

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

433B



FROM: TLMA - Planning Department

SUBMITTAL DATE: 9/9/03

SUBJECT: TENTATIVE TRACT MAP NO. 30705 - EA38889 - Standard Pacific Homes - Third Supervisorial District - Sun City/Menifee Valley Area Plan - 232 acres - 656 single family dwelling units - Schedule A - Located north of Simpson Road, east of Menifee Road, south of McCall Blvd. and west of Briggs Road - REQUEST: TR30705, proposes to subdivide 232 acres into 656 lots. The subdivision will include 634 single family dwelling units on 153 acres; 173 dwelling units with 8,000 square foot lots; 183 dwelling units with 7,200 square foot lots; 143 dwelling units with 6,000 square foot lots and 135 dwelling units with 5,000 square foot lots. The project will also include the development of a 20-acre school site, 45 acres of lakes with a swim club, 5-acre park and 2 detention basins. The proposed tentative tract map will be developed in 5 phases.

CONTROVERSIAL ISSUES: Road improvements – resolved through modified conditions of approval.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision by the Planning Commission on August 20, 2003.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 5-0:

CERTIFIED the ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 423, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

See memo to Board
DATE 9/15/03

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

1 . 11

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 30705 -
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APPROVED TENTATIVE TRACT MAP NO. 30705, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.