

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

802 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 4, 2005

SUBJECT: SPECIFIC PLAN NO. 209, SUBSTANTIAL CONFORMANCE NO. 2 / TENTATIVE TRACT MAP NO. 31390, 31391, 31392, and 31393 - EA39202 - Audie Murphy Ranch, LLC - Third Supervisorial District - Sun City / Menifee Area Plan - SP zoning - Schedule A - REQUEST: SP209S2, proposes to increase the community center recreation area from 2.8 acres to 4.9 acres, eliminate pocket-parks and replace them with a 4.9-acre activity park and increase Open Space acreage . / TR31390, proposes to subdivide 115 gross acres into 193 single family residential lots, 13 open space lots and one school site, located north of Railroad Canyon Road, south of Newport Road, east of Ladera Road and west of Murrieta Road; TR31391, proposes to subdivide 243.25 acres into 432 single family residential lots and 17 open space lots, located southwest of Newport Road, east of Goetz Road and west of Murrieta Road; TR31392, proposes to subdivide 160 acres into 90 single family residential lots and 125 acres of open space lots, locates south of Newport Road, east of Goetz Road and west of Murrieta Road; TR31393, proposes to subdivide 152.49 acres into 94 single family residential lots and 12 open space lots, located north of Mountain Park Drive, south of Newport Road, east of Goetz Road and west of Murrieta Road.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced cases acted on by the Planning Commission on November 17, 2004.

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

CERTIFIED the Addendum to EIR 436, originally prepared for the Specific Plan No. 209 pursuant to Environmental Assessment No. 39202 based on the findings

Robert C. Johnson
Planning Director

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(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 1/13/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.6

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 209, SUBSTANTIAL CONFORMANCE NO. 2 / TENTATIVE TRACT

MAP NO. 31390, 31391, 31392, and 31393 -

January 4, 2005

Page 2 of 2

incorporated in the initial study; and,

APPROVED Tentative Tract Map No.'s 31390, 31391, 31392, and 31393, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED Substantial Conformance No. 2 to Specific Plan No. 209, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.