

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



FROM: TLMA - Planning Department

SUBMITTAL DATE: 8/14/03

101 B

SUBJECT: GENERAL PLAN AMENDMENT NO. 581 / SPECIFIC PLAN NO. 209, AMENDMENT NO. 4 / SPECIFIC PLAN NO. 282, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6616 - ENVIRONMENTAL IMPACT REPORT NO. 436 - Brookfield Land Company Inc. - Third Supervisorial District - Sedco/Wildomar District - SP Zoning - 1,113.4 Acres - 705.4 acres of residential, 22.9 acres of schools, 2.8 acres of community center, 268 acres of open space, 39 acres of parks and 75 acres of roadways - Located west of Murrieta Road, north of Holland Road and east of Goetz Road - REQUEST: GPA581, proposes to amend the Riverside County General Plan's Open Space and Conservation designation on approximately 116.3 acres from "Areas not designated as open space" to Adopted Specific Plan No. 209"; amend the Sun City/Menifee Valley Community Plan from "Areas requiring Specific Plan-SPA-4 to Adopted Specific Plan No. 209; amend the Perris Valley Land Use Planning Area profile by adding a descriptive summary of Specific Plan No. 209, Amendment No. 4; and amend the Riverside County Circulation Plan to reflect the circulation changes of the Specific Plan amendment. / SP209A4, proposes to amend the existing Audie Murphy Ranch Specific Plan to develop a variety of residential and non-residential components on units that range from 5,000-7,200 square foot lot sizes. / SP282A1, proposes 8.4 acres of land to transfer into Specific Plan No. 209, Amendment No. 4. The 8.4 acres would be used to develop a portion of the residential component of Specific Plan No. 209, Amendment No. 4 / CZ6616, proposes to change the existing zoning classification within the Specific Planning Area from Residential Rural and Single Family Residential to Specific Plan. / EIR436 fulfills the environmental review requirements of the California Environmental Quality Act of 1970 for the proposed Specific Plan Amendments, General Plan Amendment, Change of Zone.

REVIEWED BY EXECUTIVE OFFICE

[Signature]
DATE 8/14/03

[Signature]

Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Pages)

Policy

Policy

Consent

Consent

Department Recommendation:

Per Executive Office:

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.5

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 581 / SPECIFIC PLAN NO.

209, AMENDMENT NO. 4 / SPECIFIC PLAN NO. 282, AMENDMENT NO. 1 /

CHANGE OF ZONE NO. 6616 -

8/14/03

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BACKGROUND: The proposed project seeks to amend adopted Specific Plan No. 209 by adding 116.4 acres of property east of the previously approved 991.1 acre Specific Plan boundary. In addition, 8.9 acres will be transferred from adjacent Specific Plan 282 to AUDIE MURPHY RANCH for total project acreage of 1,113.4 acres.

CONTROVERSIAL ISSUES: Hydrology and potential flooding.

RECOMMENDED MOTION:

The Planning Department Recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-1 (Commissioner Roth opposed)
RECOMMENDS:

CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 436, which has been completed and in compliance with the Environmental Impact Report Guidelines and the Riverside County Rules to Implement CEQA; and,

TENTATIVE APPROVAL of COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 581, as shown on Exhibit 6A; and,

TENTATIVE APPROVAL of SPECIFIC PLAN 209, AMENDMENT NO. 4, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of SPECIFIC PLAN NO. 282, AMENDMENT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6616, that proposes to change the existing zoning classification within the Specific Planning Area from Rural Residential and Single Family Residential to Specific Plan.