

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

513B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 25, 2006

SUBJECT: CHANGE OF ZONE NO. 7389 / CHANGE OF ZONE NO. 7396 / CHANGE OF ZONE NO. 7407 – CEQA Exempt – Applicant: Lennar Spencer's Crossing LLC. – Engineer / Representative: RBF Consulting / Miguel Gonzalez - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) and Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southerly of Baxter Road, westerly of Leon Road, easterly of Briggs Road, northerly of Los Alamos Road and a portion at the northwestern corner of Baxter Road and Leon Road – 258 Gross Acres - Zoning: Specific Plan (SP No. 312 (French Valley)) - **REQUEST:** Change of Zone No. 7389 proposes to legally define two (2) Planning Areas; Planning Area 1 (a portion) and Planning Area 7, within the Specific Plan. Change of Zone No. 7396 proposes to legally define four (4) Planning Areas; Planning Area 1 (a portion), Planning Area 4, Planning Area 5, and Planning Area 6, within Specific Plan. Change of Zone No. 7407 proposes to legally define ten (10) Planning Areas; Planning Area 2A, Planning Area 3A, Planning Area 8, Planning Area 9, Planning Area 10, Planning Area 11, Planning Area 12, Planning Area 13, Planning Area 14 and Planning Area 19, within the Specific Plan.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and
THE PALNNING COMMISSION RECOMMENDED:

Robert C. Johnson
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE: 11/20/06

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7389 / CHANGE OF ZONE NO. 7396 / CHANGE OF ZONE NO. 7407

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7389**, establishing legal descriptions for Planning Area 7 and a portion of Planning Area 1 within the French Valley Specific Plan (Specific Plan No. 312), based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7396**, establishing legal descriptions for Planning Area 4, Planning Area 5, Planning Area 6, and a portion of Planning Area 1 within the French Valley Specific Plan (Specific Plan No. 312), based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7407**, establishing legal description for Planning Area 2A, Planning Area 3A, Planning Area 8, Planning Area 9, Planning Area 10, Planning Area 11, Planning Area 12, Planning Area 13, Planning Area 14 and Planning Area 19 within the French Valley Specific Plan (Specific Plan No. 312), based on the findings and conclusions incorporated in the staff report.