

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

305 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
October 17, 2005

**SUBJECT:** CHANGE OF ZONE NO. 6656 / TENTATIVE TRACT MAP NO. 30433 - EIR NO. 457 - Applicant: Briggs Property Owners Association - Engineer / Representative: Hunsaker & Associates - Third Supervisorial District - French Valley and Rancho California Zoning Areas - Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) and Rural: Rural Residential (R-RR) (5 Acre Minimum) - Location: Easterly of Briggs Road, westerly of Leon Road, southerly of Pat Road, northerly of Baxter Road - 188 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum - (A-2-10) and Rural Residential (R-R) - REQUEST: The Change of Zone proposes to change the zoning on the subject site from Heavy Agriculture 10-Acre Minimum (A-2-10) and Rural Residential (R-R) to a combination of Planned Residential (R-4), One Family Dwellings (R-1) and Open Area Combining Zone - Residential Developments (R-5). The Schedule A tract map subdivision of 188 acres into 503 single family residential lots, 21 open space lots for 3 parks and paseo areas, 6 lots for water detention, and one remainder lot for conservation purposes.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A VOTE OF 4-0, (Commissioner Porras absent)  
RECOMMENDED:**

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 457**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment; and,

Robert C. Johnson  
Planning Director

RCJ:sn

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 10/24/05

Policy

Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6656 / TENTATIVE TRACT MAP NO. 30433

October 17, 2005

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**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6656** from Heavy Agriculture 10-Acre Minimum (A-2-10) and Rural Residential (R-R) to a combination of Planned Residential (R-4), One Family Dwellings (R-1) and Open Area Combining Zone-Residential Developments (R-5), in accordance with Exhibit #3; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 30433**, subject to the conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

October 25, 2005

Riverside County Board of Supervisors  
County of Riverside Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92502

Dear Planning Commission Members,

I have lived in the Menifee area for several years and have kept track of the different developments that have occurred through my community and the rest of Southwest Riverside County region.

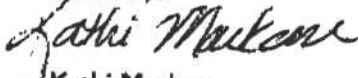
This past summer I was notified about a new home community, Hidden Meadow that is being proposed in the French Valley area. Although I live in Menifee, I contacted the developers of the project because it would have an affect on the roads that I use and the schools my children attend.

KB Home and their project representatives met with me and were able to address my concerns about the Hidden Meadow project.

I was so impressed with the amenities being offered and the local improvements they were willing to make, such as the \$4 million dollars in school fees the project would generate to improve existing schools and even help build new ones, that I and a few of my neighbors went to the Planning Commission meeting to speak in support of the project.

I would like ask the Board of Supervisors consider approving this new planned community. Our local schools and community would greatly benefit from it.

Sincerely,



Kathi Markan  
30431 Napa Street  
Menifee, CA 92584

451-841-3650  
371

Marci Sanker  
29620 Camino Cristal  
Menifee, CA 92584

October 27, 2005

Riverside County Board of Supervisors  
County of Riverside Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Proposed Hidden Meadow Development in the French Valley area by KB Homes.**

*Dear Riverside County Board of Supervisors:*

I am writing this letter to voice my support for the above-mentioned development that is being proposed in the French Valley area.

*I live in Menifee, but am just a few miles from the proposed "Hidden Meadow" community and was approached by representatives of the project who informed me of the new development, addressed my questions about it and also informed me of the many amenities and benefits Hidden Meadow will bring to the local community.*

I was pleased to know the proposed project will contribute more than \$4 million in school fees as well as generate more than \$3 million dollars for critical road improvements along Clinton Keith Road.

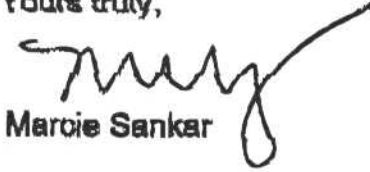
Hidden Meadow appears to be a project that will enhance our quality of life and at the same time respect the rural character of the area without hurting it.

RECEIVED  
OCT 28 2005

Mardi Sankar  
29620 Camino Cristal  
Menifee, CA 92584

Please consider approving this new home community.

Yours truly,



Marcie Sankar