

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

302B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 17, 2005

SUBJECT: CHANGE OF ZONE NO. 7187 - CEQA Exempt - Applicant: Menifee Development Inc. - Engineer / Representative: T & B Planning Consultants - Third Supervisorial District - Winchester Zoning Area - Menifee Valley Area Plan: Community Residential: Medium Density Residential (CR-MDR) (2-5 Dwelling Units Per Acre), Community Residential: Medium High Density Residential (CR-MHDR) (5-8 Dwelling Units Per Acre), Open Space: Recreation (OS-R), and Open Space: Conservation (OS-C) - Location: Southerly of Matthews Road, easterly of Menifee Road, northerly of Chambers Ave, westerly of Malaga Road - 147.7 Gross Acres - REQUEST: The Change of Zone proposes to define planning areas 15, 16, 17, 21, 23, and 39a in Specific Plan No. 301 (Menifee Valley Ranch).

RECOMMENDED MOTION:

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

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7187**, based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/24/05

[Signature]

Robert C. Johnson
Planning Director

RCJ:sn

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

Prev. Agn. Ref. | District: Third | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

16.6

Agenda Item No.: 4.1
Area Map: Sun City / Menifee
Supervisorial District: Third
Project Planner: Russell Brady
Planning Commission: October 12, 2005

CHANGE OF ZONE No. 7187
Applicant: Menifee Development Inc.
Eng. / Rep. : T&B Planning Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7187 proposes to define planning areas 15, 16, 17, 21, 23, and 39a in Specific Plan No. 301 (Menifee Valley Ranch).

The project is located south of Matthews Road, east of Menifee Road, north of Chambers Ave, west of Malaga Road.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Vacant, Scattered Single-Family Residential |
| 3. Existing Zoning (Ex. #3): | Specific Plan No. 301. |
| 4. Surrounding Zoning (Ex. #3): | Specific Plan (SP 301), Rural Residential (R-R),
One-Family Dwellings (R-1), Industrial Park (I-P) |
| 5. General Plan: | Land Use: Medium Density Residential (MDR),
Medium High Density Residential (MHDR) Open
Space – Recreation (OS-R), Open Space
Conservation (OS-C) |
| 6. Project Data: | Total Acreage: 147.7 |
| 7. Environmental Concerns: | N/A |

RECOMMENDATIONS:

TENTATIVE APPROVAL of **CHANGE OF ZONE No. 7187**, based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the Menifee Valley Ranch Specific Plan No. 301 zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. This project is exempt from the requirements of CEQA because the project site was covered under the Certification of Environmental Impact Report No. 423 previously prepared for Specific

Plan No. 301 (Menifee Valley Ranch). This determination is adequate under Public Resources Code Section 15183.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated as Medium Density Residential (MDR), Medium High Density Residential (MHDR) Open Space – Recreation (OS-R), and Open Space Conservation (OS-C).
2. The proposed planning area definitions are consistent with the land use designations.
3. The project site is surrounded by properties that are designated Medium Density Residential (MDR), Medium High Density Residential (MHDR), Light Industrial (LI), High Density Residential (HDR), Commercial Retail (CR), Open Space – Conservation (OS-C), and Open Space – Recreation (OS-R).
4. The zoning for the subject site is Specific Plan No. 301.
5. Menifee Valley Ranch Specific Plan No. 301 was originally adopted on April 29, 1997. The change of zone pertains specifically to Planning Areas 15, 16, 17, 21, 23, and 39a within Specific Plan No. 301. The project area for this change of zone proposal is located within Tentative Tract Map No. 31795, which was approved on November 16, 2004 by the Board of Supervisors.
6. The project site is surrounded by properties that are zoned Specific Plan (SP 301), Rural Residential (R-R), One-Family Dwellings (R-1), and Industrial Park (I-P).
7. This project is not within an MSHCP cell criteria area
8. The project is implementing the previously adopted Menifee Valley Ranch Specific Plan (Specific Plan No. 301). EIR No. 423 was certified on December 23, 2002 for Specific Plan No. 301. No further documentation (EIR or negative declaration) is needed. (Sec. 15183 of the CEQA Guidelines)

INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A dam inundation area;
 - b. A hazardous fire area;
 - c. An Alquist-Priolo earthquake fault zone; or
 - d. A city sphere of influence.
3. The project site is locate within:
 - a. The boundaries of the Romoland / Perris Union School District;
 - b. Menifee Valley Ranch Specific Plan No. 301; and
 - c. Highway 79 Policy Area.

The subject site is currently designated as Assessor's Parcel Numbers 333-170-007, 333-170-014, 333-170-019, 333-170-021, 333-170-022, 333-170-024, 333-170-026, 333-170-030, 331-290-003, 331-280-003, 331-280-004, 333-170-020, 333-170-023, 333-170-025, 333-170-029, 333-170-031.

Date Prepared: 9/28/05

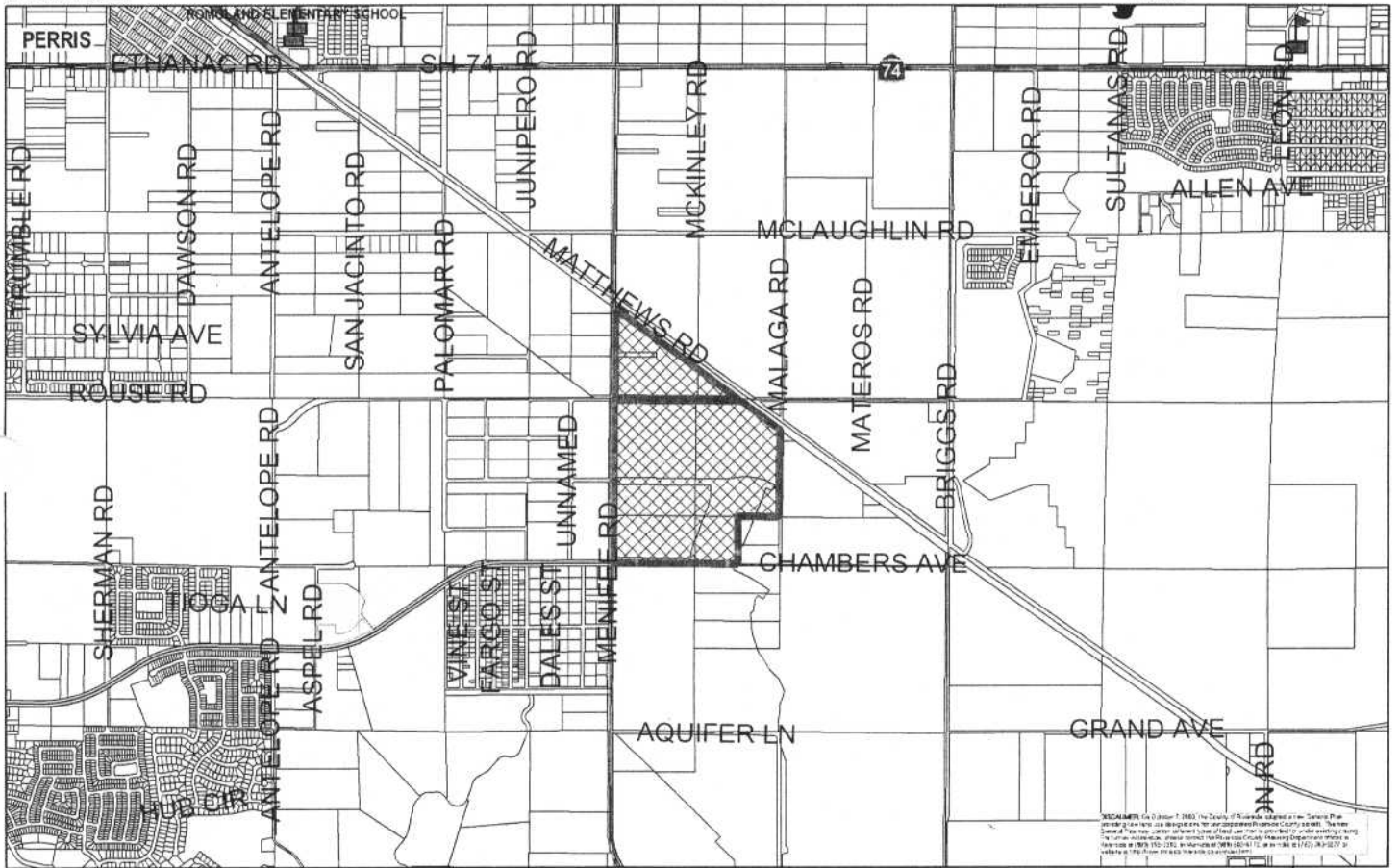
Date Modified: 9/28/05

Y:\Planning Case Files-Riverside office\CZ07187\CZ07187sr.doc

Supervisor Stone
 District 3
 DATE DRAWN: 6/29/05

CZ07187
 VICINITY MAP

Planner: Russell Brady
 Date: 10/12/05
 Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Homeland/Winchester**
 Township/Range: T5SR3W
 Section: 13&24



ASSESSORS **333-17**
 BK. PG.
 THOMAS **838 J4**
 BROS.PG

Supervisor Stone
District 3

DATE DRAWN 9/28/05

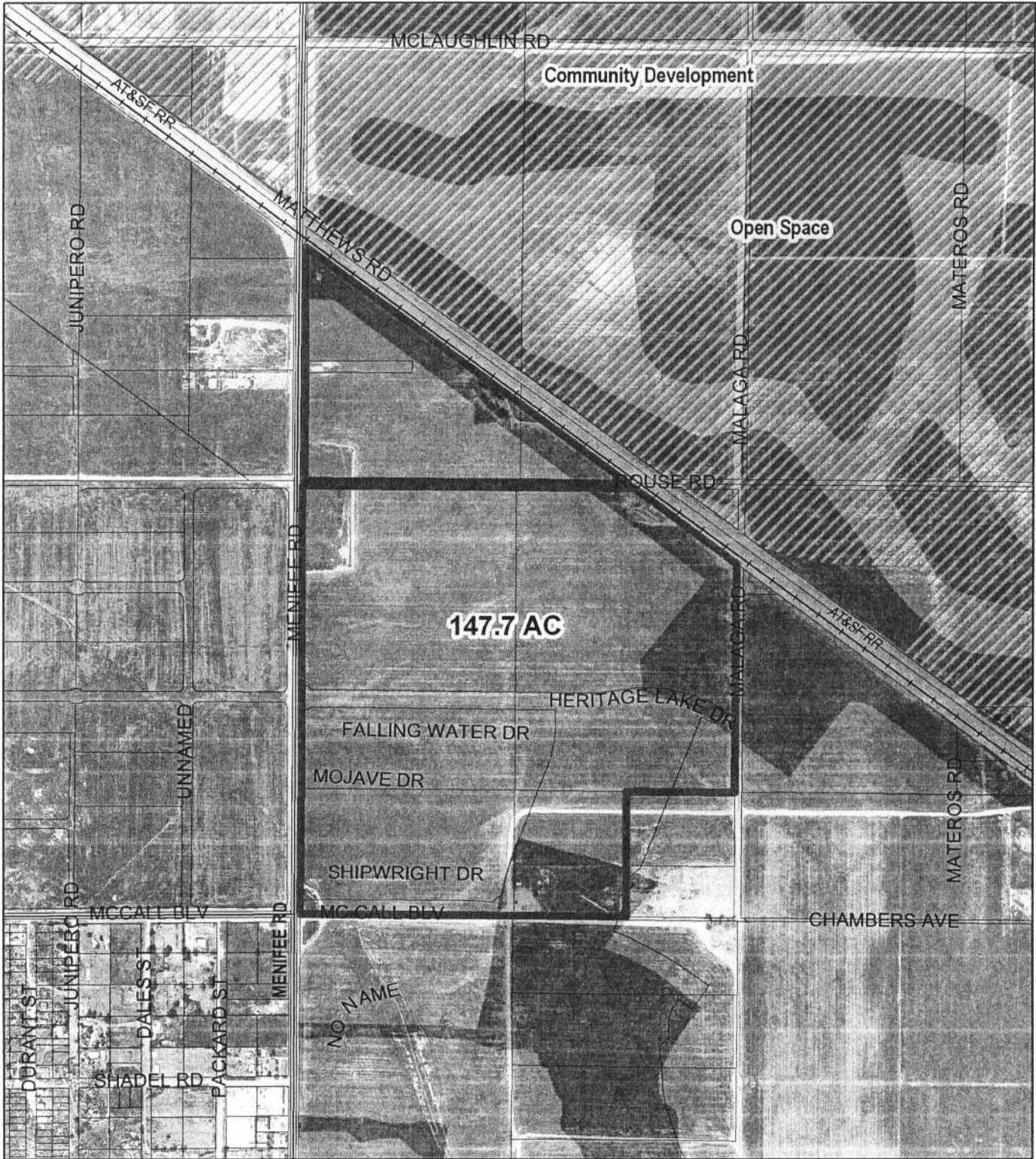
CZ07187

DEVELOPMENT OPPORTUNITY

Planner: Russell Brady

Date: 10/12/05

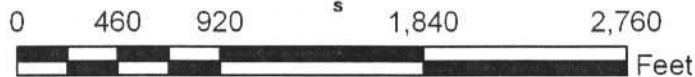
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

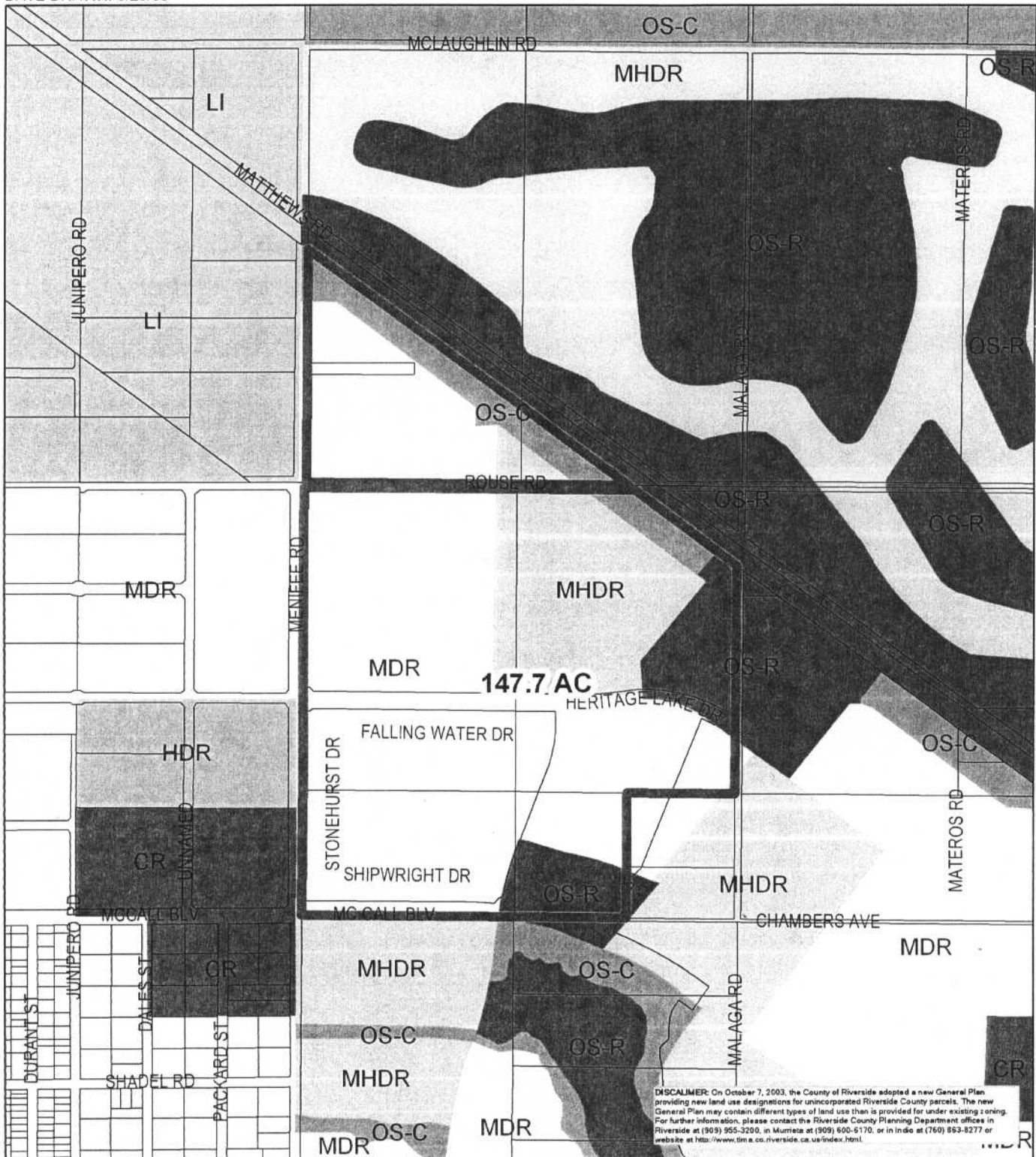
Area Plan: **Homeland/Winchester**

Township/Range: T5SR3W
SECTION: 13&24



ASSESSORS
BK. PG. 333-17
THOMAS BROS.PG 838 J4

DATE DRAWN: 9/29/05



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 853-8277 or website at <http://www.time.co.riverside.ca.us/index.html>.

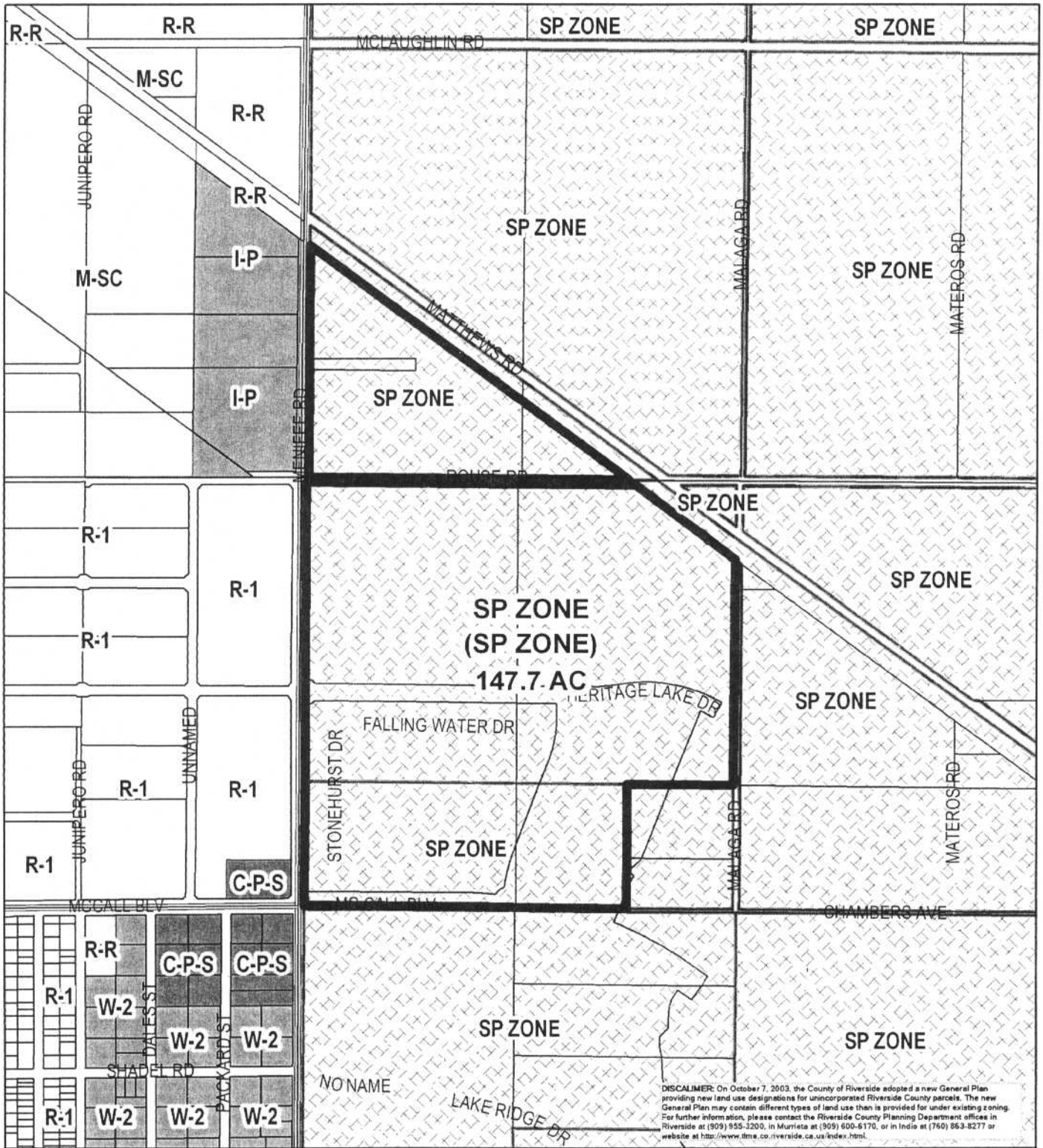
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland/Winchester**
Township/Range: **T5SR3W**
Section : **13&24**



ASSESSORS
BK. PG. **333-17**
THOMAS
BROS.PG **838 J4**

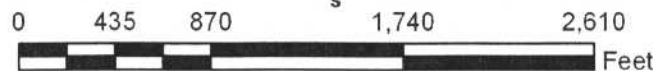
CZ07187
PROPOSED ZONING



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ftms.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Homeland/Winchester**
 Township/Range: T5SR3W
 Section : 13&24



ASSESSORS
 BK. PG. 333-17
 THOMAS
 BROS.PG 838 J4

Supervisor Stone
District 3

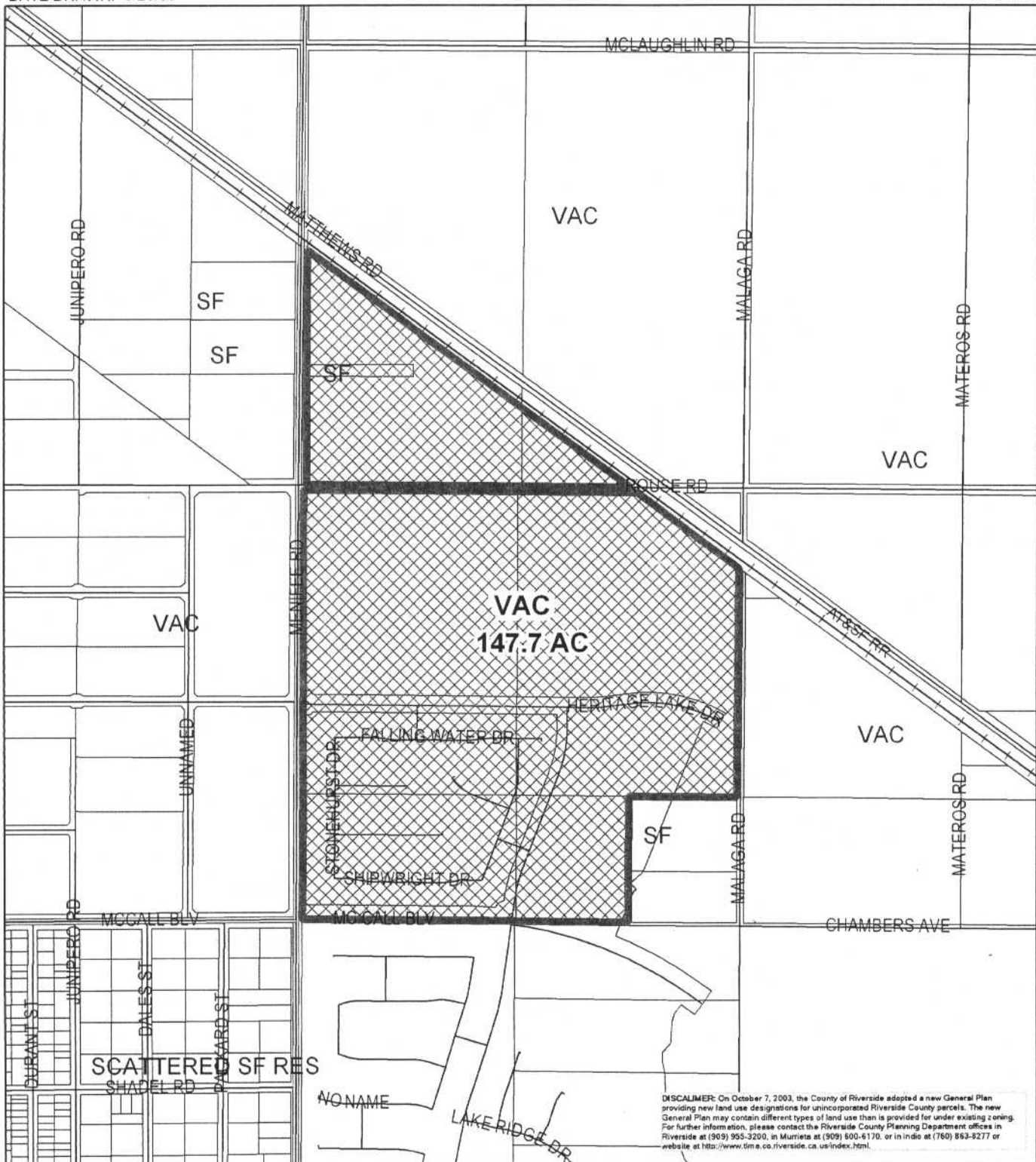
DATE DRAWN: 9/28/05

CZ07187 Land Use

Planner: Russell Brady

Date: 10/12/05

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland/Winchester**

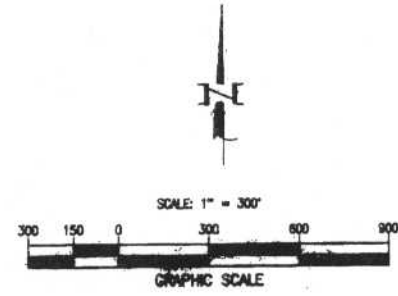
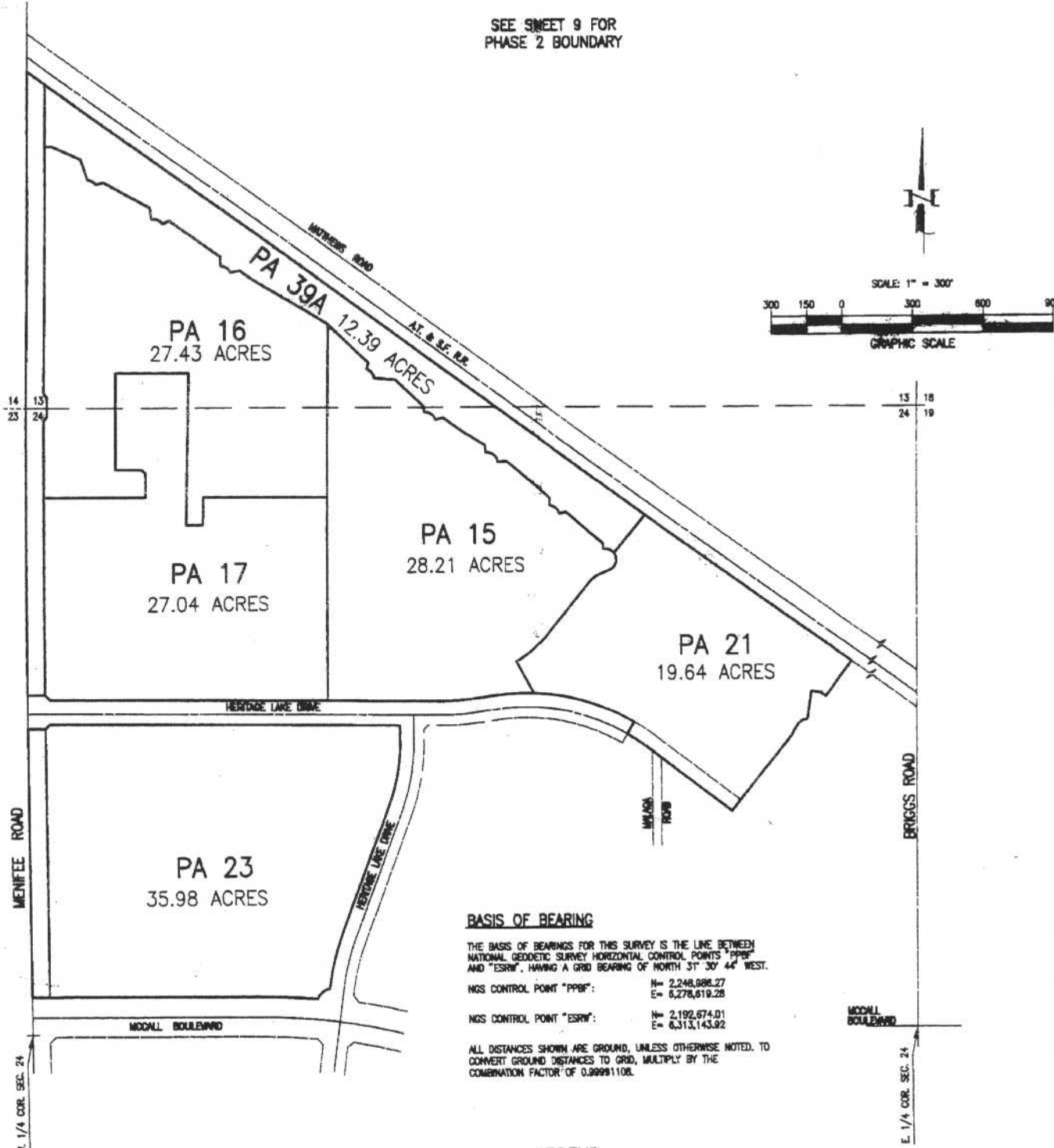
Township/Range: T5SR3W
Section : 13&24



ASSESSORS 333-17
BK. PG.
THOMAS 838 J4
BROS.PG

SP ZONE
 PHASE 2
 PLANNING AREA
 EXHIBIT

SEE SHEET 9 FOR
 PHASE 2 BOUNDARY



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL POINTS "PPBF" AND "ESRF", HAVING A GRID BEARING OF NORTH 31° 30' 44" WEST.

NGS CONTROL POINT "PPBF": N= 2,248,098.27
 E= 6,278,619.28

NGS CONTROL POINT "ESRF": N= 2,192,674.01
 E= 6,313,143.92

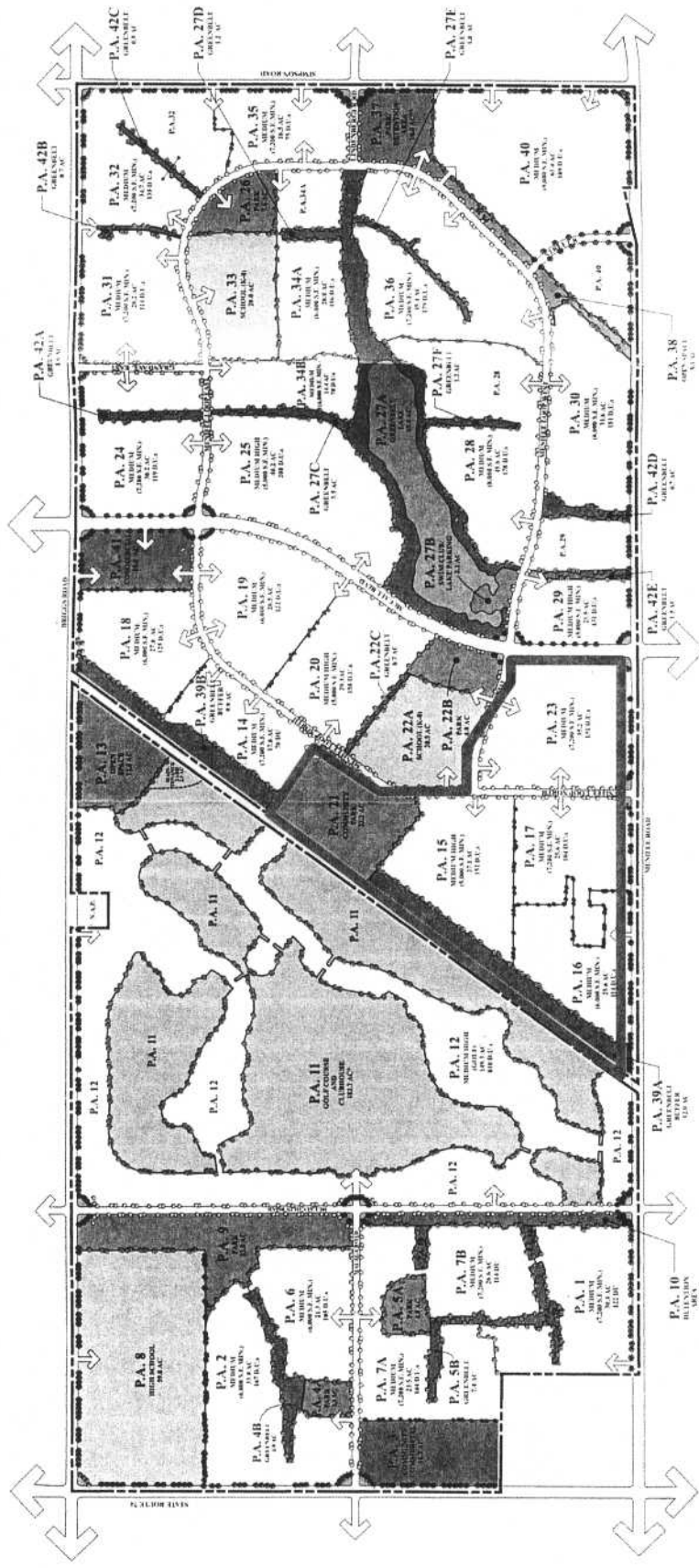
ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO CONVERT GROUND DISTANCES TO GRID, MULTIPLY BY THE CORRECTION FACTOR OF 0.99991108.

LEGEND

SP ZONE - SPECIFIC PLAN (SP 301-A1)

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348



* 182.7 ACRE GOLF COURSE & CLUBHOUSE
 INCLUDES 2.5 ACRE MAINTENANCE YARD
 ** THE PARK IN PLANNING AREA 17 CONSISTS
 OF APPROXIMATELY 6.0 ACRES, WITH A
 DETENTION BASIN AREA OF UP TO 3.4 ACRES



Figure No. III-A-1A

LAND USE PLAN

SP301

Planning Area	Designation	# of Acres in PA	Density per SP (du/ac)	Max d.u.'s in PA per SP	Density per RCIP	Max density per RCIP	Max d.u.'s in PA per RCIP	Difference between SP and RCIP max units	Mapped DU's in PA	Projects	Lot #'s in project in PA	Built DU's in project in PA
	1 Medium	27.1	2-5	106	2-5	3.185	86	-20				
	2 Medium	41.9	2-5	189	2-5	3.185	133	-56				
	3 Commercial			0			0	0				
4A	Greenbelt			0			0	0				
4B	Greenbelt			0			0	0				
4C	Greenbelt			0			0	0				
4D	Greenbelt			0			0	0				
4E	Greenbelt			0			0	0				
	5 Park			0			0	0				
	6 Medium	32.3	2-5	145	2-5	3.185	103	-42				
	7 Medium	43.6	2-5	172	2-5	3.185	139	-33				
	8 High School			0			0	0				
	9 Greenbelt			0			0	0				
	10 Greenbelt			0			0	0				
	11 Golf Course			0			0	0				
	12 Medium-High	153.9	5-8	810	5-8	5.915	910	100				
	13 Open Space			0			0	0				
	14 Medium	17.6	2-5	70	2-5	3.185	56	-14				
	15 Medium-High	27.4	5-8	152	5-8	5.915	162	10				
	16 Medium	21.7	2-5	99	2-5	3.185	69	-30				
	17 Medium	29.2	2-5	114	2-5	3.185	93	-21				
	18 Medium	27.6	2-5	125	2-5	3.185	88	-37				
	19 Medium	28.5	2-5	122	2-5	3.185	91	-31				
	20 Medium-High	29.3	5-8	158			0	-158				
	21 Park			0			0	0				
22A	K-8 School			0			0	0				
22B	Park			0			0	0				
	23 Medium	35.2	2-5	136	2-5	3.185	112	-24				
	24 Medium	30.2	2-5	119	2-5	3.185	96	-23				
	25 Medium-High	40.2	5-8	208	5-8	5.915	238	30				
	26 Park			0			0	0				
27A	Lake			0			0	0				
27B	Swim Club			0			0	0				
	28 Medium	45.6	2-5	178	2-5	3.185	145	-33	173 TR30705		277-449	
	29 Medium-High	23.5	5-8	135	5-8	5.915	139	4	135 TR30705		1-135	17
	30 Medium	31.6	2-5	151	2-5	3.185	101	-50	145 TR30705		136-276	
	31 Medium	28.2	2-5	114	2-5	3.185	90	-24				
	32 Medium	34.7	2-5	135	2-5	3.185	111	-24				
	33 K-8 School			0			0	0				
34A	Medium	28.0	2-5	116	2-5	3.185	89	-27				
34B	Medium	14.4	2-5	70	2-5	3.185	46	-24				
	35 Medium	18.5	2-5	75	2-5	3.185	59	-16				
	36 Medium	45.4	2-5	179	2-5	3.185	145	-34	183 TR30705		450-632	
	37 Park			0			0	0				
	38 Open Space			0			0	0				
39A	Greenbelt			0			0	0				
39B	Greenbelt			0			0	0				
	40 Medium	63.0	2-5	189	2-5	3.185	201	12				
	41 Commercial			0			0	0				
42A	Greenbelt			0			0	0				
42B	Greenbelt			0			0	0				
42C	Greenbelt			0			0	0				
42D	Greenbelt			0			0	0				
42E	Greenbelt			0			0	0				
Total				4067			3501	-566	636			17

TR31811 in process
TR31812 in process
TR31795 in process