

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

404B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 2, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 34180 ADDENDUM to EIR NO. 423 - EA40627 - 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 / Acre) / Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units / Acre) / Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) / Open Space: Conservation (OS-C) / Recreation (OS-R) - Location: Northwesterly corner of Simpson Road and Briggs Road - 319.89 Gross Acres - Zoning: Specific Plan (SP No. 301 (Menifee Valley Ranch)-Planning Area Nos. 26, 27D, 31, 32, 33, 34A, 34B, 35, 42B, 42C) - **REQUEST:** Proposes a Schedule A subdivision of 319.89 acres into 173.18 acres for 483 single family residential lots in five phases with a minimum lot size of 7,200 square feet within PAs 31, 32, and 35 and 6,000 square feet within PAs 34A and 34B, a 20.0 acre K-8 school site, a 7.69 acre park site, three open space areas totaling 3.99 acres for 40' to 90' wide paseo areas in PAs 27D, 42B, and 42C, six open space lots totaling 0.2 acres for pedestrian access to the adjacent lake area, six open space lots totaling 0.28 acres for other internal pedestrian connections, one lot for entry monumentation, nine lots for expanded landscaped parkways/slopes outside of the dedicated right of way totaling 3.04 acres, and one 146.71 acre remainder lot for future development.

Departmental Concurrence

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on October 18, 2006.

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

Robert C. Johnson
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/13/06 mcy

Policy

Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1 . 3

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 34180
November 2, 2006
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TENTATIVE CERTIFICATION of an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 423**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE TRACT MAP NO. 34180, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.