

SUPPLEMENTAL INFORMATION FOR NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Emerald Acres Specific Plan Project

Assessor's Parcel Numbers: 465-040-005, 465-040-014, 465-040-016, 465-050-005, and 465-050-006

Present Land Use/Zoning/General Plan Designation:

- Present Land Use: Undeveloped
- Zoning: Controlled Development Areas (W-2) and Heavy Agriculture, 10-acre minimum (A-2-10)
- General Plan Designations: Low Density Residential (LDR), Rural Mountainous (RM), Medium High Density Residential (MHDR), and Commercial Retail (CR)

Project Description:

The proposed Project consists of applications for General Plan Amendment 1111, Specific Plan 381, Change of Zone 7774 and Tentative Tract Map 36452. Approval of these applications would allow for development of the 335-acre subject property with four residential villages and one commercial planning area, as well as a series of planning areas that provide for open space, recreation, and public facility uses. The Residential Villages would account for approximately 75.2 acres of the Specific Plan area and would be developed with up to 391 dwelling units:

- 268 Medium Density Residential homes
 - 144 single-family detached homes on minimum 6,000-square foot (sf) lots
 - 105 single-family detached homes on minimum 5,000-sf lots, and
 - 19 single-family detached homes on minimum 5,000-sf lots
- 123 High Density Residential homes (attached or detached motorcourt residences)

The Project proposes one commercial village on approximately 5 acres in the northwestern portion of the Specific Plan area. The total commercial retail building area would be approximately 199,874 sf. The Project proposes a 6.6-acre neighborhood park, 39 acres of Open Space – Conservation, 191.3 acres of open space for local landscape and habitat conservation, 3.2 acres of village recreation areas, and 2.2 acres of multi-use trail. Associated improvements to the property would include roadway improvements, utility infrastructure, landscaping, exterior lighting, and water quality detention basins. The Project also includes public street dedications and would require connections to off-site utility lines.

The Project applicant is seeking a General Plan Amendment (GPA) to change the Riverside County General Plan and HVWAP land use designations for the 335-acre project site from Low Density Residential (LDR), Rural Mountainous (RM), Medium High Density Residential (MHDR), and Commercial Retail (CR) to the land uses as reflected in the Specific Plan including Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Open Space – Recreation (OS-R), Open Space – Conservation Habitat (OS-CH), Open Space – Conservation (OS-C), and Public Facilities (PF). The Project applicant is seeking a Change of Zone (CZ) to change the zoning classifications of the site from Controlled Development Areas (W-2) and Heavy Agriculture, 10-acre minimum (A-2-10) to Specific Plan, establish a Specific Plan zoning ordinance that will include the permitted uses and development standards for each Planning Area of the Specific Plan, and establish the Planning Area boundaries of the Specific Plan.