

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

RECEIVED
AUG 07 2015

DATE: July 30, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
1st District Supervisor
1st District Planning Commissioner

GENERAL PLAN AMENDMENT NO. 1030, SPECIFIC PLAN NO. 387, CHANGE OF ZONE NO. 7851, AND ENVIRONMENTAL IMPACT REPORT NO. 500- EA 42728 - Applicant: Summit Land Parnert LLC- First Supervisor District- (ZONING AREA/DISTRICT) Temescal Canyon Area Plan- Open Space:Water (OS-W), Open Space: Rural (OS-R), Rural:Rural Residential (R-RR), and Community Development: Manufacturing Service Commercial (M:SC)- Location: East of Interstate 15 (I-15), south of the City of Corona and north of the City of Lake Elsinore; directly adjacent to Temescal Canyon Road between Indian Truck Trail and Horsethief Canyon Road- 536.7 acres- Zoning: Manufacturing- Service Commercial (M-SC), Natural Assets (N-A), Rural Residential (R-R), and Watercourse, Watershed & Conservation Areas)- **REQUEST:** The **General Plan Amendment** proposes to change the Land Use Designation from Rural: Rural Residential (R:RR)(5 acre min.), Open Space: Rural (OS:RUR)(20 Ac. Min), Open Space: Water (OS:W) to Open Space: Conservation Habitat (OS:CH), Community Development: Very High Density Residential (CD: VHDR) (14-20 du/ac), Community Development: Commercial Retail (CD:CR)(020-0.35 FAR). The **Specific Plan** proposes a split foundation master plan of 536.7 acre master planned community featuring residential, conservation, and open space with a maximum dwelling unit county of 410 dwelling units. The **Change of Zone proposes** to change the zoning on the site from Manufacturing- Service Commercial (M-SC), Natural Assets (N-A), Rural Residential (R-R), and Watercourse, Watershed & Conservation Areas (W-2) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the Project. The **Environmental Impact Report** proposes to study the possible impacts resulting from this project. APN's: 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, and 391-070-008.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 13, 2015.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.