

**19. 1:30 P.M. Planning Public Hearing**

1. 5863 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: 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, Ordinance No. 664.60 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, and associated Ordinance No. 664.60, 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. [Applicant Fees 100%]