2 ½), Rural Residential ½-Acre Minimum (R-R), Natural Assets (N-A-640) - **REQUEST:** The **Specific Plan** proposes a maximum of 11,150 dwelling units to be constructed within seven (7) villages (an eighth (8) Village is Open Space) plus a combination of open space and conservation totaling about 991.2 acres. The proposed land uses include a range of residential products from Medium High Residential to Very High Residential and Mixed Use with a density range of 5 to 40 units per acre, A Mixed Use Town Center, Public Facilities, Public Facilities, Open Space, and Parks. **General Plan Amendment 720** proposes a Foundation Element Amendment change from Rural, Rural Community, Agricultural and Open

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

The Honorable Board of Supervisors

RE: **SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720, CIRCULATION ELEMENT GENERAL PLAN AMENDMENT NO. 721, CHANGE OF ZONE NO. 7055, ENVIRONMENTAL IMPACT REPORT NO. 471**

Page 2 of 3

Space to the Community Development Foundation and changing the underlying land use designations from: Medium Density Residential (2-5 DU/AC); Low Density Residential (1/2 AC Min.); Very Low Density Residential (1 AC Min.); Light Industrial; Public Facility; Retail; Agriculture; Rural Mountainous; and, Conservation, to a Specific Plan (SP) land use designation. **Circulation Element General Plan Amendment 721** proposes modifications to the Circulation Element and trails of the General Plan within the project boundaries. The project will include upgrading, downgrading, and elimination of numerous existing and proposed roadway classifications for several streets including 3rd Street, 5th Street, 6th Street, 10th Street 9th Street, Yucca Avenue, Wolfskill Avenue, Hanson Avenue, and Bridge Street from designations shown on the current circulation element plan for the Lakeview/Nuevo Area Plan. The **Change of Zone** proposes to change the zoning of the subject properties from A-1-10, A-2-10, A-P, C-P-S, C-R, M-SC, R-1, R-A, R-A-1, R-A-10, R-A-21/2, R-R Zone to Specific Plan (SP). The **Environmental Impact Report** analyzed the significant environmental impacts of the project. APN(s): 425-100-002, 425-100-015, et al.

AT THE DECEMBER 2ND PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; and THE PLANNING COMMISSION RECOMMENDS:

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 471, based on the findings incorporated in the EIR, and subject to resolution adoption;

APPROVAL of GENERAL PLAN AMENDMENT NO. 720 (Land Use) and 721 (Circulation), amending the Land Use Designation for the subject property from Land Use: Community Development; Very Low Density Residential- Community Development (VLDR-CD), Agriculture with a Community Development Overlay, Medium Density Residential (MDR) (2-5 du/ac), Heavy Industrial (HI 0.15 - 0.50 FAR), Light Industrial (LI 0.25 - 0.60 FAR), Open Space: Open Space Conversation (OS-C), Rural Community: Very Low Density Residential- Rural Community (VLDR-RC), Low Density Residential- Rural Community (LDR-RC), Rural: Rural Residential (RR), Rural Mountainous (RM), Agriculture: Agriculture (AG), to Specific Plan as reflected by the land use diagram; amend roadway and trail classifications per attached exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution;

APPROVAL of SPECIFIC PLAN NO. 342, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVAL of CHANGE OF ZONE NO. 7055, amending the zoning classification for the subject property from Light Agriculture 10 acre min. (A-1-10), Heavy Agriculture 10 acre Min. (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Commercial Retail (C-R), Manufacturing- Service Commercial (M-SC), One- Family Dwelling (R-1), Residential Agriculture (R-A), Residential Agriculture 1 acre Min. (R-A-1), Residential Agriculture 10 acre Min. (R-A-10), Residential Agriculture 2 ½ acre Min. (R-A-21/2), Rural-Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; an amendment to Ordinance 348 to incorporate the Specific Plan Zoning Ordinance; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption.

The Honorable Board of Supervisors

RE: **SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720, CIRCULATION
ELEMENT GENERAL PLAN AMENDMENT NO. 721, CHANGE OF ZONE NO. 7055,
ENVIRONMENTAL IMPACT REPORT NO. 471**

Page 3 of 3

BACKGROUND:

The project was before the Board on December 15, 2009 which was continued to January 26, 2010 and then to February 23, 2010. During the hearing in December the public presented a number of concerns. Staff was directed to reconcile the issues presented. The attached report is presented in two sections, the first is a summary of the issues and short descriptions of the locations the issues were discussed in the project documents; the second section details each and every comment presented by the public and responds to each similar to the format used for the FEIR response to comments. The recommendation by staff remains unchanged.