

302B



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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 18, 2009

SUBJECT: SPECIFIC PLAN NO. 344 / GENERAL PLAN NO. 727 / CHANGE OF ZONE NO. 7076 / ENVIRONMENTAL IMPACT REPORT NO. 482 – Intent to Certify an Environmental Impact Report – Applicant: Benchmark Pacific – Representative: T&B Planning Consultants - Fifth Supervisorial District – Homeland Zoning District – Harvest Valley/Winchester Area Plan: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Mapes Road, easterly of Briggs Road, southerly of Mountain Avenue and westerly of Menifee Road – 318.4 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Specific Plan No. 344 is a proposal consisting of a land use plan, design guidelines and designation of planning areas associated with the development of "Trailmark" Specific Plan, which includes 318.4 acres for residential, open space, and public facility land uses. 714 residential units are planned on 170.4 acres of the project site ranging between 1.5 dwelling units per acre to 5.3 dwelling units per acre for a residential area density of 4.2 dwelling units per acre and an overall project density of 2.25 dwelling units per acre. A total of 106.6 acres of open space is planned for the project divided into 27.8 acres for active recreation uses, 41 acres for water detention facilities, and 37.8 acres as natural open space. The Specific Plan also proposes a 16.3 acre school site for the Romoland School District and a 0.7 acre day care center site as public facility land uses. General Plan Amendment No. 727 proposes to amend the Riverside County General Plan Land Use Element to eliminate the land use designation of Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) on the project site to establish the boundaries for a Community Development Specific Plan. Change of Zone No. 7076 proposes to change the zoning from Rural Residential (R-R) to Specific Plan (SP zone) and develop the SP zoning ordinance text, establish Specific Planning Areas, and development Design Standards and Guidelines for implementing development projects. Environmental Impact Report No. 482 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development - APN(s): 327-150-004, 327-150-

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db
PM

REVIEWED BY EXECUTIVE OFFICE

DATE 12/21/09
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: Specific Plan No. 344, General Plan Amendment No. 727, Change of Zone 7076,
Tentative Tract Map No. 35045, & Environmental Impact Report No. 482

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005, 327-150-006. (Legislative)

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 482**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA procedures; and, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 727** amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to a Community Development level Specific Plan (SP); based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors;

APPROVAL of **SPECIFIC PLAN NO. 344**, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors;

APPROVAL of **CHANGE OF ZONE NO. 7076**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP Zone), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.