

## SECTION I – EXECUTIVE SUMMARY

### A. DOCUMENT PURPOSE

This Specific Plan has been prepared as an implementation document for the County of Riverside to facilitate processing of the TRAILMARK master planned community and its discretionary approvals. The TRAILMARK Specific Plan provides detailed text and exhibits which describe the residential, public, recreational, and open space land uses; infrastructure improvements; landscaping amenities; and architectural themes that are envisioned to occur within the community. Infrastructure and public services are planned to accommodate the build-out requirements of TRAILMARK, ensuring that the County's standards for orderly growth are implemented. The design guidelines and development standards contained within this Specific Plan have been drafted to guide architecture and landscape design in an effort to create a cohesive project identity. In-depth planning and detailed analyses, including site design, architecture, and landscape architecture, have been undertaken to ensure that the project's design standards are maintained throughout the development.

### B. SPECIFIC PLAN FORMAT

The TRAILMARK Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code Sections 65450 through 65457 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to Section 65450, a Specific Plan shall include a text and a diagram or diagrams which specify all of the following details:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items (1), (2), and (3) above.

In response to government requirements, this Specific Plan has been prepared to provide the essential link between the policies of the Riverside County General Plan and individual development proposals in a defined area. By functioning as a regulatory document, the TRAILMARK Specific Plan

provides a means of implementing and detailing the County of Riverside’s General Plan. In this regard, all future development plans or other similar entitlements shall be consistent with regulations set forth in this document and applicable County regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as project-wide concerns such as circulation and provisions for utilities. The TRAILMARK Specific Plan also ensures that new development meet basic standards for environmental safety, infrastructure, and site planning while providing provisions for the maintenance of aesthetic quality and cultural identity.

In addition to the TRAILMARK Specific Plan, an Environmental Impact Report (EIR) will be prepared and certified under the authority of the County of Riverside and in compliance with California Environmental Quality Act (CEQA) guidelines. The EIR is intended to serve as the project-wide Master Environmental Document for the TRAILMARK Specific Plan and all subsequent development projects. Furthermore, the EIR is an informational document designed to provide decision-makers and members of the general public with a full understanding of the potential environmental effects of the development proposal. Together, the Specific Plan and EIR provide a path to properly develop TRAILMARK, taking into account local goals, objectives and environmental considerations.

### **C. DISCRETIONARY ACTIONS AND APPROVALS**

Concurrent with the filing of this Specific Plan and companion Environmental Impact Report, the project applicant also is applying for a General Plan Amendment, Change of Zone, and Tentative Map (Parcel and Tract). The project applicant seeks to amend the County of Riverside’s General Plan to allow for the proposed residential, public facilities, open space, and recreation within the TRAILMARK development. Approval of the Change of Zone would allow for the development of uses consistent with this Specific Plan. The companion Environmental Impact Report (EIR) discusses the impact of the development of the proposed Specific Plan area. Subsequent discretionary actions may include approvals of individual tentative maps, design review, site plan review, and Conditional Use Permits.

The County of Riverside is the Lead Agency for the TRAILMARK Specific Plan, under whose authority this Specific Plan and accompanying EIR have been prepared. These two documents will be used in connection with the following decisions:

1. County of Riverside Planning Commission

- Recommendation to the Board of Supervisors as to certification of the TRAILMARK EIR.
- Recommendation to the Board of Supervisors regarding the adoption of the General Plan Amendment (GPA) by a resolution to change the land use designations of the TRAILMARK property from *Very Low Density Residential (VLDR, 1.0 acre minimum)* to *Specific Plan*, including the following: *Low Density Residential (LDR, 1.0-2.0 du/ac)*, *Medium Density Residential (MDR, 2.0-5.0 du/ac)*, *Medium High Density Residential (MHDR, 5.0-8.0 du/ac)*, *Open Space-Recreation (OS-R)*, *Open Space – Water (OS-W)*, *Open Space – Conservation (OS-C)*, and *Public Facilities (PF)*.

- Recommendation to the Board of Supervisors regarding the approval of the Change of Zone by Ordinance to change the zoning designation of the TRAILMARK property from *Rural Residential (RR)* to *Specific Plan (SP)*.
- Recommendation to the Board of Supervisors regarding the adoption of the TRAILMARK Specific Plan by resolution.
- Recommendation to the Board of Supervisors as to approval of Tentative Maps (Parcel and Tract) implementing the TRAILMARK Specific Plan.

2. Riverside County Board of Supervisors

- Certification of the TRAILMARK EIR.
- Adoption by Resolution of the General Plan Amendment to change the land use designation for uses consistent with the TRAILMARK Specific Plan.
- Approval by Ordinance of the Change of Zone for uses consistent with this Specific Plan.
- Adoption by Resolution of the TRAILMARK Specific Plan.
- Adoption by Resolution of Tentative Maps (Parcel and Tract) implementing the TRAILMARK Specific Plan.

**D. PROJECT SUMMARY**

The TRAILMARK project site is located on vacant land, north of Mapes Road between Briggs Road and Menifee Road in the Harvest Valley/Winchester Area Plan of Riverside County. The 318.0-acre TRAILMARK development is envisioned as a master planned community, integrating residential, open space/recreation, and public facility land uses within the County of Riverside. TRAILMARK is anticipated to be developed with up to 702 residential units on 168.9 acres, in conjunction with 17.0 acres of public facilities, and 108.1 acres of open space/recreation (see Figure 1-1, *Illustrated Land Use Plan*). The proposed land uses for TRAILMARK are envisioned to enhance the County of Riverside through a strong design theme that creates a unique project identity and builds community character. Table 1-1, *General Land Use Summary*, sets forth the land uses for the TRAILMARK Specific Plan.

**TABLE 1-1  
GENERAL LAND USE SUMMARY**

<b>LAND USE</b>	<b>ACRES</b>	<b>DENSITY</b>	<b>DWELLING UNITS</b>
<b>RESIDENTIAL</b>			
Low Density Residential (1.0-2.0 du/ac)	25.2	1.5	39
Medium Density Residential (2.1-5.0 du/ac)	64.4	3.7	241
Medium High Density Residential (5.1-8.0 du/ac)	79.3	5.3	422
<b>- Residential Subtotals</b>	<b>168.9</b>	<b>4.2</b>	<b>702</b>
<b>OPEN SPACE – RECREATION AND CONSERVATION</b>			
Open Space – Recreation (Parks/Plaza)	12.2	--	--
Open Space – Recreation (Greenbelts)	7.9	--	--
Open Space – Recreation (Private Recreation Center)	6.9	--	--
Open Space – Recreation (Equestrian Staging Area)	1.1	--	--
Open Space – Recreation (Trail Easement)	1.2	--	--
Open Space – Water (Detention Basins)	41.0	--	--
Open Space – Conservation	37.8	--	--
<b>- Open Space Subtotals</b>	<b>108.1</b>	--	--
<b>PUBLIC FACILITIES</b>			
School	16.3	--	--
Day Care Center	0.7	--	--
<b>- Public Facilities Subtotals</b>	<b>17.0</b>	--	--
<b>CIRCULATION</b>			
Project Roadways	24.0	--	--
<b>- Circulation Subtotals</b>	<b>24.0</b>	--	--
<b>PROJECT TOTALS</b>	<b>318.0</b>	<b>2.2</b>	<b>702</b>

## E. PROJECT GOALS AND OBJECTIVES

The proposed land use plan delineates uses which are intended to meet the needs of the TRAILMARK community and the County of Riverside. Several important issues were thoroughly examined and considered during the preparation of the TRAILMARK master planned community, including land use compatibility, regional hydrology, engineering feasibility, market acceptance, and local community goals. Specific planning and development goals for the project were then established to ensure the functional integrity, economic viability, and environmental sensitivity of this Specific Plan. With these specific project objectives in mind, the following goals have been established for TRAILMARK:

- Create a **diverse community** with integrated land uses that will result in a balanced land use plan for a community where people can live and recreate.
- Create a well-connected **walkable and open community** with an integrated multi-purpose trail system that will allow residents and surrounding areas to access to a range of recreational uses.
- Establish an **interconnecting open space system** which provides for diverse neighborhood and regional trails, recreational opportunities, and preservation of open space.
- Foster a distinctive, attractive, and cohesive community with a **strong sense of place** by responding to community values and character of surrounding areas.
- Establish a land use plan that integrates **special design features**, including adequate buffering of surrounding areas and creation of drainage facilities to resolve regional hydrological issues.
- Create a **range of housing opportunities** and choices by diversifying the residential product mix within all neighborhoods.
- Phase development** so as to ensure concurrent public infrastructure and adequate levels of services in a manner which does not create a financial burden to the citizens of the County of Riverside.

## F. PLANNING APPROACH

The planning approach established to create TRAILMARK utilizes an integrated multi-disciplinary approach. The team assembled to undertake this project includes environmental resource specialists, land planners, landscape architects, civil engineers, hydrology specialists, economists, and real estate market analysts. The team created a comprehensive development plan for the 318.04 acres that is financially feasible, sensitive to the surrounding community, and compatible with the Riverside County General Plan and its vision for the area. These efforts will result in the creation of a master planned community which fulfills the residential, public facilities, and open space/recreational needs of Riverside County.

The project team utilized a series of opportunities and constraints analyses in an effort to determine areas most suitable for preservation and development, which included the following:

- Aerial Photography
- Adjacent and Surrounding Land Uses (existing and proposed)
- Topography (slopes, high points, and low points)
- Biology (plants and animals)
- Hydrology (surface water and floodplains)
- Geology (physiographic, surficial geology, and geomorphology)
- Soils (stability, erodibility, and suitability)
- Existing Circulation (vehicular roadways and non-vehicular opportunities)

After compiling the elements listed above, the design team then focused on the location of community amenities. Multiple park sites and linear parks were located throughout the community and designed to take advantage of TRAILMARK'S rural setting. Park sites within TRAILMARK will consist of a mix of active, passive, and linear park uses. Planning areas were then formed on the basis of logical, phased units of development. Neighborhoods will consist of a single housing type and are generally defined by open space, recreational amenities, and community roadways. The resulting TRAILMARK land use plan provides for a diverse community that enhances opportunities for recreation, scenic corridors, and housing variety – all of which make TRAILMARK a desirable master planned community.