

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

502B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 20, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 30694 / TENTATIVE TRACT MAP NO. 30696 - EA38866 - Spencer's Crossing, LLC - Third Supervisorial District - Southwest Area Plan - 208.62 acres - 519 residential lots; 1 park site; 2 detention basins; and 65 open space lots - zoning: SP to the north and west; A-1-10 to the southeast; R-R and SP to the east - Schedule A - Located northwest of Winchester Road, south of Baxter Road, and west of Leon Road (French Valley Area) - REQUEST: TR30694, proposes to subdivide 35.55 acres into 81 single family residential lots, 20 open space lots for entry statements, buffering and drainage purposes and 1 detention basin / TR30696, proposes to subdivide 173.07 acres into 438 single family residential lots, 45 open space lots for entry statements, buffering and drainage purposes, 1 park site, 1 detention basin and 1 school site.

CONTROVERSIAL ISSUES:

Set aside of open space and compliance with Settlement Agreements, project access - Resolved through Conditions of Approval.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced cases acted on by the Planning Commission on July 14, 2004.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY UNANIMOUS VOTE:

CERTIFIED THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT NO. 411, originally prepared for the Specific Plan No. 312 pursuant to Environmental Assessment No. 37469, based on the findings incorporated in the initial study; and,

Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

Handwritten signature
DATE 7/27/04

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.4

The Honorable Board of Supervisors

RE: TENTATIVE TRACT MAP NO. 30694 / TENTATIVE TRACT MAP NO. 30696 -

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APPROVED TENTATIVE TRACT MAP NO. 30694, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED TENTATIVE TRACT MAP NO. 30696, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

AT: JIMMIE S. J. WILSON
SHERIFF OF CALIFORNIA
RECEIVED BY: JIMMIE S. J. WILSON