

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

8103



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 1, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 31795 - EA 39267 - David Jeffers Consulting - Third Supervisorial District - Winchester / Harvest Valley Area Plan - 139.3 acres - 493 lots - SP zoning - Schedule A - Located north of McCall Blvd., southwest of Matthews Road, east of Menifee Road and west of Briggs Road - REQUEST: TR 31795, proposes to subdivide 139.3 acres into 493 single family residential lots for Planning Areas 15-17, 23 and 39a of Specific Plan 301 (Menifee Valley Ranch).

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on October 20, 2004.

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

CERTIFIED the Addendum to EIR 423, originally prepared for the Specific Plan No. 301, pursuant to Environmental Assessment No. 39267 based on the findings incorporated in the initial study; and,

APPROVED Tentative Tract Map No. 31795, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 11/8/04
Departmental Concurrence

[Signature]

Robert C. Johnson
Planning Director

RCJ:ar

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.3