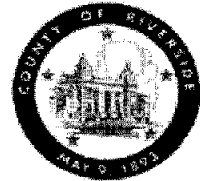


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

402B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 7, 2008

**SUBJECT:** SPECIFIC PLAN NO. 301 SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 34406 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: MDS Consulting – Engineer / Representative: T&B Planning Consultants - Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), Community Development: Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre), Open Space: Conservation (OS-C), and Open Space: Recreation (OS-R) – Location: Northerly of Grand Avenue, southerly of Matthews Road, easterly of Menifee Road and westerly of Briggs Road – 231.89 Gross Acres - Zoning: Specific Plan (SP No. 301 - Planning Area Nos. 14, 18, 19, 20, 22C, 24, 25, 27C, 39B, 41 and 42A) - **REQUEST:** The Specific Plan proposes to transfer units between Planning Areas 14, 18, 19, 20, 24, 25, and 32 as well as modify Planning Area boundaries and acreage in accordance with the proposed Tentative Tract Map. The Tentative Tract Map is a Schedule A subdivision of 231.89 gross acres into 817 residential lots (69 lots with a minimum lot size of 7200 square feet in Planning Area 14, 113 lots with a minimum lot size of 6000 square feet in Planning Area 18, 117 lots with a minimum lot size of 6000 square feet in Planning Area 19, 187 lots with a minimum lot size of 5000 square feet in Planning Area 20, 116 lots with a minimum lot size of 7200 square feet in Planning Area 24, 215 lots with a minimum lot size of 5000 square feet in Planning Area 25), 19.71 acres of open space and 15.00 acres for future commercial development.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on April 30, 2008.

  
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Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 5/15/08  
Tina Grande  
Departmental Conference

Policy  
 Policy

Consent  
 Consent

Dept'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: SPECIFIC PLAN NO. 301 SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT  
MAP NO. 34406

May 7, 2008

Page 2 of 2

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

**APPROVED SPECIFIC PLAN NO. 301 SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVED TENTATIVE TRACT MAP NO. 34406**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.