

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

910B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 2, 2006

**SUBJECT:** SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 32289 / VARIANCE NO. 1785 – EA39762 – Applicant: Lennar Communities – Engineer / Representative: T&B Planning Consultants - Third Supervisorial District – French Valley and Rancho California Zoning Areas – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwellings Per Acre), Open Space: Recreation (OS-R) and Conservation (OS-C) – Location: Northerly of Los Alamos Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road in the French Valley Area – 81.87 Gross Acres - Zoning: Specific Plan (SP No. 312) (French Valley) - **REQUEST:** The Specific Plan Substantial Conformance proposes to accommodate minor changes to the approve French Valley Specific Plan No. 312. The substantial conformance consists of adjustments to planning are boundaries, acreages, and densities within Planning Areas 1 through 33 for compatibility with the previously approved (TR30694, TR30695 and TR30696) and concurrently proposed Tentative Tract Maps (TR32289 and TR32290). The tentative tract map proposes to subdivide 81.87 acres into 197 lots, 21 open space lots and 2 detention basins and is located with Planning Area numbers 17A-B, 18B, 15-16, 18A and P.A's 2B & 3B. The variance proposes to deviate from the minimum front yard setback requirement of 10 feet as specified in the French Valley Specific Plan Zoning Ordinance (Ord. 348.3996. e. (2), page 3, lines 4 through 7).

Departmental Concurrence

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on January 18, 2006.

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

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE  
*Robert C. Johnson*  
DATE 3/13/06

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

1.4

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT

MAP NO. 32289 / VARIANCE NO. 1785

March 2, 2006

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**APPROVED SPECIFIC PLAN NO. 312, SUBSTANTIAL CONFORMANCE NO. 1**, 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. 32289**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

**APPROVED VARIANCE NO. 1785**, based upon the findings and conclusions incorporated in the staff report.