

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

617B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 21, 2005

SUBJECT: SPECIFIC PLAN NO. 333 / CHANGE OF ZONE NO. 6809 - EIR NO. 0460 - Renaissance Communities, LLC - First Supervisorial District - Alberhill Zoning Area - Elsinore Area Plan - 156.9 acres - 377 dwelling units, 3.4 acre community park, 4 pocket parks & 52.5 acres of open space - Located south of Temescal Canyon Road, east of Horsethief Canyon Road, adjacent to the I-15 Corona Freeway - R-R zoning - Schedule A - REQUEST: SPECIFIC PLAN NO. 333 is a specific plan of land use on approximately 156.9 acres that proposes up to 377 dwelling units in medium-high density (2-5 dwelling units/acre) residential neighborhoods. The plan also includes one 3.4 acre community park, 4 pocket parks, and 52.5 acres of open space. / CHANGE OF ZONE NO. 6809 is a proposal to change the zoning classification of the subject property from Rural Residential (R-R) to Specific Plan (SP).

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

**The Planning Department recommended approval; and,
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:**

CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 460, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA: and,

TENTATIVE APPROVAL of SPECIFIC PLAN NO. 333, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, and;

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6809, from R-R to SP.

Mark F. Balyp for
Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
Jenny P. Shupert
DATE 3/22/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.3