

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

7/23



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 24, 2006

**SUBJECT:** TENTATIVE TRACT MAP NO. 32664 – CEQA EXEMPT – Applicant: Standard Pacific Homes – Engineer / Representative: MDS Consulting - Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northeasterly of Simpson Road and Menifee Road – 74.41 Gross Acres - Zoning: Specific Plan (SP 301, PA 40) - **REQUEST:** A Schedule A subdivision of 74.41 acres into 184 single family residential lots with a minimum lot size of 9,000 square feet and eight open space lots for paseos, enhanced landscaping, and utility easements.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above mentioned case acted upon by the Planning Commission on August 23, 2006.

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

**APPROVED TENTATIVE TRACT MAP NO. 32664**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

*David Mares for*

Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

Consent

Dept't Recomm.:

Consent

Per Exec. Ofc.:

*DATE 8/1/06*

2006 FEB - 1 5:26  
COUNTY OF RIVERSIDE  
SPECIAL SERVICES DIVISION

Prev. Agn. Ref.

District: Third

Agenda Number: