

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE

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

902B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
 September 11, 2014

SUBJECT: Adoption of Ordinance No. 348.4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780 – Third/Third Supervisorial District.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT ORDINANCE NO. 348. 4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780, attached hereto and incorporated herein by reference.

Departmental Concurrence

Juan C Perez
 TLMA Director/ Interim Planning
 Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 9/9/14, 16-2 | District:3/3 | Agenda Number:

3-23

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: ORDINANCE NO. 348.4786**

DATE: September 11, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

Ordinance No. 348.4786 is associated with Change of Zone No. 7780 and Tentative Tract Map No. 36430 ("Project") which went before the Board of Supervisors on September 9, 2014, as Agenda Item No. 16-2. At the conclusion of public testimony on September 9, 2014, the Board closed the public hearing, considered the Project's Addendum to the previously adopted Mitigated Negative Declaration, approved Change of Zone No. 7780, adopted Ordinance No. 348.4786 and approved Tentative Tract Map No. 36430.

After the Board's action, it was discovered that Ordinance No. 348.4786 was inadvertently omitted from the Board's documents. As a result, it is necessary to conduct a new public hearing and bring Ordinance No. 348.4786 back to the Board for re-consideration and adoption. Change of Zone No. 7780 formalizes the boundaries of Planning Areas 34, 38, 39 and 40 within Specific Plan No. 260A2. The adoption of Ordinance No. 348.4786 will finalize the Board's approval of Change of Zone No. 7780 and amend the County's zoning map to reflect these boundaries.

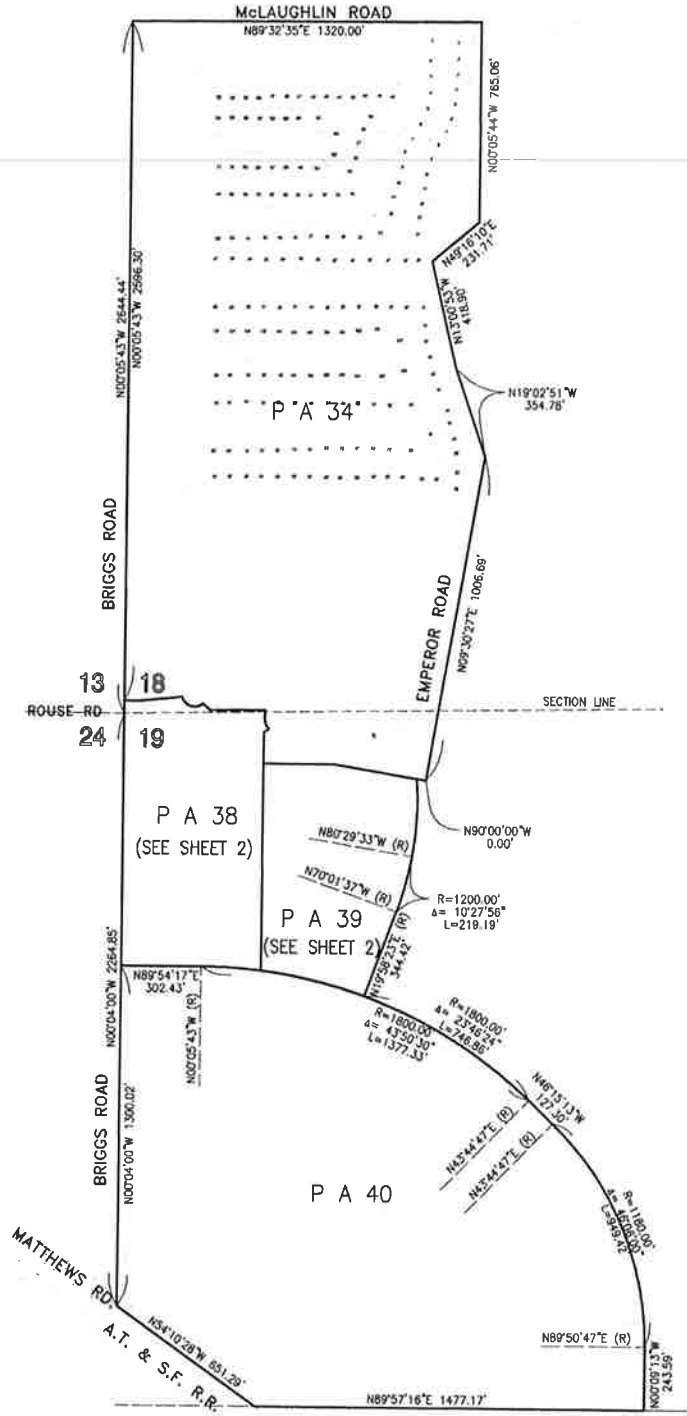
Impact on Citizens and Businesses

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4786**

HOMELAND AND WINCHESTER AREA
 SEC 18 & 19, T 5 S, R 2 W S.B.B & M.



ASSESSOR PARCEL NUMBER LIST:

459-310-001 THROUGH 053 INCLUSIVE
459-311-001 THROUGH 048 INCLUSIVE
459-320-001 THROUGH 091 INCLUSIVE

LEGEND

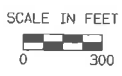
SP ZONE SPECIFIC PLAN (SP 260)

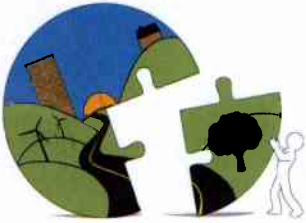
MAP NO. 2.2363

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

CHANGE OF ZONE CASE NO. 07780
 ADOPTED BY ORDINANCE NO. 348.4786
 ADOPTION DATE:
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NUMBER: 459-030-010, 461-020-004, 461-020-006, ET AL. (SEE ABOVE FOR COMPLETE LIST)





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C Perez
Interim Director

DATE: October 2, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CHANGE OF ZONE NO. 7780

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Addendum to earlier Environmental Document |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG05891)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 10/6/14

Departmental Concurrence

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




FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 11, 2014

SUBJECT: Adoption of Ordinance No. 348.4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780 – Third/Third Supervisorial District.

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 TLMA Director/ Interim Planning
 Director

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NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: ORDINANCE NO. 348.4786**

DATE: September 11, 2014

PAGE: Page 2 of 2

BACKGROUND:

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After the Board's action, it was discovered that Ordinance No. 348.4786 was inadvertently omitted from the Board's documents. As a result, it is necessary to conduct a new public hearing and bring Ordinance No. 348.4786 back to the Board for re-consideration and adoption. Change of Zone No. 7780 formalizes the boundaries of Planning Areas 34, 38, 39 and 40 within Specific Plan No. 260A2. The adoption of Ordinance No. 348.4786 will finalize the Board's approval of Change of Zone No. 7780 and amend the County's zoning map to reflect these boundaries.

Impact on Citizens and Businesses

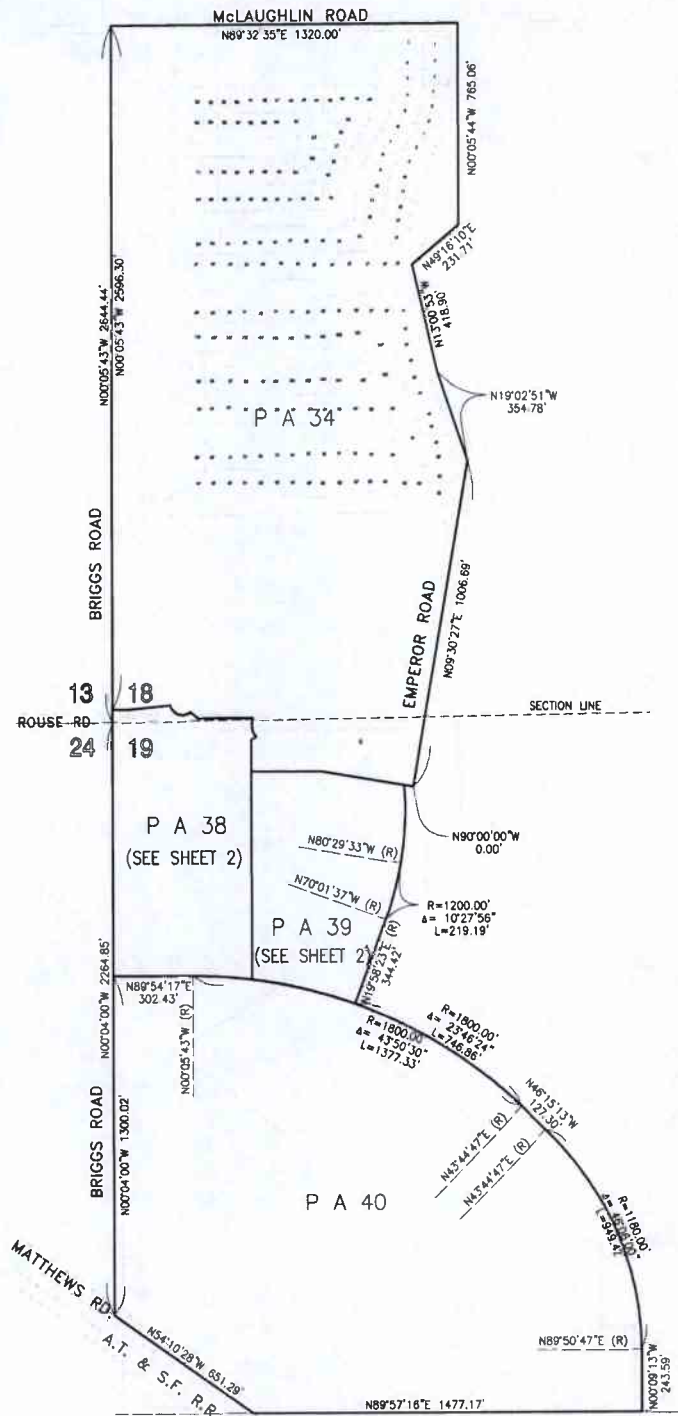
The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4786**

HOMELAND AND WINCHESTER AREA

SEC 18 & 19, T 5 S, R 2 W S.B.B & M.



ASSESSOR PARCEL NUMBER LIST:

459-310-001 THROUGH 053 INCLUSIVE
459-311-001 THROUGH 048 INCLUSIVE
459-320-001 THROUGH 091 INCLUSIVE

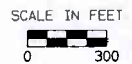
LEGEND

SP ZONE SPECIFIC PLAN (SP 260)

MAP NO. 2.2363

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

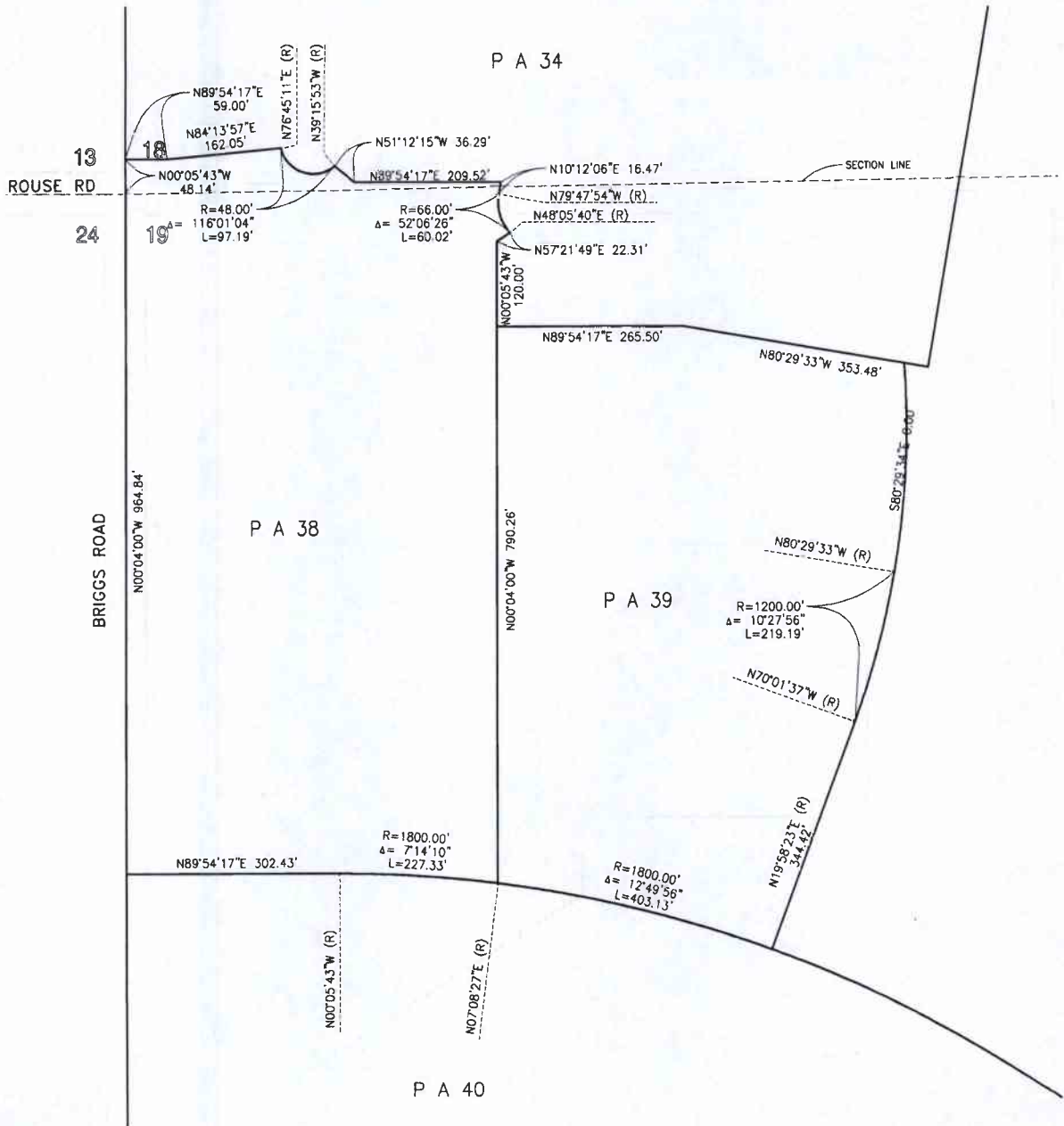
CHANGE OF ZONE CASE NO. 07780
 ADOPTED BY ORDINANCE NO. 348.4786
 ADOPTION DATE:
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR PARCEL NUMBER: 459-030-010, 461-020-004, 461-020-006, ET AL. (SEE ABOVE FOR COMPLETE LIST)

HOMELAND AND WINCHESTER AREA

SEC 18 & 19, T 5 S, R 2 W S.B.B & M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 260)

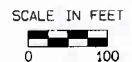
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CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07780
ADOPTED BY ORDINANCE NO. 348.4786
ADOPTION DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NUMBER: 459-030-010, 461-020-004, 461-020-006



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

308 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 22, 2014

SUBJECT: CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Areas – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan (SP No. 260 (Menifee North) – Planning Areas 34, 38, 39, 40 and portion of 36) - REQUEST: The Change of Zone proposes to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:

CONSIDER ADDENDUM to a **MITIGATED NEGATIVE DECLARATION- ENVIRONMENTAL ASSESSMENT NO. 40275**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist;

(CONTINUED ON NEXT PAGE)

Juan C Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT- (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 9, 2014
xc: Planning, Co.Co., COB

Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16-2

Departmental Concurrence

- A-30
- Positions Added
- Change Order
- 4/5 Vote

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7780 and TENTATIVE TRACT MAP NO. 36430**

DATE: July 22, 2014

PAGE: Page 2 of 2

(Continued from previous page)

APPROVE CHANGE OF ZONE NO. 7780, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

ADOPT ORDINANCE NO. 348. 4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780, attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 36430, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

On July 16, 2014, the Riverside County Planning Commission voted to recommend approval of this project 5-0. In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. Additionally, significant biological areas were also avoided through the design of the tract. The project is proposed in the southern portion of the Menifee North Specific Plan (Planning Areas 34, 36, 38, 39 and 40 of SP 260). Half of this Specific Plan was incorporated into the City of Menifee upon their incorporation. The proposed project was consistent with the existing Specific Plan and no Amendment was required. The site previously featured a map that was recorded in phases, most of the units in that area have been constructed. The last portions of the approved map never recorded and ultimately expired. This map proposes to finish up the remaining portions of the previous map as well as mapping over the southernmost portion of the Specific Plan.

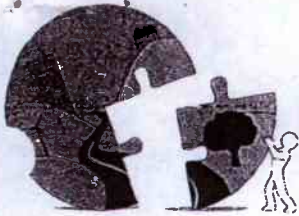
As part of the Planning Commission hearing the City of Menifee sent a letter requesting a number of conditions be added to the project. The Commission elected to add a requirement for co-processing of Matthews Road and Briggs Road (because they share ½ widths in the City). The Commission elected not to add a requirement for City of Menifee encroachment permits for haul routes through the City (because the site balances, so there will be no hauling), or require encroachment permits for offsite improvements within the City (because the applicant will need to permit any activity within the City by the City, so encroachment permits would be redundant).

Impact on Citizens and Businesses

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4786**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780

Project Title/Case Numbers

Matt STRaite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Strata Equity Group LLC

Project Applicant

4370 La Jolla Village Drive Suite 960 San Diego CA 92122

Address

Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

Project Location

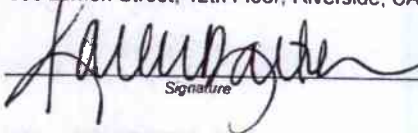
Tentative Tract Map No. 36430 proposes a Schedule A subdivision of 180 acres into 340 residential lots, 1 park, 1 school site, and community trail with a 6,000 square foot minimum lot size. Change of Zone No. 7780 proposes to formalize Planning Area to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 9/9/14, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an adopted Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.00 and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum, and record of project approval is available to the general public at: Riverside County Planning Department, 1080 Lemon Street, 12th Floor, Riverside, CA 92501.


Signature

Board Assistant

Title

9/9/14

Date

4/10m Revised 5/22/2014
:\Planning Case Files-Riverside office\TR36430\Administrative Docs\LDC Transmittal Forms\WOD Form.docx

Please charge deposit fee case#: ZEA42516 ZCFG5891

SEP 09 2014 10-2

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1204564

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: STRATA EQUITY GROUP LLC \$64.00
paid by: CK 001116
CA FISH AND GAME FEE FOR TR36430 & CZ07780
paid towards: CFG05891 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 23, 2012 16:51
MGARDNER posting date May 23, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 22, 2014

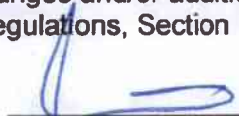
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Departmental Concurrence

THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:

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 TLMA Director/ Interim Planning
 Director

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C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District:3/3

Agenda Number:

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FORM 11: CHANGE OF ZONE NO. 7780 and TENTATIVE TRACT MAP NO. 36430**

DATE: July 22, 2014

PAGE: Page 2 of 2

(Continued from previous page)

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Summary

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As part of the Planning Commission hearing the City of Menifee sent a letter requesting a number of conditions be added to the project. The Commission elected to add a requirement for co-processing of Matthews Road and Briggs Road (because they share ½ widths in the City). The Commission elected not to add a requirement for City of Menifee encroachment permits for haul routes through the City (because the site balances, so there will be no hauling), or require encroachment permits for offsite improvements within the City (because the applicant will need to permit any activity within the City by the City, so encroachment permits would be redundant).

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ATTACHMENTS:

- A. Planning Commission Staff Report
- B. Ordinance No. 348.4786



**PLANNING COMMISSION
MINUTE ORDER
JULY 16, 2014**

I. AGENDA ITEM 3.3

CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan SP No. 260 [Menifee North] – Planning Areas 34, 38, 39, 40 and a portion of 36. (Legislative)

II. PROJECT DESCRIPTION:

The Change of Zone proposes to define the boundaries of Specific Plan No. 260, Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 392 residential lots, 1 park, 1 school site, and a community trail.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctdma.org.

Spoke in favor of the proposed project:

- Eric Flodine, applicant

Spoke in opposition to the proposed project:

- Joe Miller, 30086 Meadow Oak St., Romoland (951) 926-3106

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Petty, 2nd by Commissioner Sloman

A vote of 5-0

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM to a **MITIGATED NEGATIVE DECLARATION**; and,

APPROVE CHANGE OF ZONE NO. 7780; and,

APPROVE the **TENTATIVE TRACT MAP**.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JULY 16, 2014**

- CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

To: Planning Commission

From: Matt Straite

RE: Agenda Item 3.3- Tentative Tract Map No. 36430 and Change of Zone No. 7780

Revised Conditions

Two conditions of approval were slightly modified after the Staff Report was printed.

10.Planning.12 Referenced an incorrect date for the exhibits. Those have been revised.

50.Trans.15 Two typos were revised regarding the ROW width and the side walk requirement. Those have been corrected.

Additional Letter

A letter from the City of Menifee, dated July 15th, was submitted after the staff report was printed. The letter is attached.

The letter asks that the City and County meet to discuss the complexities of developing the Specific Plan which is now in two jurisdictions (the incorporation of Menifee split the existing Menifee North Specific Plan into two parts). The County is happy to meet and discuss.

The letter indicates that truck trips through the City should be analyzed. The Addendum for the project, and the EIR processed for the project did a traffic analysis and Air Quality Analysis that included construction mitigation regarding both. These were not specific to the City, but all aspects of the construction must comport with mitigation regardless of the jurisdiction.

Additionally, the letter asks that additional conditions of approval be added to the project, including the requirement for encroachment permits by the City for all haul routes that would go through the City, and any construction required in the City limits. The Applicant will be required to have any construction of any kind permitted by the City if said construction is within the City limits. However, the County does not feel it is appropriate to add a requirement for encroachment permits on haul routes through the City. The streets within the City, open to the public, were designed to accommodate vehicles of all kinds including construction vehicles. It is common to have heavy trucks navigate City streets during construction of any kind. While it is true that heavy trucks can cause more damage than other vehicles, typical street construction can accommodate occasional heavy vehicle traffic.

Lastly, the City is requesting that all street improvements on Briggs Road and Matthews Road be conditioned by the map to process plans through the City as well. Staff has no comment on this request.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



Scott A. Mann
Mayor

Wallace W. Edgerton
Deputy Mayor

John V. Denver
Councilmember

Thomas Fuhrman
Councilmember

Greg August
Councilmember

July 15, 2014

Mr. Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Change of Zone No. 7780 and Tentative Tract Map No. 36430

Mr. Straite:

The City appreciates the opportunity to comment on Change of Zone No. 7780 and Tentative Tract Map No. 36430 located within Specific Plan No. 260 (Menifee North) Planning Areas 34, 36, 38, 39, and 40.

As previously stated in our September 18, 2012, our City is concerned with the post-entitlement processing of individual projects (e.g., Tract Maps) within the Specific Plan area. In particular, the City would like to discuss with the County how specific conditions of approval would be satisfied when two separate entities are responsible for approving separate post-entitlement permits. Park plans and park construction within the Specific Plan area are triggered prior to issuance of building permits at specific building permit numbers. The City is requesting a meeting with the County to discuss how post-entitlement permits will be tracked such that conditions (e.g., parks plan approvals and park construction) are met.

The proposed project will generate impacts related to construction truck hauling. If construction routes are proposed within the City of Menifee, impacts to the City should be analyzed in the environmental documentation. It should be noted that the City of Menifee has adopted truck routes which are intended to channel truck traffic onto specific roadways.

The City recommends the following conditions of approval for the proposed project:

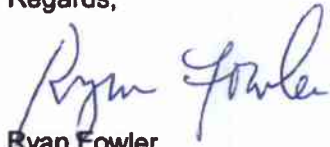
1. In the event there is any offsite haul required for this project which would be transported within the City of Menifee, an encroachment permit from the City of Menifee would be required.
2. An encroachment permit shall be required for all offsite improvements constructed within the City of Menifee.

29714 Haun Road
Menifee, CA 92586
Phone 951.672.6777
Fax 951.679.3843
www.cityofmenifee.us

3. The City of Menifee would like to coordinate with Riverside County on future improvements on Briggs Road and Matthews Road. A condition should be applied to the map to include processing roadway improvement plans through the City of Menifee for any improvements within the City of Menifee right-of-way.

The City is requesting additional future public notices, if any, regarding the project. Public notices can be sent to my attention at 29714 Haun Road, Menifee CA 92586 or via email.

Regards,



Ryan Fowler
Associate Planner

City of Menifee
29714 Haun Road
Menifee, CA 92586

Direct Line: 951.639.1368 ext. 127
City Hall: 951.672.6777

Agenda Item No.:
Area Plan: Harvest Valley/ Winchester
Zoning Area: Homeland and Winchester
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: July 16, 2014

TENTATIVE TRACT MAP NO. 36430
CHANGE OF ZONE NO. 7780
ADDENDUM TO MND- EA40275
Applicant: Strata Equity Group LLC
Engineer/Representative: Albert A Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36430 proposes a Schedule A subdivision of 180 acres into 340 residential lots, 1 park, 1 school site, and community trail with a 6,000 square foot minimum lot size.

Change of Zone No. 7780 proposes to formalize Planning Area to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40.

The project is located in the Harvest Valley/ Winchester Area plan, more specifically its located northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road.

ISSUES OF POTENTIAL CONCERN:

Cultural concerns

In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. The specifics of these features cannot be explained in this staff report as staff must be sensitive to the locations of the areas.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260. |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) and Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 to the east, the City of Menifee to the west, Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 260 to the north and Community Development: Light Industrial and Commercial Retail (CR) to the south. |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan Zone (SP 260), to the north, and east Agriculture Poultry (AP) to the south, and the City of Menifee to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant and Single Family Dwellings |

7. Project Data: Total Acreage: 180
Total Proposed Lots: 340
Proposed Min. Lot Size: 6,000
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDERATION of an **ADDENDUM** to a **MITIGATED NEGATIVE DECLARATION-ENVIRONMENTAL ASSESSMENT NO. 40275**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

APPROVAL of **CHANGE OF ZONE NO. 7780**, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE TRACT MAP NO. 36430**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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 Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 and on the Harvest Valley/ Winchester Area Plan.
2. The proposed residential use is consistent with the Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 designation.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) and Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 260 to the east, the City of Menifee to the west, Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 260 to the north and Community Development: Light Industrial and Commercial Retail (CR) to the south.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, residential, is a permitted use in the Specific Plan (SP) zone.
6. The proposed use, residential, is consistent with the development standards set forth in the Specific Plan (SP) zone.

7. The proposed project is consistent with the subdivision requirements contained in Ordinance No. 460.
8. The project site is surrounded by properties which are zoned Specific Plan Zone (SP 260), to the north, and east Agriculture Poultry (AP) to the south, and the City of Menifee to the west.
9. Similar uses have been constructed and are operating in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This land division is located within a very high fire hazard severity zone.
12. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of the collective pad sites, requiring that the collective sites have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
14. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, to the satisfaction of the Fire Department, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use fuel brakes and green belts and other.
15. The Specific Plan was approved in 1994 using EIR No. 329. The first Amendment to the Specific Plan was approved in 2007 using a Mitigated Negative Declaration (EA No. 38625) which also approved Tentative Tract Map No. 29322 in Planning Areas 26 and 28. The second Amendment to the Specific Plan (SP260A2) was approved in 2008 and was processed concurrently with two Tentative Tract Maps, Numbers 34118 and 34600 in Planning Areas with a mitigated negative declaration (EA No. 40275).
16. The project meets the requirements of CEQA guidelines section 15162 because substantial evidence on the record, including the environmental assessment attached to this staff report, exists to indicate:
 - a. The project is consistent with the Specific Plan and thus consistent with the previous CEQA documents that analyzed the project.
 - b. No new information of substantial importance which was not known at the time of the previous CEQA documents. To assure this was the case an initial study (environmental assessment) was created to accompany the addendum (see attached).
 - c. The potential impacts of the project will not be more significant than those analyzed in the previous CEQA documents. To assure this was the case an initial study (environmental assessment) was created to accompany the addendum (see attached).
 - d. All previous mitigation remains feasible and have been made requirements of the project.

17. An Addendum was processed for the project because only minor technical additions were necessary including additional hydrology studies, biological studies, and cultural studies that were more detailed and site specific than those used for the previous CEQA documents. Planning Staff acting as the lead agency, elected to not prepare a subsequent EIR or Mitigated Negative Declaration because, based in the analysis contained in the attached initial study (environmental assessment), the additional information did not result in any increases in impacts beyond those previously studied.
18. Environmental Assessment No. 42516 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Geological Resources
 - c. Cultural

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR); Open Space Recreation (OS-R); Open Space Conservation (OS-C) Land Use Designations as reflected on the Land Use Plan for Specific Plan No. 260, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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 city sphere of influence;
 - b. A dam inundation area; or,
 - c. The Stephens Kangaroo Rat Core Reserve Area;
3. The project site is located within:

TENTATIVE TRACT MAP NO. 36430 and CHANGE OF ZONE NO. 7780
Planning Commission Staff Report: July 16, 2014
Page 5 of 5

- a. Partially within a 100-year flood plain;
 - b. The Romoland Master Drainage Plan;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. A High Fire area; and,
 - e. Low, Medium and High areas of liquefaction.
4. The subject site is currently designated as Assessor's Parcel Numbers 459-030-010, 461-020-004, 461-020-006.

ms

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 01/01/01

Date Revised: 05/22/14

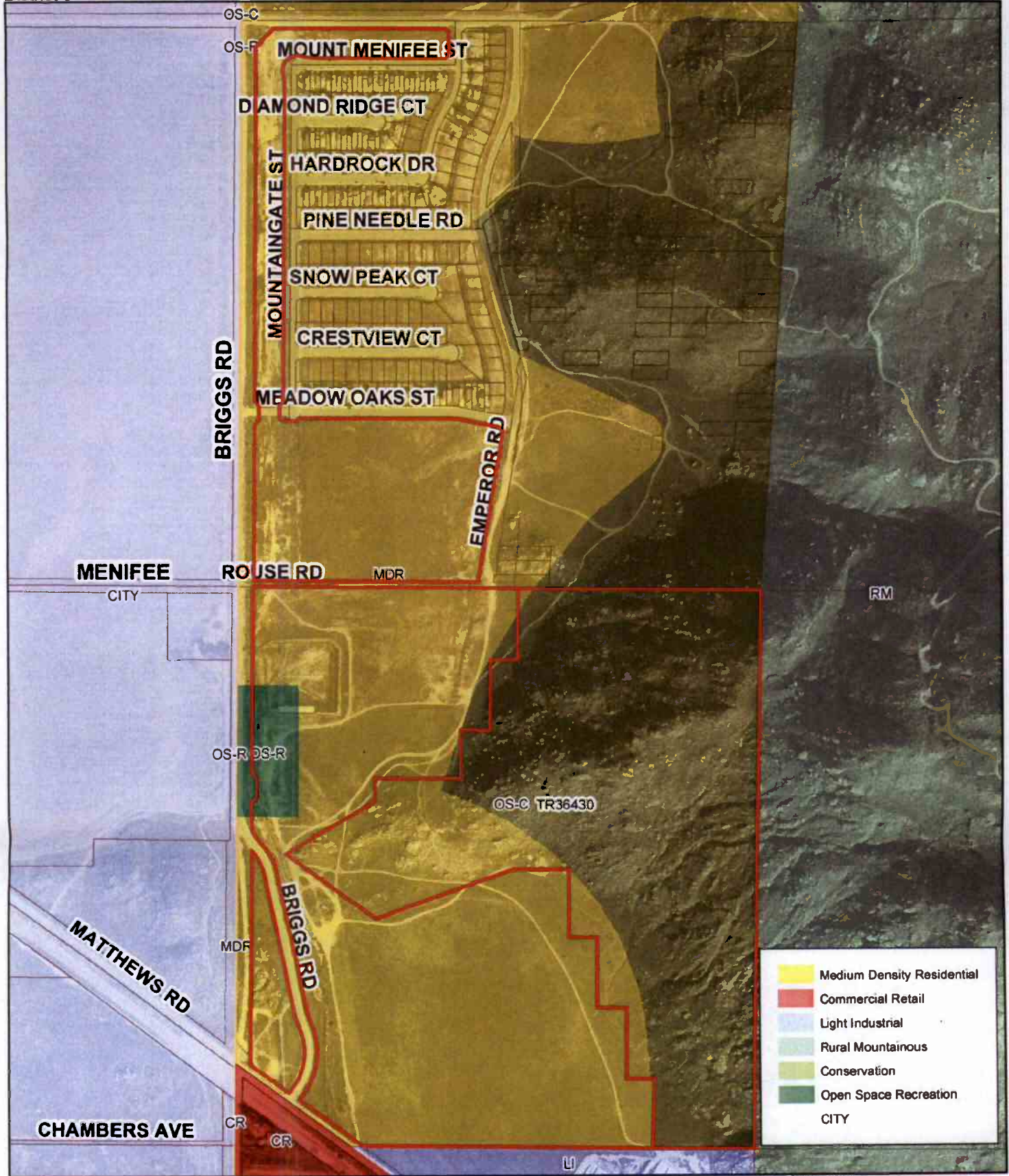
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36430 CZ07780


EXISTING GENERAL PLAN



Supervisor Stone
District 3



0 300 600 1,200 Feet
 1 inch = 600 feet
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstraitte on 5/22/2014

 The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36430 CZ07780

EXISTING ZONING

Supervisor Stone
District 3



Zoning	
	A-P
	R-R
	R-T
	SP ZONE

0 300 600 1,200 Feet
 1 inch = 600 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstrale on 5/22/2014

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36430 CZ07780

LAND USE

N



Supervisor Stone
District 3



0 300 600 1,200 Feet
1 inch = 600 feet

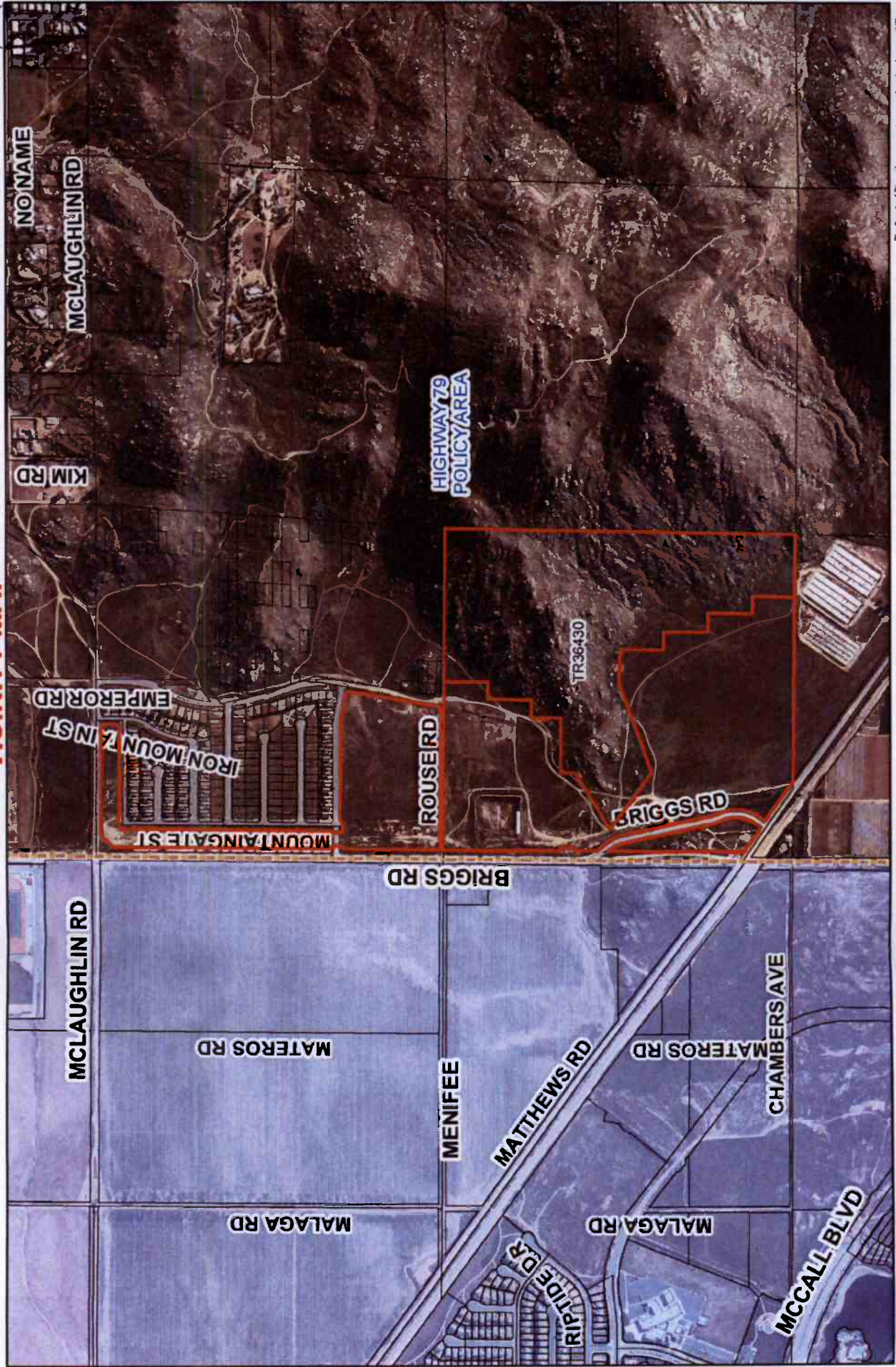
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Printed by mstratle on 5/22/2014



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RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36430 CZ07780
VICINITY MAP

Supervisor Stone
 District 3



0 500 1,000 2,000 Feet
 Orthophotos Flown 2/11 (WR CV) or 4/07 (REMAP, Blythe)
 Printed by mstralle on 5/22/2014

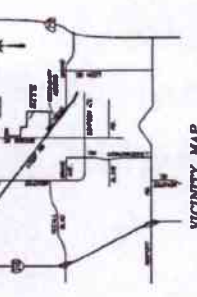
1 inch = 1,000 feet

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TENTATIVE TRACT MAP 36430

CITY OF MEMPHIS
OF THE COUNTY OF SHELBY

CITY OF MEMPHIS
OF THE COUNTY OF SHELBY

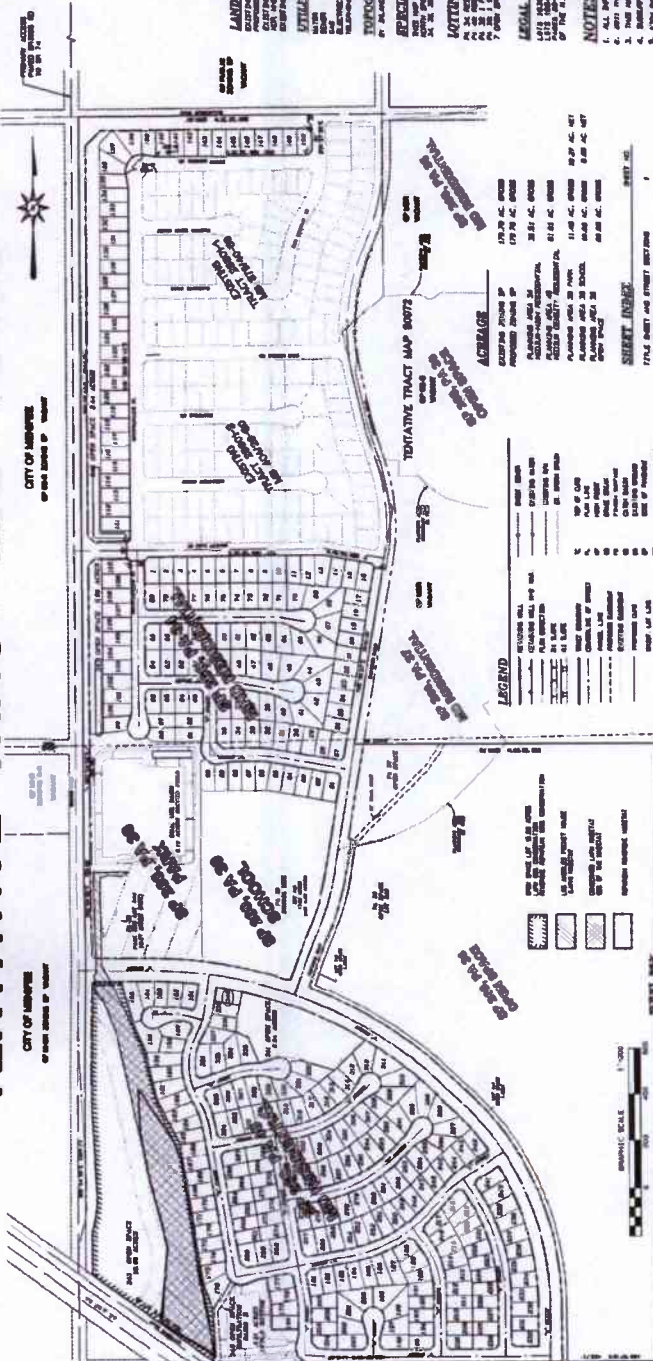


APPLICANT
THE CITY OF MEMPHIS, MISSISSIPPI
200 SOUTH GATE
MEMPHIS, TENNESSEE 38102
BY: [Signature]

OWNER
THE CITY OF MEMPHIS, MISSISSIPPI
200 SOUTH GATE
MEMPHIS, TENNESSEE 38102
BY: [Signature]

ENGINEER
[Signature]
[Firm Name]
[Address]
[City, State, Zip]

ASSESSOR'S MAP NO.
[Number]



LAND USE
RESIDENTIAL - SINGLE FAMILY DETACHED
LOT AREA: 10,000 SQ. FT.
LOT WIDTH: 40 FT.
LOT DEPTH: 250 FT.
STREET FRONTAGE: 100 FT.
MINIMUM FRONT YARD SETBACK: 30 FT.
MINIMUM SIDE YARD SETBACK: 5 FT.
MINIMUM REAR YARD SETBACK: 10 FT.
MAXIMUM BUILDING HEIGHT: 1.5 STORIES

UTILITIES
WATER: 1.5" DUCTILE IRON PIPE
SEWER: 1.5" CAST IRON PIPE
GAS: 1.5" BLACK STEEL PIPE
ELECTRIC: 1.5" PVC PIPE
TELEPHONE: 1.5" PVC PIPE

TITLE
TITLE COMPANY: [Name]
TITLE NUMBER: [Number]

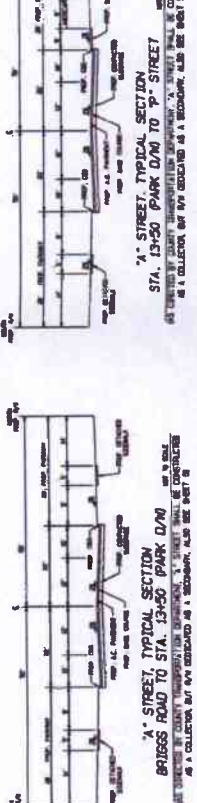
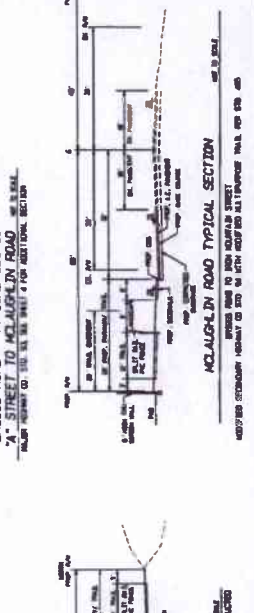
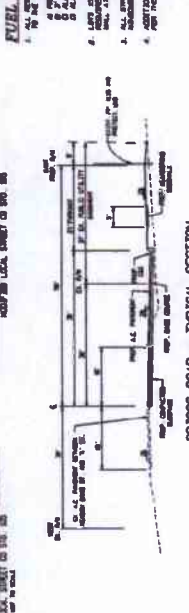
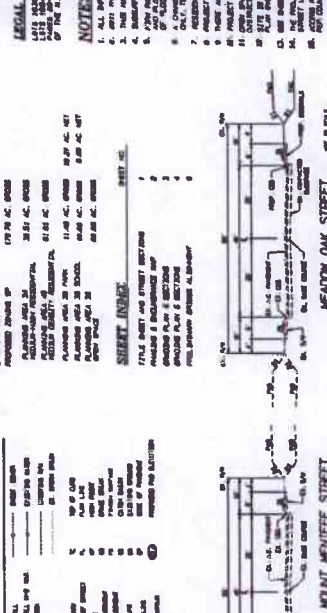
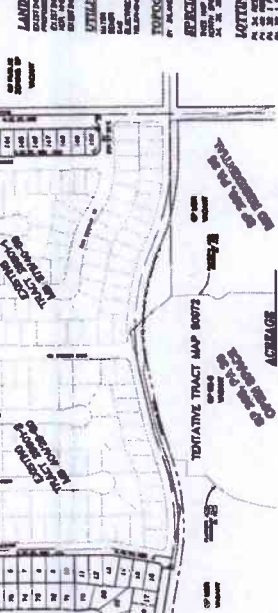
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[Detailed description of the land parcel]

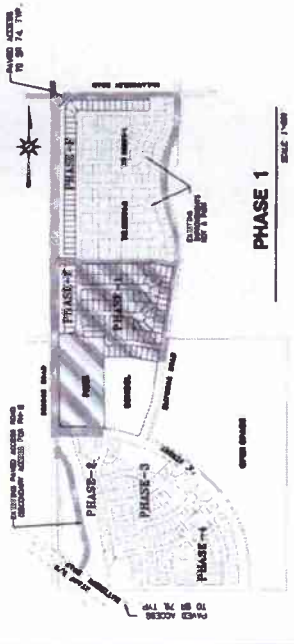
NOTES

- ALL UTILITIES ARE SHOWN AS LOCATED ON RECORD MAPS AND SURVEYS.
- ALL UTILITIES SHALL BE DEEPENED TO 18" BELOW FINISHED GRADE.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE CURB AND GUTTER.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE SIDEWALK.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE DRIVEWAY.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE ALLEY.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE EASEMENT.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE ENCUMBRANCE.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE ENCROACHMENT.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE EROSION CONTROL.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE FLOODING.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE WETLAND.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE WOODLAND.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE POND.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE STREAM.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE RIVER.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE LAKE.
- ALL UTILITIES SHALL BE COVERED WITH 12" CONCRETE AIRPORT.

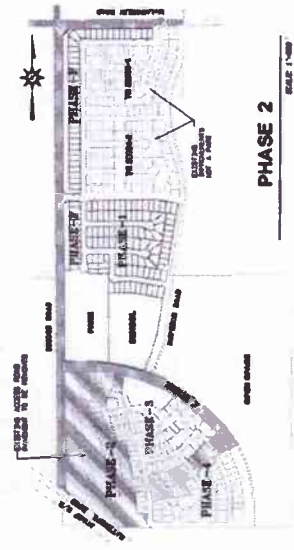
LEGEND

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- [Symbol] EXISTING TRACT
- [Symbol] EXISTING LOT
- [Symbol] EXISTING UTILITY
- [Symbol] EXISTING CURB
- [Symbol] EXISTING SIDEWALK
- [Symbol] EXISTING DRIVE
- [Symbol] EXISTING DRIVEWAY
- [Symbol] EXISTING ALLEY
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- [Symbol] EXISTING AIRFIELD
- [Symbol] EXISTING AIRWAY
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- [Symbol] EXISTING AIRPORT TOWER
- [Symbol] EXISTING AIRPORT CONTROL TOWER
- [Symbol] EXISTING AIRPORT LIGHTING
- [Symbol] EXISTING AIRPORT OBSTACLE LIGHTS
- [Symbol] EXISTING AIRPORT NAVIGATION AID
- [Symbol] EXISTING AIRPORT COMMUNICATIONS
- [Symbol] EXISTING AIRPORT SECURITY
- [Symbol] EXISTING AIRPORT FENCE
- [Symbol] EXISTING AIRPORT PERimeter
- [Symbol] EXISTING AIRPORT PROPERTY

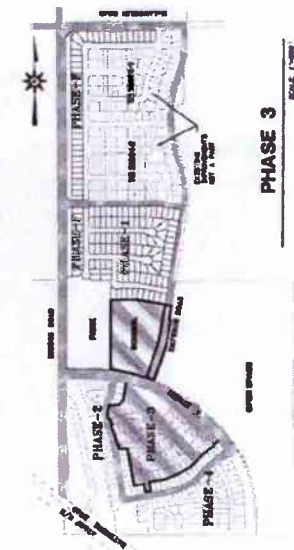




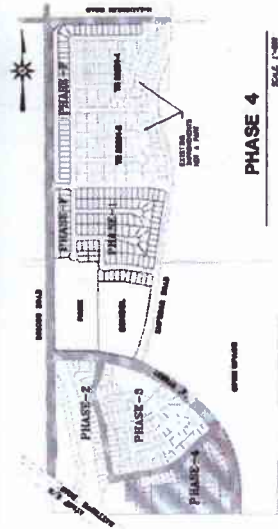
PHASE 1
SCALE 1/8"



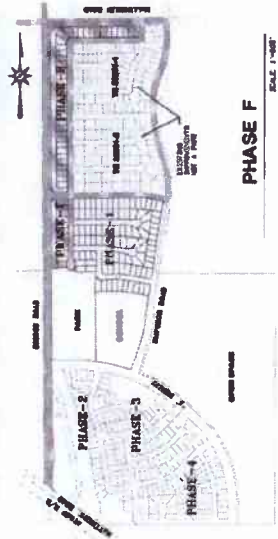
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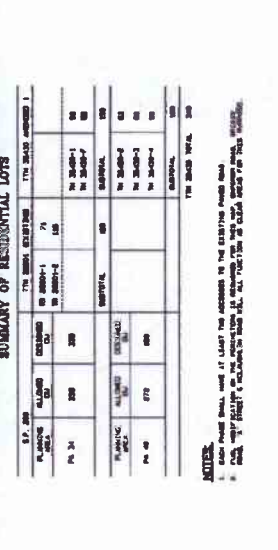
PHASE 3
SCALE 1/8"



PHASE 4
SCALE 1/8"



PHASE 5
SCALE 1/8"

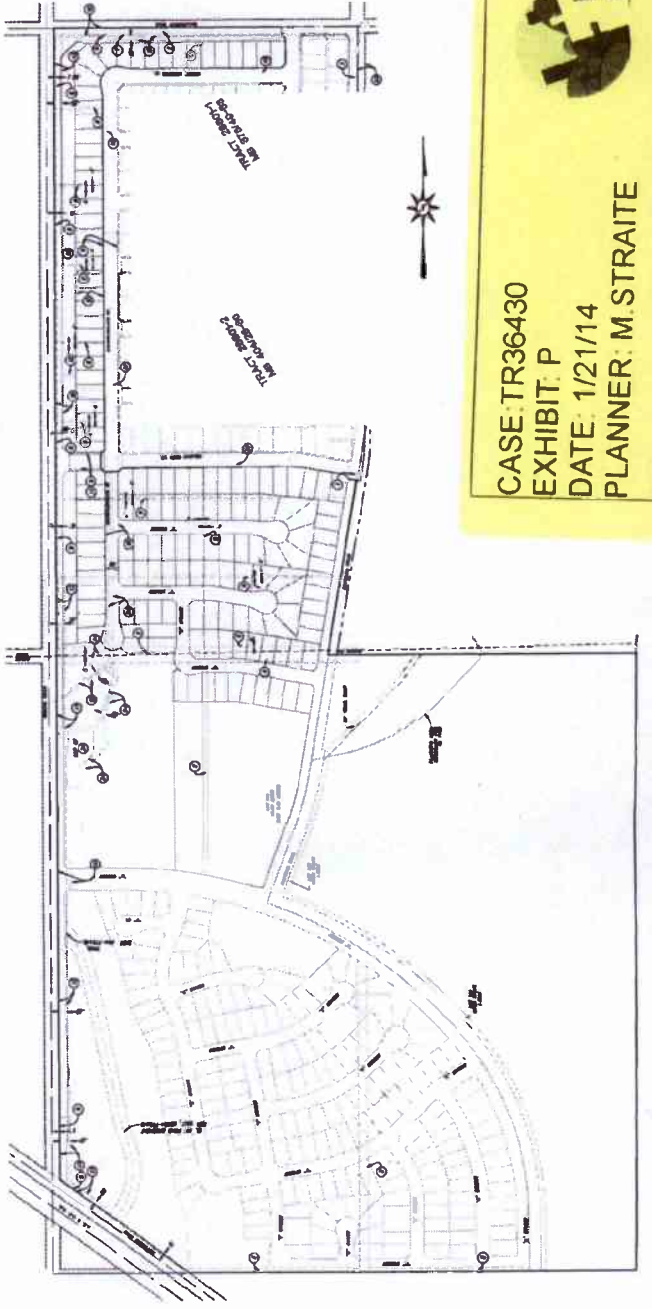


PHASE 6
SCALE 1/8"

SUMMARY OF RESIDENTIAL LOTS

PLANNING AREA	LOT NO.	TYPE	AREA (SQ. FT.)	APPROX. DATE
PHASE 1	1-1	RESIDENTIAL	1,200	1980-81
	1-2	RESIDENTIAL	1,200	1980-81
	1-3	RESIDENTIAL	1,200	1980-81
	1-4	RESIDENTIAL	1,200	1980-81
	1-5	RESIDENTIAL	1,200	1980-81
	1-6	RESIDENTIAL	1,200	1980-81
PHASE 2	2-1	RESIDENTIAL	1,200	1980-81
	2-2	RESIDENTIAL	1,200	1980-81
	2-3	RESIDENTIAL	1,200	1980-81
	2-4	RESIDENTIAL	1,200	1980-81
	2-5	RESIDENTIAL	1,200	1980-81
	2-6	RESIDENTIAL	1,200	1980-81
PHASE 3	3-1	RESIDENTIAL	1,200	1980-81
	3-2	RESIDENTIAL	1,200	1980-81
	3-3	RESIDENTIAL	1,200	1980-81
	3-4	RESIDENTIAL	1,200	1980-81
	3-5	RESIDENTIAL	1,200	1980-81
	3-6	RESIDENTIAL	1,200	1980-81
PHASE 4	4-1	RESIDENTIAL	1,200	1980-81
	4-2	RESIDENTIAL	1,200	1980-81
	4-3	RESIDENTIAL	1,200	1980-81
	4-4	RESIDENTIAL	1,200	1980-81
	4-5	RESIDENTIAL	1,200	1980-81
	4-6	RESIDENTIAL	1,200	1980-81
PHASE 5	5-1	RESIDENTIAL	1,200	1980-81
	5-2	RESIDENTIAL	1,200	1980-81
	5-3	RESIDENTIAL	1,200	1980-81
	5-4	RESIDENTIAL	1,200	1980-81
	5-5	RESIDENTIAL	1,200	1980-81
	5-6	RESIDENTIAL	1,200	1980-81
PHASE 6	6-1	RESIDENTIAL	1,200	1980-81
	6-2	RESIDENTIAL	1,200	1980-81
	6-3	RESIDENTIAL	1,200	1980-81
	6-4	RESIDENTIAL	1,200	1980-81
	6-5	RESIDENTIAL	1,200	1980-81
	6-6	RESIDENTIAL	1,200	1980-81

NOTES:
1. ALL PHASES SHALL BE BUILT AT LEAST TO THE ADDRESS TO THE RESIDENTIAL PHASE ROAD.
2. ALL PHASES SHALL BE BUILT TO THE ADDRESS TO THE RESIDENTIAL PHASE ROAD.
3. ALL PHASES SHALL BE BUILT TO THE ADDRESS TO THE RESIDENTIAL PHASE ROAD.



PHASE 6
SCALE 1/8"

EASEMENTS NOTES:
1. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
2. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
3. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
4. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
5. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
6. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
7. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
8. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
9. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
10. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
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16. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
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18. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
19. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.
20. THE EASEMENTS SHOWN HEREON ARE THE TITLE EASEMENTS OF RECORD, WITH THE EXCEPTION OF THE EASEMENTS SHOWN IN THE ATTACHED MAP NO. 1.

W&P

CASE: TR36430
EXHIBIT: P
DATE: 1/21/14
PLANNER: M. STRAITE

WEBB

APPROVED MAP NO. 1
MOUNTAIN GATE
IN THE COUNTY OF INDIANAPOLIS, INDIANA
TENTATIVE TRACT MAP 36430
PHASING & ENCUMBRANCE MAP

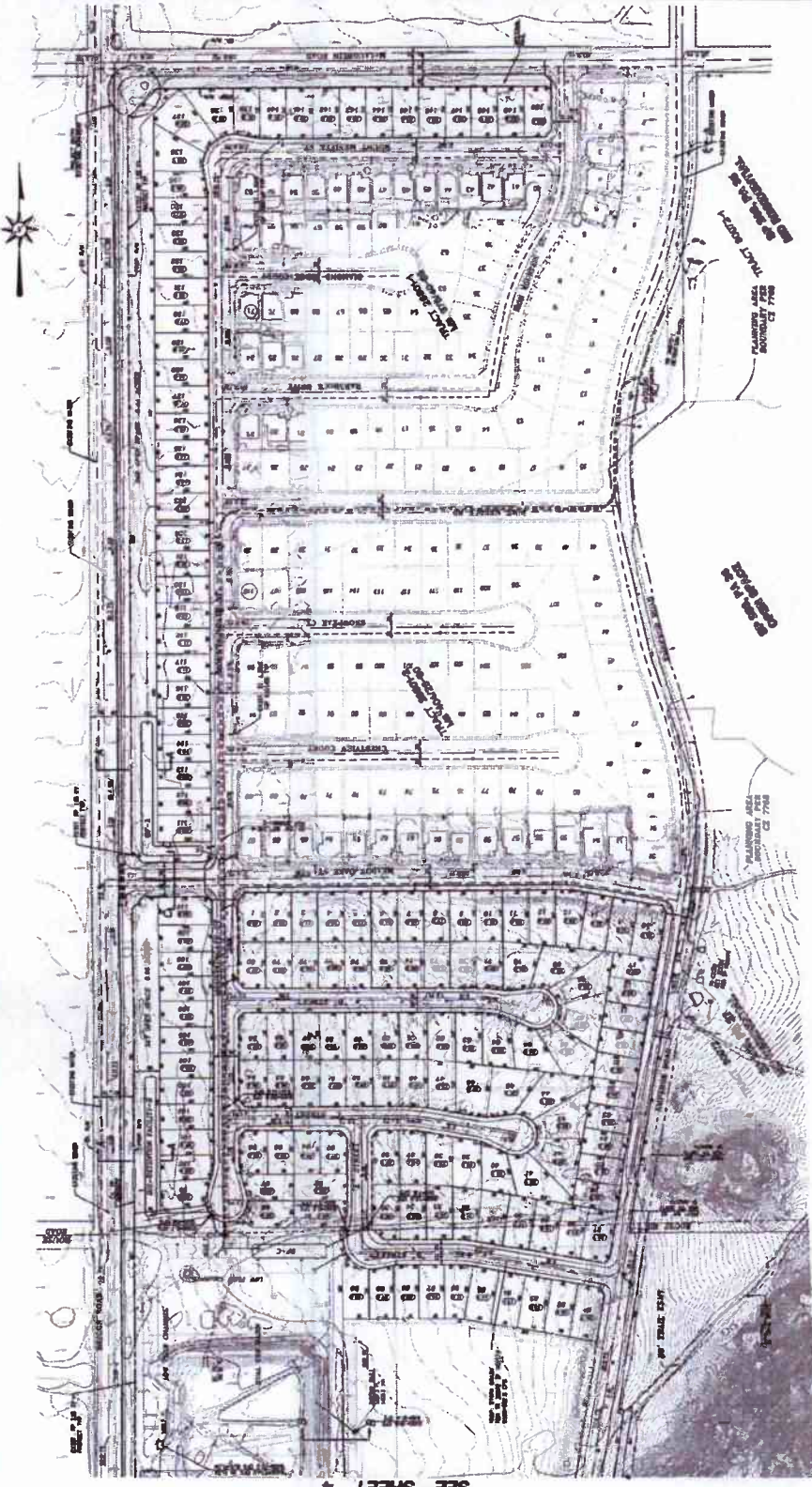
DATE: 1/21/14
CITY: INDIANAPOLIS, INDIANA
PLANNER: M. STRAITE
SCALE: 1/8"

PROPOSED LOTS			
LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)
1	110	101	110
2	110	102	110
3	110	103	110
4	110	104	110
5	110	105	110
6	110	106	110
7	110	107	110
8	110	108	110
9	110	109	110
10	110	110	110
11	110	111	110
12	110	112	110
13	110	113	110
14	110	114	110
15	110	115	110
16	110	116	110
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18	110	118	110
19	110	119	110
20	110	120	110
21	110	121	110
22	110	122	110
23	110	123	110
24	110	124	110
25	110	125	110
26	110	126	110
27	110	127	110
28	110	128	110
29	110	129	110
30	110	130	110
31	110	131	110
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49	110	149	110
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51	110	151	110
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62	110	162	110
63	110	163	110
64	110	164	110
65	110	165	110
66	110	166	110
67	110	167	110
68	110	168	110
69	110	169	110
70	110	170	110
71	110	171	110
72	110	172	110
73	110	173	110
74	110	174	110
75	110	175	110
76	110	176	110
77	110	177	110
78	110	178	110
79	110	179	110
80	110	180	110
81	110	181	110
82	110	182	110
83	110	183	110
84	110	184	110
85	110	185	110
86	110	186	110
87	110	187	110
88	110	188	110
89	110	189	110
90	110	190	110
91	110	191	110
92	110	192	110
93	110	193	110
94	110	194	110
95	110	195	110
96	110	196	110
97	110	197	110
98	110	198	110
99	110	199	110
100	110	200	110

AS SHOWN ON THE PREVIOUS MAP, THE TOTAL AREA OF THE TRACT IS 1,000,000 SQ. FT. THE TOTAL AREA OF THE TRACT AS SHOWN ON THIS MAP IS 1,000,000 SQ. FT.

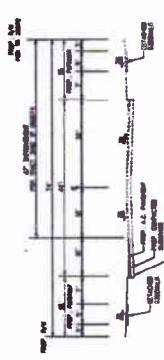
MOUNTAIN GATE
 IN THE COUNTY OF INDIANAPOLIS, IN THE STATE OF INDIANA
TENTATIVE MAP 36430
GRADING PLAN AND SECTIONS

DATE: 11/11/11
 DRAWN BY: WEBB
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

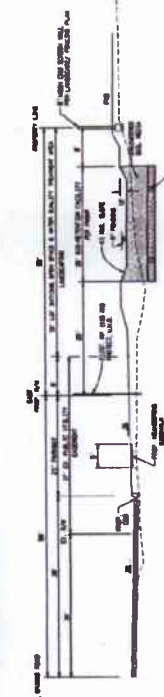


OPEN SPACE LOTS

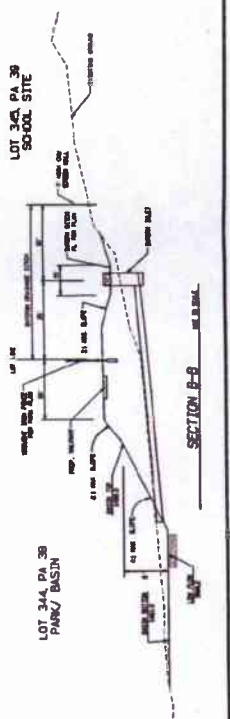
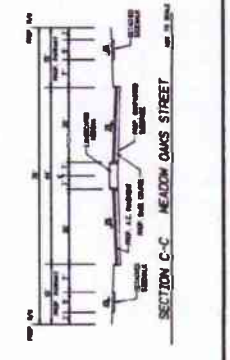
LOT NO.	LOT AREA (SQ. FT.)
1	110
2	110
3	110
4	110
5	110
6	110
7	110
8	110
9	110
10	110
11	110
12	110
13	110
14	110
15	110
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100	110



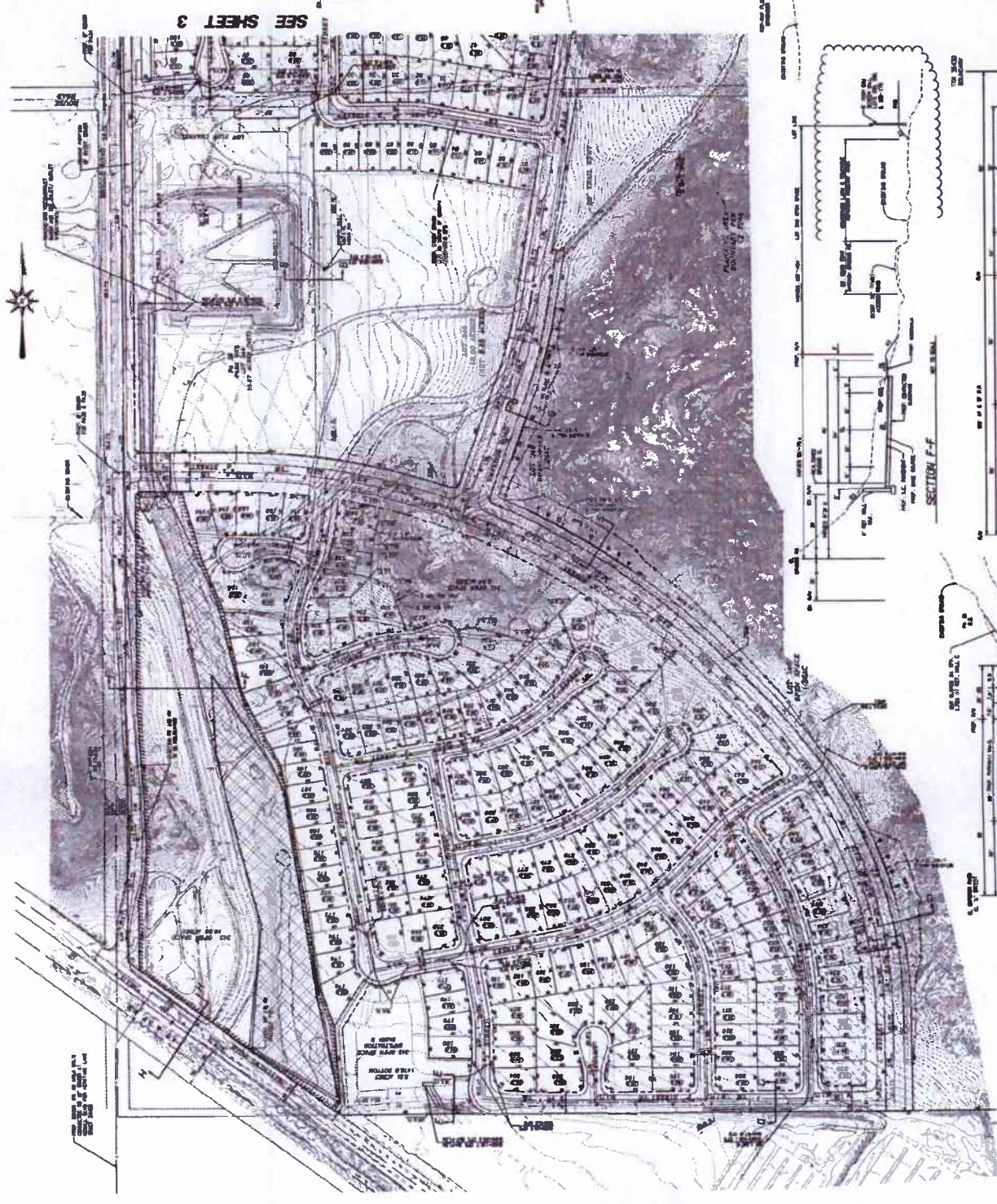
SECTION A-A: ENFERNO RURAL ROUTE RD. TO MEADOW OAKS ST. SEE SHEET [Number]



SECTION B-B: LOT 34A, PA. 38 PANKU BASIN

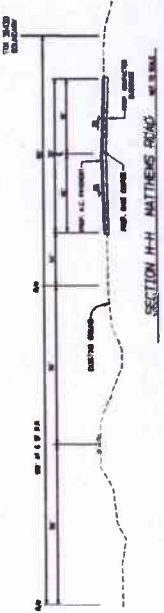
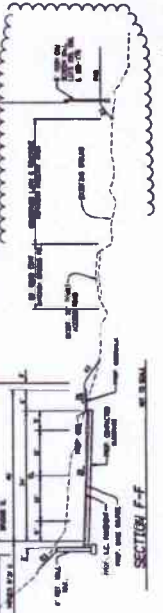
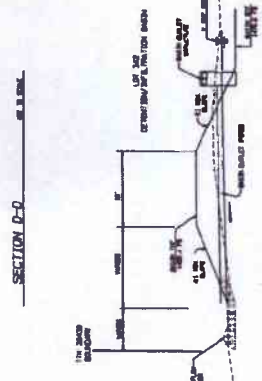
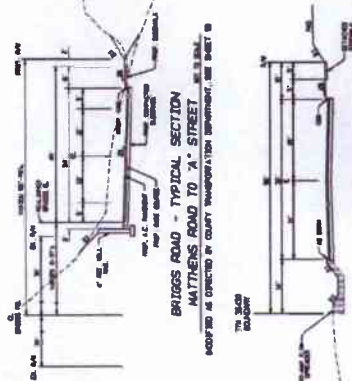


SEE SHEET [Number]



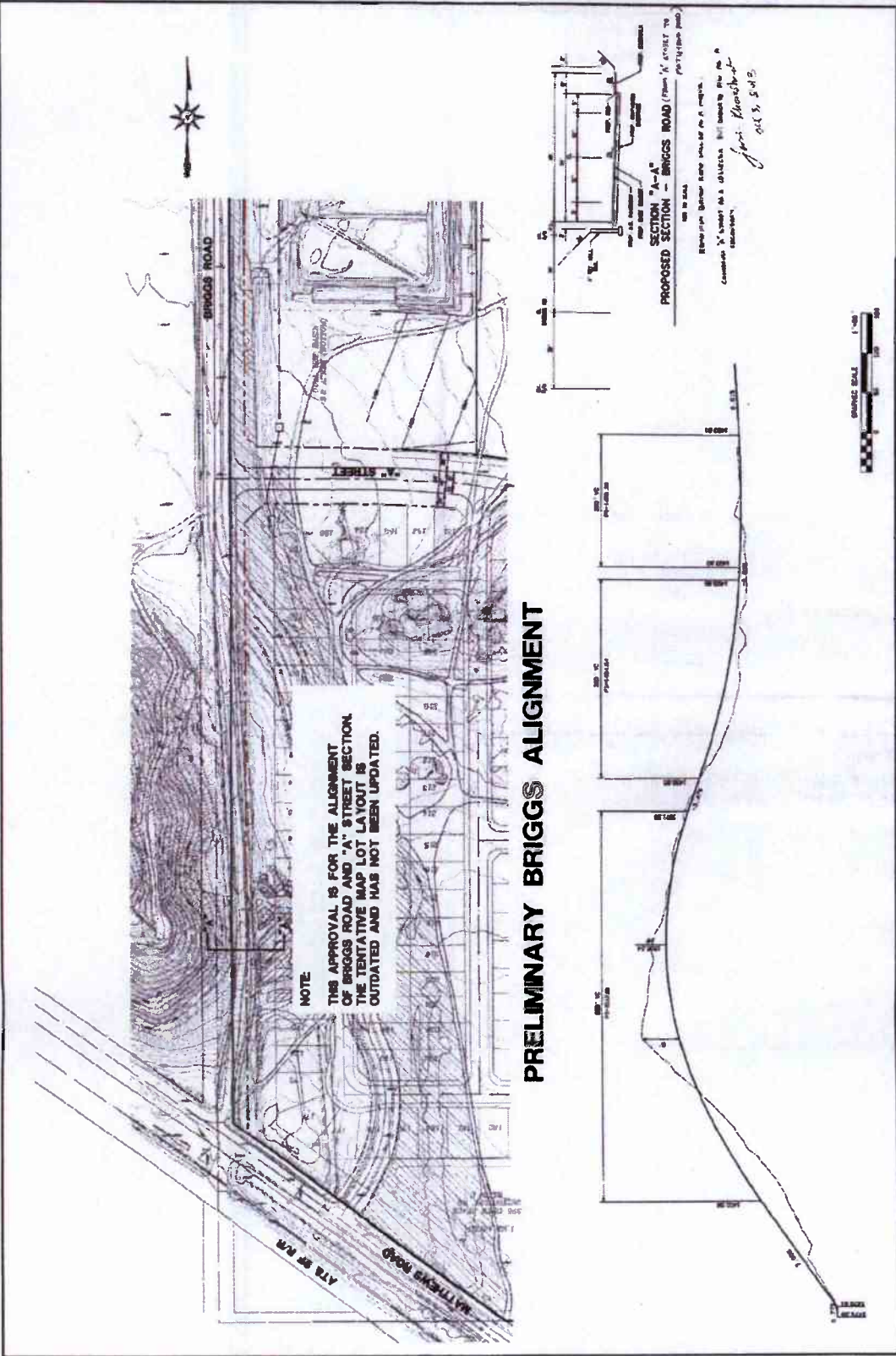
- LEGEND**
- PROPOSED STREET
 - PROPOSED SIDEWALK
 - PROPOSED DRIVEWAY
 - PROPOSED UTILITY
 - PROPOSED EASEMENT
 - PROPOSED BOUNDARY

SEE SHEET 3



MOUNTAIN GATE IN THE COUNTY OF RIVERSIDE, CALIFORNIA TENTATIVE TRACT MAP 36430 GRADING PLAN AND SECTIONS	
DATE: 10/15/11	SCALE: 1" = 40'
WEBB ENGINEERS 11111 JEFFERSON STREET, SUITE 100 RIVERSIDE, CALIFORNIA 92504 TEL: 951-514-1111 FAX: 951-514-1112	
PROJECT NO. 11111	SHEET NO. 4
DATE: 10/15/11	SCALE: 1" = 40'

SECTION G-G



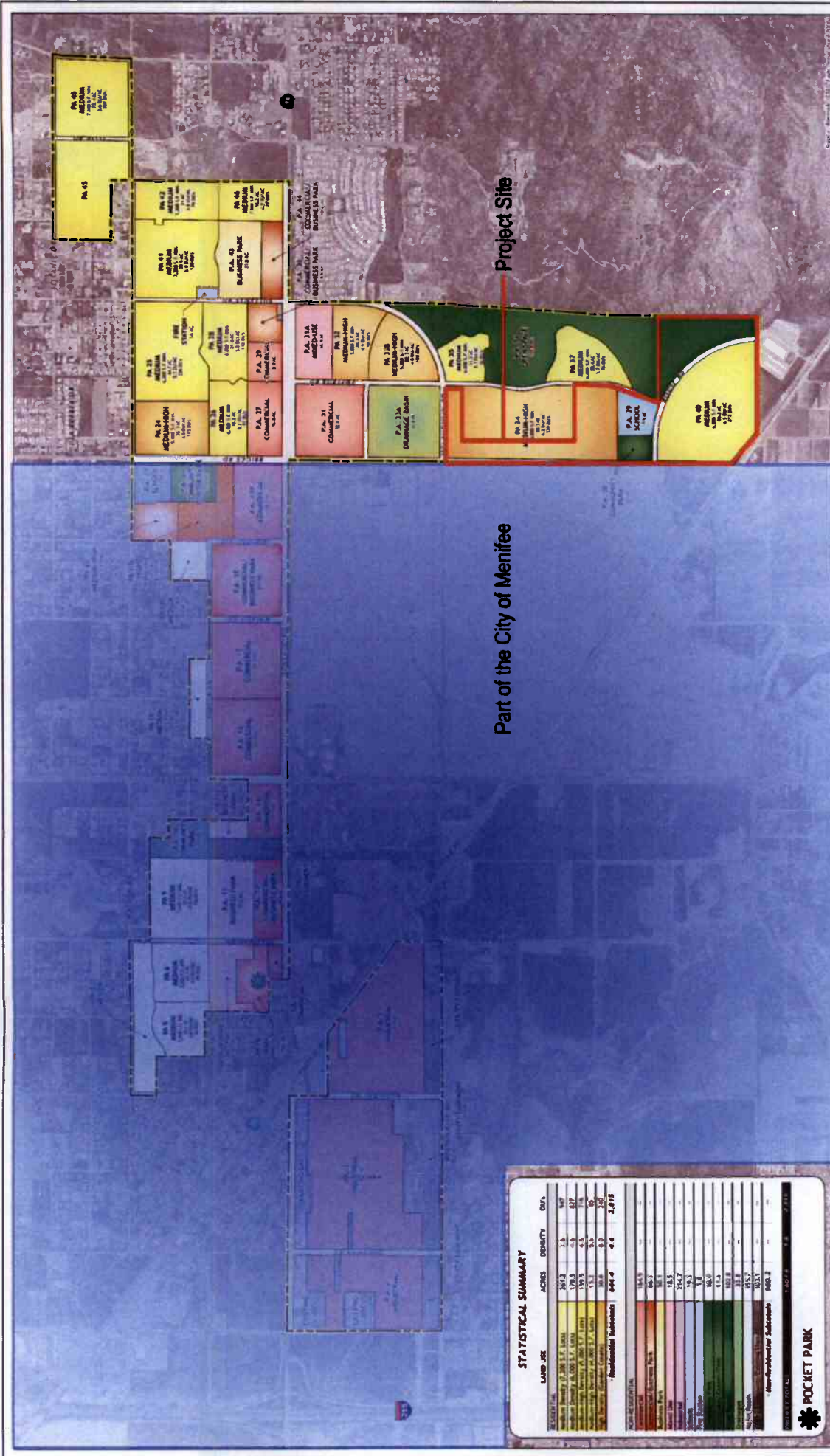
NOTE
 THIS APPROVAL IS FOR THE ALIGNMENT
 OF BRIGGS ROAD AND "A" STREET SECTION.
 THE TENTATIVE MAP LOT LAYOUT IS
 OUTDATED AND HAS NOT BEEN UPDATED.

PRELIMINARY BRIGGS ALIGNMENT

SECTION "A-A"
PROPOSED SECTION - BRIGGS ROAD (FROM N. COURT TO
SECTION "A-A")

SEE TO SCALE
 Elevation Below same scale as A. map.
 Contour 5' lower than actual. Not shown the 0'
 elevation.
John K. Webster
 085 8 5 015

PROJECT NO.	10000000000000000000
DATE	10/15/2000
SCALE	1" = 100'
PROJECT NAME	MOUNTAIN GATE
PROJECT ADDRESS	10000000000000000000
PROJECT CITY	TENTATIVE TRACT MAP 86430
PROJECT COUNTY	PRELIMINARY BRIGGS ALIGNMENT
PROJECT STATE	WEBB
PROJECT ZIP	76798
PROJECT PHONE	817-335-1111
PROJECT FAX	817-335-1111
PROJECT EMAIL	817-335-1111



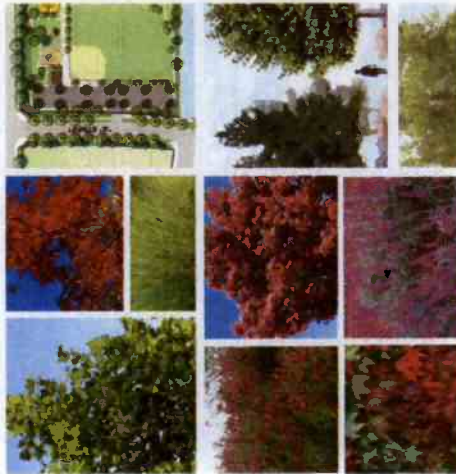
Part of the City of Menifee

Project Site

STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU'S
Residential Single-Family	2612.2	1.8	4697
Residential Medium Density	1785.2	2.8	5077
Residential High Density	135.2	3.5	473
Residential Medium Density (Special)	135.2	3.5	473
Residential Medium Density (Special)	300.0	0.0	200
Residential Subtotals	4444.9	0.0	2,013
Commercial	184.5	1.0	184
Community Center	184.5	1.0	184
Office	184.5	1.0	184
Professional	184.5	1.0	184
Public	184.5	1.0	184
Religious	184.5	1.0	184
Service	184.5	1.0	184
Special	184.5	1.0	184
Unimproved	184.5	1.0	184
Commercial Subtotals	184.5	1.0	184
Total	4629.4	1.0	2,197

Figure III-1
Specific Plan Land Use Plan
Page III-8



ROMOLAND, CA

MOUNTAIN GATE | CONCEPTUAL LANDSCAPE PLAN

ALBERT A.
WEBB
ASSOCIATES

PREPARED BY:

LANDSCAPE CONCEPT THEORY

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT-TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY, WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE INTERIOR STREETS OF THE DEVELOPMENT WILL BE PLANTED WITH A VARIETY OF EQUALLY SPACED STREET TREES OF AT LEAST TWO DIFFERENT SPECIES PER STREET. TREES WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS.



KEY MAP

TABLE OF CONTENTS

CONCEPTUAL LANDSCAPE PLAN.....	2
'A' STREET ENLARGEMENTS.....	3
PERIMETER ROAD ENLARGEMENTS.....	4
PA 38-CONCEPTUAL PARK PLAN.....	5
PHASING PLAN.....	6
MAINTENANCE PLAN.....	7
FENCING PLAN.....	8



PLANTING LEGEND

BOTANICAL NAME COMMON NAME	APPLICATION	PLANT FACTOR	HEIGHT/WIDTH	DESCRIPTION
CERUS DROBODA BIRDIAE CEMAR	SHADE	MED (0.5)	H: 8' W: 8'	STANDARD
CERUS OCCIDENTALIS 'YORST PINKY' WESTERN HEBBARD	SMALL/ACCENT	LOW (0.2)	H: 10' W: 10'	LOW BRANCH
LAGERSTRÖMIA INDICA CHINA ANTHILL	ACCENT	MED (0.5)	H: 20' W: 25'	MULTI-TRUNK
OLEA EUROPEA 'SILVA NAL' FORTLESS OLIVE	STREET SHADE	LOW (0.2)	H: 30' W: 30'	MULTI-TRUNK
PICUS ELEGANS ARGENT PINE	STREET SHADE	LOW (0.2)	H: 40' W: 25'	STANDARD
PSIDULIUM CROISSA 'RED HUSK' RED PINE POSTACHE	SMALL/ACCENT	LOW (0.2)	H: 30' W: 30'	STANDARD
PLATANUS CERIBOLA LONDON PLANE TREE	STREET SHADE	MED (0.5)	H: 30' W: 30'	STANDARD
PLATANUS RACEMOSA WESTERN PLANE TREE	STREET SHADE	MED (0.5)	H: 30' W: 30'	STANDARD
QUERCUS FAGIFOLIA COAST LIVE OAK	STREET SHADE	LOW (0.2)	H: 60' W: 60'	MULTI-TRUNK
QUERCUS LAEVIS AMERICAN SIKAM	STREET SHADE	LOW (0.2)	H: 30' W: 25'	LOW BRANCH
AMAZONIA T. GRANDIFOLIA SOUTHERN MAGNOLIA	STREET SHADE	MED (0.5)	H: 40' W: 30'	STANDARD

SHRUBS/GRAASSES/GROUNDCOVERS/VINES

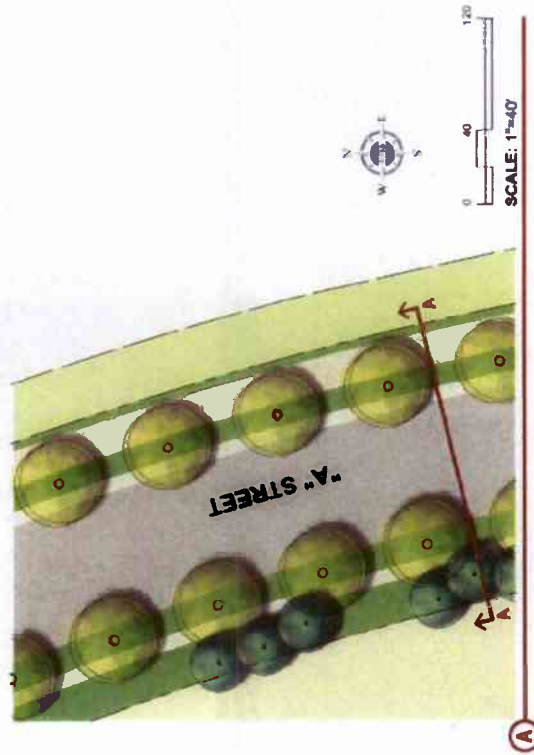
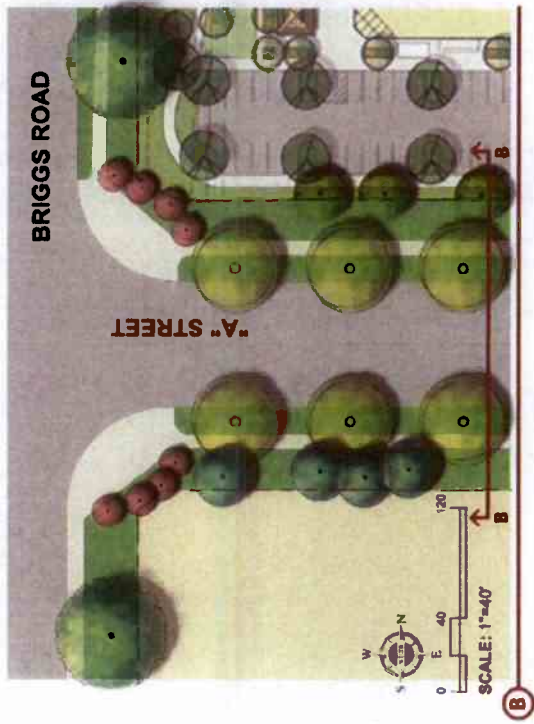
BOTANICAL NAME COMMON NAME	APPLICATION	PLANT FACTOR	HEIGHT/WIDTH
CARISSA BROTWOOD BEAUTY BIRNIA NUTAL PALM	FOREGROUND	MED (0.5)	H: 2' W: 3'
DACTYLIS PEGEIA PINEAPPLE LILY	ACCENT	MED (0.5)	H: 3' W: 2'
HELIOPORTICUM SPERFEREUS BLUE OAT GRASS	ACCENT	MED (0.5)	H: 2' W: 2'
LAMPANOLA AITROIA SPINE LIPPOUNDER	ACCENT	LOW (0.2)	H: 3' W: 2'
LEUCOPHYLLUM ANDOTUM PINNACLEDOROP	BACKGROUND	LOW (0.2)	H: 1' W: 5'
MARKENBERGIA CAPILLARIS PINE HAMBLET	ACCENT/GRAASSES	MED (0.5)	H: 3' W: 4'
MARKENBERGIA NEGES REEBGRASS	ACCENT/GRAASSES	MED (0.5)	H: 4' W: 5'
MARCHONIA DOMESTICA TREBLETENT BAMBARD	FOREGROUND	MED (0.5)	H: 8' W: 4'
PANTHEROPODUS TRICOLORIS BOSTON PNY	CLIMBING VINE	MED (0.5)	H: 20' W: 20'
PANTHEROPODUS TRICOLORIS BOSTON PNY	FOREGROUND	LOW (0.2)	H: 3' W: 4'
ROSEMARY OFFICINALIS ROSEMARY	FOREGROUND	LOW (0.2)	H: 2' W: 4'
SAUVA GREGII MEXICAN BUSH SAGE	FOREGROUND	LOW (0.2)	H: 3' W: 5'
SAUVA LESQUANTII MEXICAN BUSH SAGE	FOREGROUND	LOW (0.2)	H: 3' W: 5'

MOUNTAIN GATE | CONCEPTUAL LANDSCAPE PLAN

KEY MAP

12/16/2013





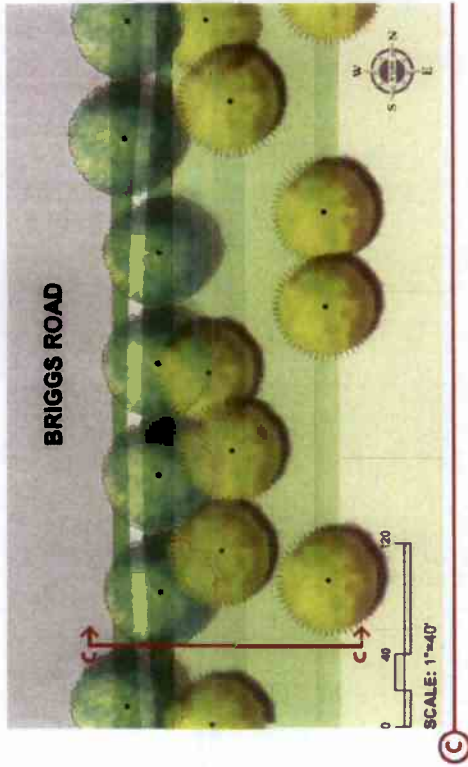
SECTION B-B | "A" STREET NTS

SECTION A-A | "A" STREET NTS

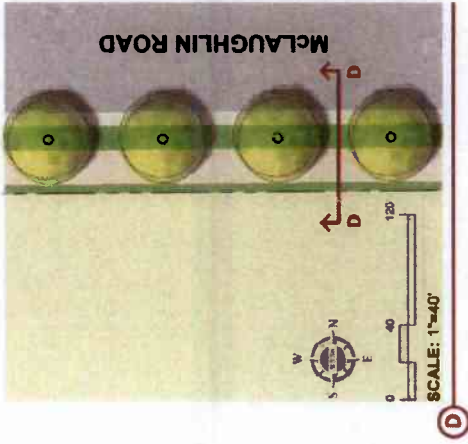
NOTE REFER TO PG. 1
PLAN FOR ENLARGEMENT
LOCATIONS

12/16/2013

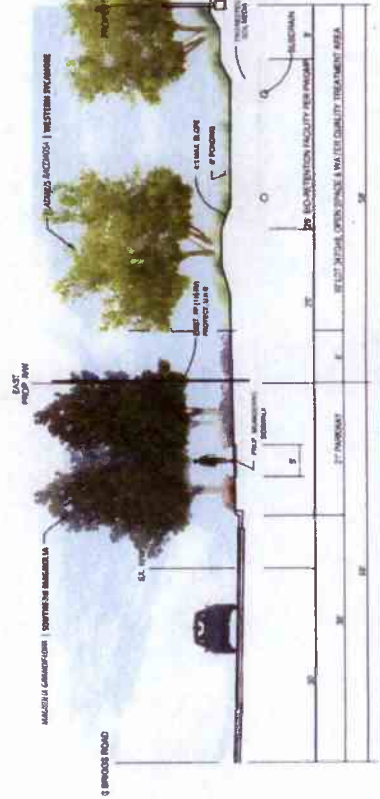
WEBB
ASSOCIATES



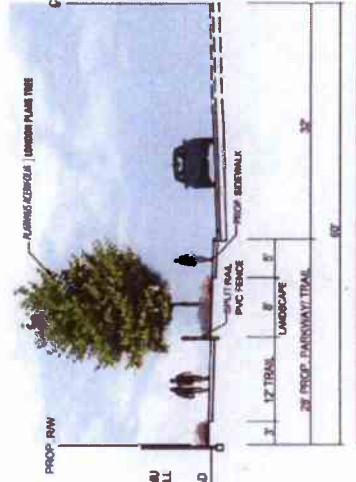
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SECTION C-C | BRIGGS ROAD NTS



SECTION D-D | McLAUGHLIN ROAD NTS

NOTE: REFER TO P. 1 FOR ENLARGEMENT LOCATIONS.



BRIGGS ROAD

A STREET

E

SCALE: 1"=100'

NOTE: REFER TO PLAN FOR ENLARGED LOCATIONS.



12/16/2013

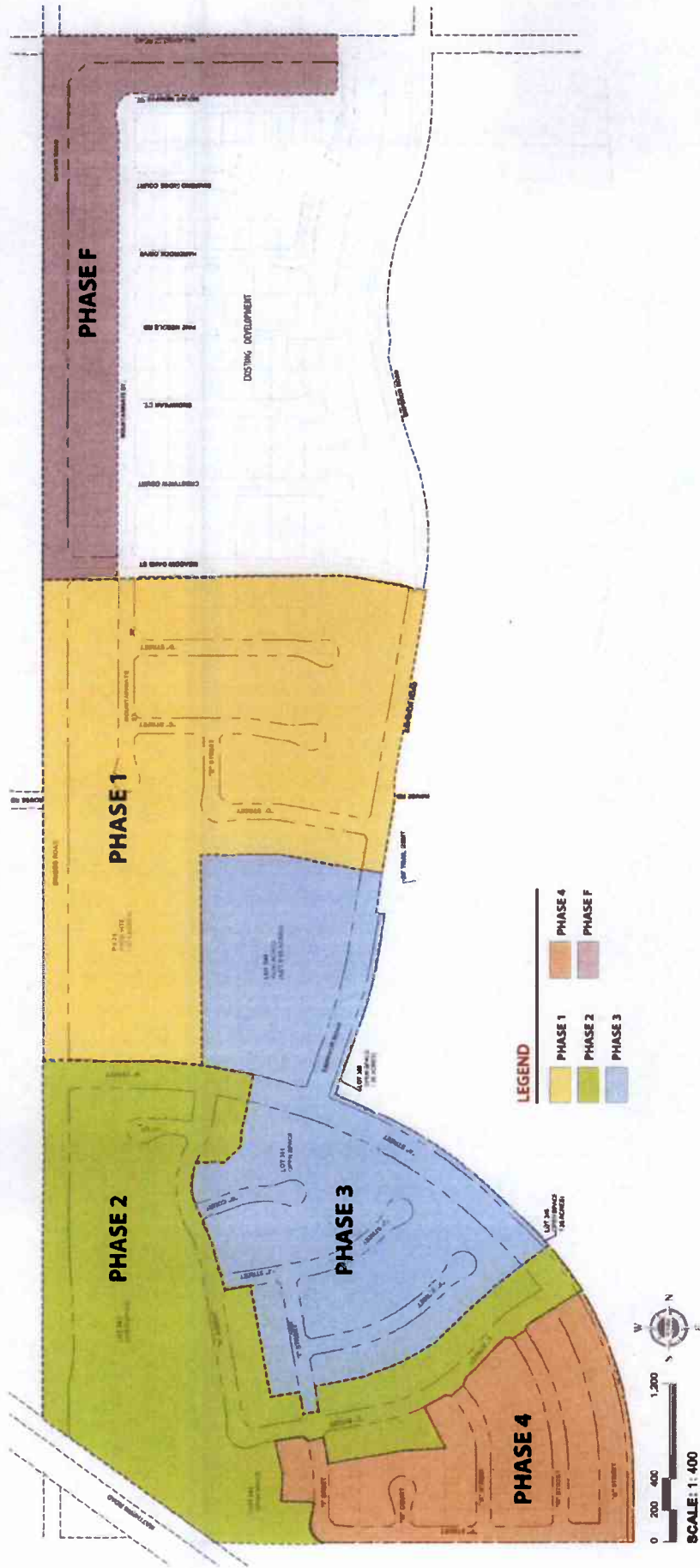


KEY MAP INTS

LEGEND

- 1 RESTROOM BLDG. W/ SMALL CONCESSION
- 2 PLAYGROUND
- 3 PICNIC SHELTER
- 4 (2X) HALF BASKETBALL COURTS
- 5 BASEBALL FIELD
- 6 PARKING (BY SPACES)
- 7 BASHN ACCESS RAMP
- 8 DECORATIVE BOUNDARY W/ ORNAMENTAL GRASSES WITH IN LOW FLOW CHANNEL
- 9 BASHN SLOPE
- 10 (2X) SOCCER FIELDS
- 11 SHUBS GRASSES W/ WOODS COVER AREA
- 12 TURF AREA
- 13 8" CONCRETE WALK
- 14 37 FT. WIDE EROSION EASEMENT
- 15 STORM DRAIN EASEMENT
- 16 12 IN. MAINTENANCE EMERGENCY ACCESS PATHWAY/ROAD (18.8 INCHES MAX. DEPTH)
- 17 NO PARKING ZONE
- 18 OPEN VIEW FENCE | WROUGHT IRON FENCE

MOUNTAIN GATE | PA 38- CONCEPTUAL PARK PLAN






LEGEND

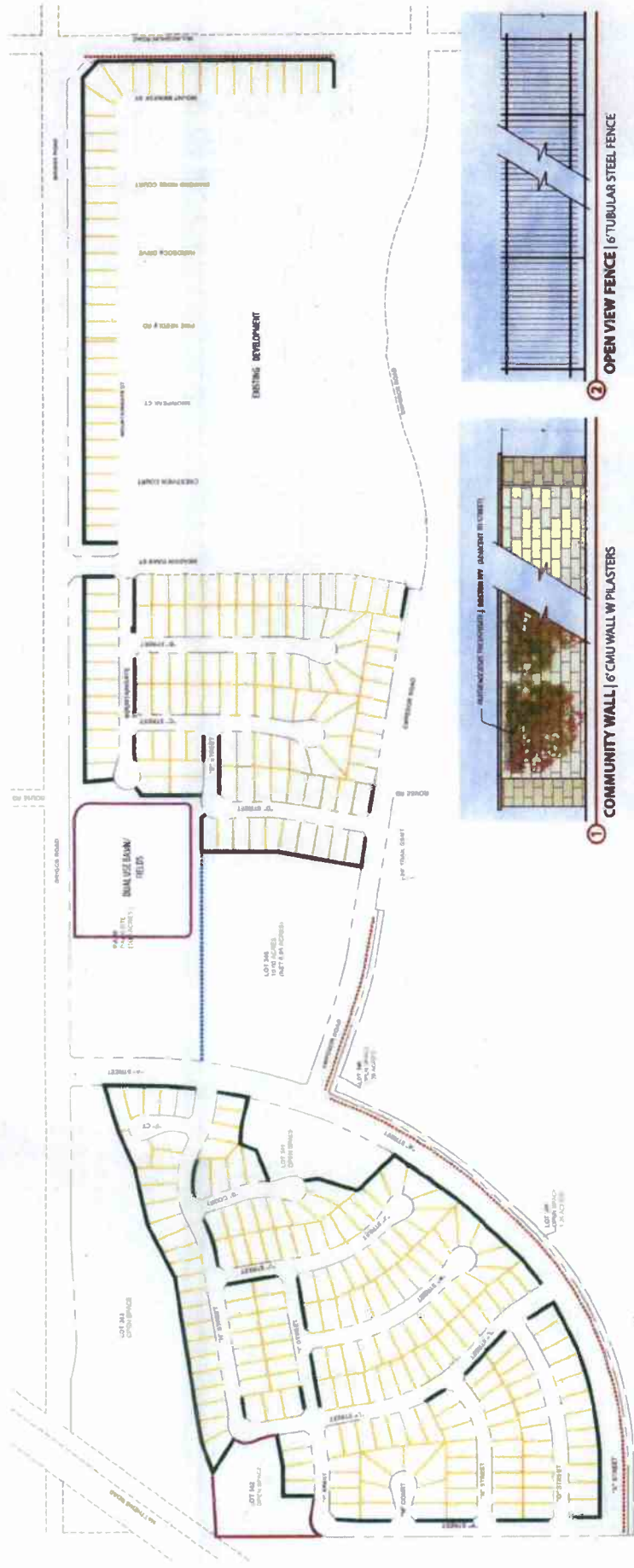
- PARK DISTRICT | VALLEY WIDE RECREATION & PARK DISTRICT
- LANDSCAPE MAINTENANCE DISTRICT | COUNTY OF INVERGORD
- SCHOOL DISTRICT | HIGHLAND SCHOOL DISTRICT
- HOME OWNER



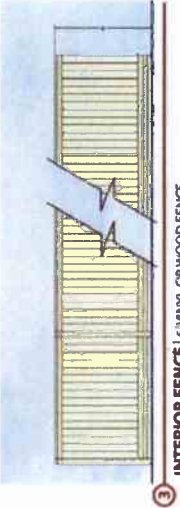
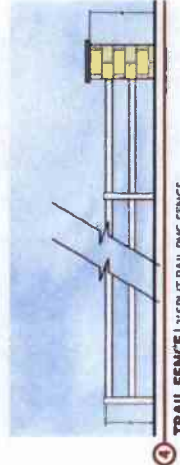
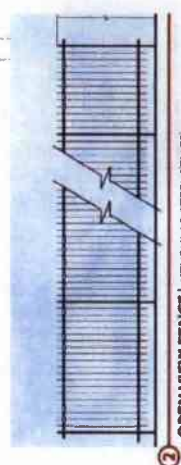
ALBERT A.
WEBB
 ASSOCIATES
 12/16/2013

MOUNTAIN GATE | MAINTENANCE PLAN


 CASE: TR36430
 EXHIBIT: M
 DATE: 1/21/14
 PLANNER: M. STRAITE



- LEGEND**
- 1. COMMUNITY WALL
 - 2. OPEN VIEW FENCE
 - 3. INTERIOR FENCE
 - 4. TRAIL FENCE
 - 5. CHAIN LINK FENCE



MOUNTAIN GATE | FENCING PLAN

CASE: TR36430
 EXHIBIT: W
 DATE: 1/21/14
 PLANNER: M. STRAITE