

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

114 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

July 2, 2008

SUBJECT: NOTICE OF DECISION OF THE PLANNING COMMISSION REGARDING  
REQUEST FOR EXTENSION OF TIME TO RECORD FINAL MAP FOR TENTATIVE TRACT  
MAP NO. 31582.

ORIGINAL DATE OF APPROVAL: December 14, 2004

RECOMMENDED MOTION:

**RECEIVE AND FILE** the Notice of Decision by the Planning Commission on June 25, 2008,  
regarding the request for an Extension of Time to record a final map for the following:

**TENTATIVE TRACT MAP NO. 31582** - Applicant: Shea Homes LP / Jourdanne Cadavona -  
Third Supervisorial District - Winchester Zoning Area - Sun City/Menifee Valley Area Plan:  
Community Development: Business Park (CD-BP) (0.20-0.60 Floor Area Ratio) - Location:  
Southerly of Simpson Road, northerly of Olive Avenue and easterly of Menifee Road. - 89.96  
Acres - Zoning: Specific Plan (S-P 158) and One Family Dwelling (R-1)) (7,200 Square Feet  
Minimum) - The tentative tract map proposes a Schedule A subdivision of 89.96 acres into  
271 single family residential lots, 21 open space lots and two (2) park lots for Planning Areas 3 -  
7 and Specific Plan (S-P) 158. The lots will conform to the development standards of Planning  
Areas 3 - 7 and Planning Areas 3 - 10 and will have a minimum lot size of 7,200 square feet, an  
average lot size of 8,985 and an overall density of 3.1 dwelling units per acre. This Tentative  
Tract Map was originally processed with Specific Plan (S-P 158 Amendment No. 5) which  
changed the Land Use designation for the subject property. The original Land Use designation  
was Business Park (BP). The current Land Use designation is Medium Density Residential  
(MDR). However, the Land Use designation in the County's Geographical Information  
System (GIS) still incorrectly reflects the property as Business Park (BP). The Planning  
Department is currently trying to resolve this issue. - **REQUEST: EXTENSION OF TIME TO  
DECEMBER 14, 2008 - FIRST EXTENSION.**

  
Ron Goldman  
Planning Director

RG:nt

REVIEWED BY EXECUTIVE OFFICER -

DATE

  
Tina Grande

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

1.3

The Honorable Board of Supervisors  
RE: TENTATIVE TRACT MAP NO. 31582  
July 2, 2008  
Page 2 of 2

The Planning Commission Approved the requested Extension of Time.

The decision of the Planning Commission considered final and no action by the Board of Supervisors is required unless, within 10 days after the Notice of Decision appears on the Boards agenda, the applicant or an interested person files an appeal with the Clerk of the Board accompanied by the fee set forth in Ordinance No. 671.