

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

512B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 9, 2003

SUBJECT: TENTATIVE TRACT MAP NO. 29668 / SPECIFIC PLAN NO. 158, SUBSTANTIAL CONFORMANCE NO. - EA39038 - Ryland Homes - Third Supervisorial District - Sun City Zoning District - 14.41 acres - 16 residential lots, 3 open space and 1 remainder - SP / R-1 zoning - Schedule A - Located north of Aldergate Road, west of Menifee Road and east of State Highway 215 / REQUEST: SP158S2, is a request to transfer Planning Area 5-6 from its existing location to actual developed location of the community park and to incorporate the remainder into planning area 5-2 within the Menifee Village Specific Plan No. 158 / TR29668 proposes to subdivide 14.41 acres into 16 residential lots, 3 open space lots, and 1 remainder.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on November 19, 2003.

The Planning Department recommends approval; and,
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS:

APPROVAL of SP158, Substantial Conformance No. 2, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of Tentative Tract Map No. 29668, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONTROVERSIAL ISSUES: Equestrian Trail preservation.

Robert C. Johnson
Planning Director

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REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/12/03
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2 a+b