

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

9013



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 14, 2005

**SUBJECT:** CHANGE OF ZONE NO. 6955 -CEQA Exempt - Standard Pacific Homes - Third Supervisorial District - Winchester Zoning Area - Sun City/Menifee Area Plan - 262.9 acres - SP zone (CZ06459) - Located north of Newport Road, south of McLaughlin Road, east of Menifee Road - REQUEST: Change of Zone No. 6955 is a proposal to establish legal definitions for Planning Areas 22A, 22B, 27A, 27B, 27E, 27F, 28, 29, 30, 36, 37, and 42E of Specific Plan No. 301 Amendment No. 1 (Menifee Valley Ranch).

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

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

**TENTATIVE APPROVAL** of CHANGE OF ZONE NO. 6955 as a complete and accurate legal description of Planning Areas 22A, 22B, 27A, 27B, 27E, 27F, 28, 29, 30, 36, 37, and 42E of Specific Plan No.301 Amendment No. 1 (Menifee Valley Ranch), pending adoption of the final zoning map by the Board of Supervisors.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*Henry J. [Signature]*  
DATE 4/8/05

Robert C. Johnson  
Planning Director

RCJ:sn

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2