

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 19, 2016

SUBJECT: SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7870, ORDINANCE NO. 348.4824, TENTATIVE TRACT MAP NO. 31500 – Intent to Consider an Addendum to a Certified EIR – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A2- Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The **Specific Plan Substantial Conformance** proposes to change two planning area boundaries, revise land use designations to be consistent with the General Plan, and alter some street standards. The **Change of Zone** and associated Ordinance No. 348.4824 proposes to formalize the planning area boundaries to planning areas 32 and 33b. The **Tract Map** is a “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately 6.74 acres – Assessor’s Parcel Numbers: 459-020-070, 459-020-068. (100% Deposit Based Funds)

Departmental Concurrence


Steve Weiss, AICP
Planning Director

(Continued on next page)

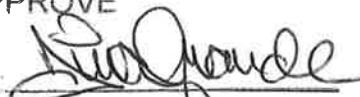

Juan C. Perez
TLMA Director

| 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 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.: N/A

District:3

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE
NO. 7870, TENTATIVE TRACT MAP NO. 31500**

DATE: February 19, 2016

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL IMPACT REPORT NO. 329, 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 State CEQA Guidelines Section 15162 exist; and,

APPROVE SPECIFIC PLAN NO. 260A2 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE CHANGE OF ZONE NO. 7870 to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 32 and 33b, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4824 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2387 Change of Zone No. 7870, attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 31500 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project was presented to the Planning Commission on January 20, 2016, and the Commission recommended approval this project by a 4-0 vote.

Specific Plan No. 260 was approved in 1994. The plan originally allowed for 2,390 units, and other uses including commercial, business park, mixed use, industrial, a school site. In 2007, Amendment No. 1 was approved to implement Tentative Tract Map No. 29322. Modifications included land use designation changes of some planning areas, consolidation of some Planning Areas, and an increase in the total unit count to 2,503 total units. In 2008 Amendment No. 2 was approved to implement Tentative Tract Map Nos. 34118 and 34600. Modifications included some land use changes to some planning areas, boundary changes to some planning areas, consolidation of some Planning Areas, and a total increase in the number of units to 2,815 total units. In 2008 the City of Menifee incorporated taking a large portion of the Specific Plan into the City limits. As explained below, this Substantial Conformance No. 1 will revise the Specific Plan to reflect the County's jurisdictional limits of the Specific Plan.

The Specific Plan Substantial Conformance No. 1 proposes to make small changes to, and update the Specific Plan. Specifically, it proposes the following:

- Change the boundary, land use designation (names, not density, this is correcting errors), and unit allocations for Planning Areas 32 and 33B. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 33.2 acres, an increase of 54 units. Planning Area 33B, which is approved for 108 MHDR dwelling units on 22.3 acres, is now proposed for 52 MDR units on 14.4 acres or a decrease in 56 units. This is a total reduction of 2 units overall.
- Update the land use designations for Planning Areas 24, 25, 26, 28, and 34 to reflect approved residential densities and to be consistent with the County's General Plan land use designations, which were updated after the original approval of SP No. 260.
- Change the roadway classifications for portions of Emperor Road and McLaughlin Road. The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE
NO. 7870, TENTATIVE TRACT MAP NO. 31500**

DATE: February 19, 2016

PAGE: Page 3 of 3

provide for a reduced right-of-way because the General Plan downgraded the right of way after the Specific Plan was approved. The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)."

The zone change proposes to formalize the planning area boundaries for Planning Areas 32 and 33b. The tentative map is a Schedule "A" map to subdivide 76 acres into 204 residential lots. The proposed project is located southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**
- C. Ordinance No. 348.4824**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as further amended by placing in effect in the Homeland and Winchester Area, the zone on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map of Change of Zone Case No. 7870" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

By: _____
Chairman, Board of Supervisors

By: _____

APPROVED AS TO FORM
February 29, 2016

MPC:sk
02/11/16
G:\Property\MDusek\CZ ZONING ORD & FORM\1\FORMAT.348\4824.doc

HOMELAND AND WINCHESTER AREA

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

SHT. 1 OF 1

| LINE DATA | | |
|-----------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N89°06'41"E | 48.92' |
| L2 | N59°53'45"W | 65.30' |
| L3 | N69°29'36"E | 128.10' |
| L4 | N22°47'25"W | 23.11' |
| L5 | N00°00'01"W | 293.38' |
| L6 | N86°58'16"E | 302.75' |
| L7 | N41°19'53"W | 113.27' |
| L8 | N55°11'36"E | 49.86' |
| L9 | N65°42'49"E | 113.04' |
| L10 | N76°05'20"E | 54.80' |
| L11 | N86°29'19"W | 48.46' |
| L12 | N70°34'42"W | 45.91' |
| L13 | N55°28'29"W | 43.70' |
| L14 | N64°27'32"W | 102.63' |
| L15 | N64°25'56"W | 147.79' |

| CURVE DATA | | | | |
|------------|---------|------------|---------|---------|
| NO. | RADIUS | DELTA | ARC | TAN |
| C1 | 499.98' | 22°47'29" | 198.88' | 100.77' |
| C2 | 48.00' | 107°15'26" | 89.86' | 65.17' |

PLANNING
AREA 32

SP ZONE

PLANNING AREA 33B

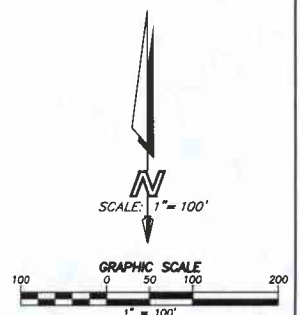
SP ZONE

SPECIFIC PLAN (SP260)

MAP NO. 2.2387
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7870
ADOPTED BY ORDINANCE NO. 348.4824
DATE: _____

ASSESSOR MAP NUMBER: 459-020-070, 459-020-068

RIVERSIDE COUNTY BOARD OF SUPERVISORS



HOMELAND AND WINCHESTER AREA

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

SHT. 1 OF 1

LINE DATA

| NO. | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N89°06'41"E | 48.92' |
| L2 | N59°53'45"W | 65.30' |
| L3 | N69°29'36"E | 128.10' |
| L4 | N22°47'25"W | 23.11' |
| L5 | N00°00'01"W | 293.38' |
| L6 | N86°58'16"E | 302.75' |
| L7 | N41°19'52"W | 113.27' |
| L8 | N55°11'36"E | 49.86' |
| L9 | N65°42'49"E | 113.04' |
| L10 | N76°05'20"E | 54.80' |
| L11 | N86°29'19"W | 48.46' |
| L12 | N70°34'42"W | 45.91' |
| L13 | N55°28'29"W | 43.70' |
| L14 | N64°27'32"W | 102.63' |
| L15 | N64°25'56"W | 147.79' |

CURVE DATA

| NO. | RADIUS | DELTA | ARC | TAN |
|-----|---------|------------|---------|---------|
| C1 | 499.98' | 22°47'29" | 198.88' | 100.77' |
| C2 | 48.00' | 107°15'26" | 89.86' | 65.17' |

PLANNING
AREA 32

SP ZONE

PLANNING AREA 33B

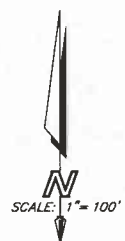
SP ZONE

SPECIFIC PLAN (SP260)

MAP NO. 2.2387
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7870
ADOPTED BY ORDINANCE NO. 348.4824
DATE: _____

ASSESSOR MAP NUMBER: 459-020-070, 459-020-068

RIVERSIDE COUNTY BOARD OF SUPERVISORS





**PLANNING COMMISSION
MINUTE ORDER
JANUARY 20, 2016**

I. AGENDA ITEM 4.2

SPECIFIC PLAN NO. 260A2, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7870, TENTATIVE TRACT MAP NO. 31500 – Intent to Consider an Addendum to a Certified EIR – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33b.

II. PROJECT DESCRIPTION:

The Specific Plan Substantial Conformance proposes to make small changes to two planning area boundaries, revise land use designations to be consistent with the General Plan, and alter some street standards. The Change of Zone proposes to formalize the planning area boundaries to planning areas 32 and 33b. The Tract Map is a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

- Kevin Canning, Highland Palms HOA

Spoke in opposition to the proposed project:

- George Psares, 52 Vista Montemar, Laguna Niguel (949) 388-8808
- Helen Psares, (949) 388-8808
- Diana K. Gutierrez, Neighbor, 30650 Triple Crown Rd., Homeland (951) 926-3856
- Georgiann Kruger, Neighbor, (949) 813-2503
- Ken Rock, 25424 Sultanas Rd., Homeland

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JANUARY 20, 2016**

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 4-0 (Commissioner Sanchez was absent)

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

CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL IMPACT REPORT NO. 329; and,

APPROVE SPECIFIC PLAN NO. 260A2 SUBSTANTIAL CONFORMANCE NO. 1; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7870 ; and,

APPROVE TENTATIVE TRACT MAP NO. 31500 as modified at hearing.

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.



Steve Weiss AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: January 19, 2016

To: Planning Commission

From: Matt Straite, Planning Staff

RE: Additional Condition of Approval edits for agenda item 4.2

Condition of approval 10.EVERY.11 on the Tract Map is proposed to be modified to read as follows:

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31500 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31500, Amended No. 9, dated 1/29/15.

EXHIBIT W = Tentative Tract Map No. 31500 Wall and Fence Plan dated 9/16/14.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

Environmental Assessment/Addendum = Environmental Assessment No. 39357/ Addendum No. 1 to Environmental Impact Report No. 329

4.2

Agenda Item No.:

Area Plan: Harvest Valley/Winchester

Zoning Area: Homeland

Supervisory District: Third

Project Planner: Matt Straite

Planning Commission: January 20, 2016


**SPECIFIC PLAN NO. 260A2 SUBSTANTIAL
CONFORMANCE NO. 1**

CHANGE OF ZONE NO. 7870

TENTATIVE TRACT MAP NO. 31500

Applicant: Stone Star Riverside LLC

**Engineer/Representative: T&B Planning
Consultants, Inc.**


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 260 was approved in 1994. The plan originally allowed for 2,390 units, and other uses including commercial, business park, mixed use, industrial, a school site. In 2007, Amendment No. 1 was approved to implement Tentative Tract Map No. 29322. Modifications included land use designation changes of some planning areas, consolidation of some Planning Areas, and an increase in the total unit count to 2,503 total units. In 2008 Amendment No. 2 was approved to implement Tentative Tract Map Nos. 34118 and 34600. Modifications included some land use changes to some planning areas, boundary changes to some planning areas, consolidation of some Planning Areas, and a total increase in the number of units to 2,815 total units. In 2008 the City of Menifee incorporated taking a large portion of the Specific Plan into the City limits. As explained in detail below, this Project will revise the Specific Plan to reflect the County jurisdictional limits of the plan.

SUBSTANTIAL CONFORMANCE NO. 1 TO SPECIFIC PLAN NO. 260 AS AMENDED BY AMENDMENT NO. 2 proposes to make minor changes to, and update the Specific Plan. Specifically, it

proposes the following:

- Change the boundary, land use designation, and unit allocations for Planning Areas 32 and 33B. Planning Area 32, which is approved for 98 Medium High Density Residential (MHDR) dwelling units on 20.2 acres, is now proposed for 152 Medium Density Residential (MDR) dwelling units on 33.2 acres. Planning Area 33B, which is approved for 108 MHDR dwelling units on 22.3 acres, is now proposed for 52 MDR units on 14.4 acres. The proposed density for Planning Area 32 would change from 4.9 dwelling units per acre (du/ac) to 4.6 du/ac, while the density for Planning Area 33B would change from 4.8 du/ac to 3.6 du/ac. The total number of dwelling units allocated to these two planning areas would be reduced from the approved 206 dwelling units to 204 dwelling units, and the total acreage of Planning Area 33b would increase from 42.5 acres to 47.6 acres. A pocket park is also proposed at the eastern boundary between Planning Areas 32 and 33B. Additionally, traditionally a change to the Land Use Designation would be processed as a Specific Plan Amendment; however, the previous version of the Specific Plan contained errors, the previous Land Use Designations for Planning Areas 32 and 33b were incorrectly labeled Medium High Density Residential (MHDR) when Specific Plan No. 260 was approved in 2008. The actual unit count for Planning Areas 32 and 33b are below the minimum count allowed by MHDR. Therefore, this substantial conformance will correct this error and reflect the actual Land Use Designation of Medium Density Residential (MDR).

SPECIFIC PLAN NO.260A2 SUBSTANTIAL CONFORMANCE NO.1
CHANGE OF ZONE NO. 7870
TENTATIVE TRACT MAP 31500
Planning Commission Staff Report: January 20, 2016
Page 2 of 11

- Update the land use designations for Planning Areas 24, 25, 26, 28, and 34 to reflect approved residential densities and to be consistent with the County's General Plan land use designations, which were updated after the original approval of SP No. 260. Under the County's General Plan, residential densities of 2-5 du/ac are included in the MDR land use designation, while residential densities of 5-8 du/ac are included in the MHDR designation. In some planning areas, however, SP260 used the wrong designation name with the density range. The Specific Plan, for example, called 5-8 dwelling units per acre, MDR, which is an error. The corrected Land Use designations for Planning Areas 24, 25, 26, 28, and 34 are not consistent with the General Plan density ranges for the MDR and MHDR land use designations. Correcting the land use designation name will not change the acreage or unit allocations for these planning areas, only the names are changing. The name change is fully consistent with the existing Specific Plan. Specifically, the following updates to the land use designations are proposed as part of SP260S1:
 - Planning Area 24, which is approved for 115 dwelling units on 25.7 acres (4.5 du/ac), will be changed from MHDR to MDR;
 - Planning Area 25, which is approved for 226 dwelling units on 44.7 acres (5.1 du/ac), will be changed from MDR to MHDR;
 - Planning Area 26, which is approved for 97 dwelling units on 18.2 acres (5.3 du/ac), will be changed from MDR to MHDR;
 - Planning Area 28, which is approved for 113 dwelling units on 21.8 acres (5.2 du/ac), will be changed from MDR to MHDR; and
 - Planning Area 34, which is approved for 339 dwelling units on 80.3 acres (4.2 du/ac), will be changed from MHDR to MDR.
- Change the roadway classifications for portions of Emperor Road and McLaughlin Road have as follows:
 - The portion of McLaughlin Road located between Emperor Road and Ethanac Road (SR-74) has been changed to provide for a reduced right-of-way. This roadway segment also is proposed to be renamed as Norma Jean Road.
 - The portion of Norma Jean Road between Emperor Road and approximately Allen Road is proposed to be changed from a "Secondary (100' ROW)" to a "Collector (74' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided along with 15-foot parkways on each side. Along the west side of the roadway, a six-foot curb-separated sidewalk would be provided between a five-foot and four-foot landscaped area. Along the eastern edge of the roadway, a 10-foot multi-purpose decomposed granite (d.g.) trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A two-rail fence would be provided along the western edge of the multi-purpose trail.
 - The portion of Norma Jean Road from approximately Allen Avenue to the northern boundary of Planning Area 32 is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 44 feet of travel lanes would be provided. Along the western edge of the roadway, a 15-foot parkway would be provided, which would include a 6-foot curb-separated sidewalk and two landscaped strips measuring four and five feet in width. A six-

foot high concrete block wall would be provided along the western edge of the ROW. Along the eastern edge of the roadway, a 10-foot multi-purpose d.g. trail would be accommodated, separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also would be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall would be provided along the eastern edge of the ROW.

- The portion of Norma Jean Road from approximately the northern boundary of Planning Area 32 to Ethanac Road (SR-74) is proposed to be changed from a "Secondary (100' ROW)" to a "Modified Collector (77' ROW)." Along this portion of the roadway, 32 feet of travel lanes would be provided. Along the eastern edge of the roadway, an 18-foot parkway would be provided, which would include a 10-foot multi-purpose d.g. trail separated from the roadway by a five-foot landscaped strip. A three-foot landscaped strip also will be accommodated between the multi-purpose trail and the eastern ROW. A six-foot high concrete block wall will be provided along the eastern edge of the ROW. The remaining 27 feet of right of way along the western edge of the roadway would be improved in the future by others.
- The portion of Emperor Road between Norma Jean Road/McLaughlin Road and Ethanac Road (SR-74) has been changed from an "Industrial Collector (78' ROW)" to a "Modified Collector (70' ROW)." The revised section would accommodate 32 feet of travel lanes. Along the eastern edge of the roadway, a 15-foot parkway complete with a six-foot curb-separated sidewalk would be provided between two landscaped areas measuring five feet and four feet in width. The remaining 23 feet of right of way along the western edge of the roadway would be improved in the future by others.
- The project also revises the document to show only that portion of the project that is within the County jurisdiction. When the City of Menifee incorporated, half of the Menifee North Specific Plan was incorporated into the City (west of Briggs Road), the other half remained in the County jurisdiction (east of Briggs Road).

CHANGE OF ZONE NO.7870 proposes to formalize the planning area boundaries for Planning Areas 32 and 33b. An amendment to the Specific Plan zoning ordinance is not necessary because the substantial conformance is not changing the allowed uses or development standards for Planning Areas 32 and 33b. SP No. 260A2 as modified by proposed Substantial Conformance No. 1 is consistent with the uses and development standards of the adopted Specific Plan. The boundaries of the Planning Areas have changed, but not the uses or standards, therefore the project is consistent with the existing Specific Plan zoning ordinance.

TENTATIVE TRACT MAP NO. 31500 is a Schedule "A" map proposing to implement the changes proposed by SP260S1 within Planning Areas 32 and 33B, and would subdivide these planning areas into 206 residential lots ranging in size from 5,001 square feet to 12,047 square feet. Common open space lots and private rights-of-way also would be defined as part of TR31500. The map also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines.

The proposed project is located southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road.

Substantial Conformance No. 1 to Specific Plan No. 260A2, Change of Zone No. 7870 and Tentative Tract Map No. 31500 may also be referred to as the Project.

ISSUES OF POTENTIAL CONCERN:

County Jurisdiction

Since the adoption of Amendment No. 2 to Specific Plan No. 260 in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County's jurisdiction.

Tribal Concerns

The Pechanga had expressed concern with the design of the project and potential impacts to cultural resources. The applicant and staff have met with the tribe and addressed their concerns through the design of the map and through mitigation added as conditions of approval. Included is a requirement for the applicant to contribute to region wide cultural analysis to study the importance of the Double Butte region. This study is not being required to address any CEQA concerns and is, therefore, not differing any mitigation.

Highway 79 Policy Area

The project is within the Highway 79 Policy Area. The project is consistent with the requirements of the policy (see finding below for more detail).

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR), Medium-High Density Residential (MHDR), Commercial Retail (CR), Light Industrial (LI), Business Park (BP), Mixed-Use Planning Area (MUPA), Public Facilities (PF), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), Open Space-Water (OS-W) as reflected on the Land Use Plan of the proposed Menifee North Specific Plan.
2. Surrounding General Plan Land Use (Ex. #5): Medium-High Density Residential (MHDR) and Medium Density Residential (MDR) to the east and north, City of Menifee to the west, Rural: Rural Mountainous (R-RM) and Medium Density Residential to the south and Rural: Rural Mountainous (R-RM), Medium Density Residential (MDR) and Medium High Density Residential (MHDR) to the east.
3. Existing Zoning (Ex. #2): Specific Plan (SP No. 260: Menifee North)
4. Surrounding Zoning (Ex. #2): Mobilehome Subdivisions and Mobilehome Parks – One Acre Minimum (R-T-1) and One Family Dwellings (R-1) to the north, Specific Plan (SP), Rural Residential (RR), Controlled Development Zones (W-2) and Mobilehome Subdivisions and Mobilehome Parks (R-T) to the east, City of Menifee to the west, and Agriculture Poultry (A-P)

SPECIFIC PLAN NO.260A2 SUBSTANTIAL CONFORMANCE NO.1
CHANGE OF ZONE NO. 7870
TENTATIVE TRACT MAP 31500
Planning Commission Staff Report: January 20, 2016
Page 5 of 11

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | and Specific Plan (SP- SP293A5) to the south. Medium Density Residential (MDR) |
| 6. Surrounding Land Use (Ex. #1): | City of Menifee to the West, single family residential to the east and north, agriculture and vacant property to the south. |
| 7. Project Data: | Total SP Acreage: 829.2 Total Map Acreage: 53.3 Total Proposed Lots: 206 Proposed Min. Lot Size: 5,000 Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

CONSIDER ADDENDUM No. 1 to **ENVIRONMENTAL IMPACT REPORT NO. 329**, 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 State CEQA Guidelines Section 15162 exist;

APPROVE SPECIFIC PLAN NO. 260A2 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7870 to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 32 and 33b, 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.

APPROVE TENTATIVE TRACT MAP NO. 31500 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 proposed to be designated Medium Density Residential (MDR) on the Harvest Valley/Winchester Area Plan and the Specific Plan Land Use Plan for Specific Plan No. 260A2 as modified by Substantial Conformance No. 1 to the Specific Plan.
2. The proposed Project is within the Highway 79 Policy Area. When the County's General Plan was updated in 2003, a new policy area (Highway 79 Policy Area) was adopted to address transportation infrastructure capacity within the policy area. Policy HWWAP 7.2 specifically requires that new development within the policy area must produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use

designations. At the time the General Plan was updated in 2003, Planning Areas 33A and 33B were identified as a single planning area (Planning Area 33) comprising 57.7 acres, while Planning Area 32 encompassed approximately 21.8 acres). Both of these planning areas were assumed by the 2003 General Plan EIR to be built out at their mid-point density range for the Medium Density Residential (MDR) land use designation (i.e., 3.5 du/ac); thus, the General Plan traffic model would have assumed that Planning Areas 32 and 33 would be developed with up to 278 dwelling units (79.5 acres x 3.5 du/ac = 278 dwelling units). Under the proposed Project, Planning Areas 32 and 33B would be developed with up to 204 dwelling units, while no dwelling units would be constructed in Planning Area 33A. As such, traffic generated by the Project would comprise approximately 73.4% of the total traffic that would have been accounted for in the 2003 General Plan traffic model (204 units/278 units x 100 = 73.4%). Accordingly, the Project would be fully consistent with the Highway 79 Policy Area. The 2015 General Plan update did not revise this policy.

3. The proposed use, residential with a minimum of 5,000 sq.ft. lots, is permitted use in the Medium Density Residential (MDR) designation.
4. The project, as modified, meets the intent and purpose of the adopted SP and the project as modified is consistent with the findings and conclusions contained in the resolution adopting the SP because the change will not be impacting the overall density of the Specific Plan, and the changes to the Land Use Designations within the SP are only name changes, the density permitted in those areas will not change. The proposed circulation changes are fully consistent with the intent of the Specific Plan and the resolution because they facilitate the approved plan in a more efficient manner and address in the needs goals of the Specific Plan and resolution with more detail than was shown in the Specific Plan. All changes were fully analyzed in traffic studies.
5. The proposed substantial conformance to the Specific Plan does not change the basic design of the plan and/or the improvements required by the Specific Plan.
6. The modification to the roadways will improve circulation, etc.
7. The Project site is surrounded by properties which are designated Medium-High Density Residential (MHDR) and Medium Density Residential (MDR) to the east and north, City of Menifee to the west, Rural: Rural Mountainous (R-RM) and Medium Density Residential to the south and Rural: Rural Mountainous (R-RM), Medium Density Residential (MDR) and Medium High Density Residential (MHDR) to the east.
8. The zoning for the subject site is Specific Plan (SP: Menifee North).
9. The Project site is surrounded by properties which are zoned Mobilehome Subdivisions and Mobilehome Parks – One Acre Minimum (R-T-1) and One Family Dwellings (R-1) to the north, Specific Plan (SP), Rural Residential (RR), Controlled Development Zones (W-2) and Mobilehome Subdivisions and Mobilehome Parks (R-T) to the east, City of Menifee to the west, and Agriculture Poultry (A-P) and Specific Plan (SP- SP293A5) to the south.
10. Located within project vicinity are single family residential homes to the north, and east, agriculture land to the south, and vacant property and the City of Menifee to the west.

11. The proposed Project is not located within a Criteria Cell of the Western Riverside County Species Habitat Conservation Plan and as such, is not required to dedicate a portion of the project site for the intent of preservation.
12. The Project site is not located within a City Sphere of Influence.
13. The Project is a Schedule A subdivision which requires design criterion and physical infrastructure be addressed by, and included on the map. All required provisions have been included and all required infrastructure have been included and analyzed.
14. This land division is not located within a California Fire State Responsibility Area or a very high fire hazard severity zone.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. 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, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
17. The California Environmental Quality Act Guidelines Section 15164(a) provides that an addendum to a previously certified EIR shall be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 have occurred. The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:
 - a. The proposed Project would not require "major revisions" to the certified FEIR No. 329 previous EIR (done for the first Specific Plan) since the Project will not involve any substantial increases in the severity of the previously identified significant impacts. Amendment No. 1 and 2 to the Specific Plan were processed with Mitigated Negative Declarations (2007 and 2008 respectively). As proposed, SP260S1 would result in a reduction of two units allocated to SP 260. The total number of units within Planning Areas 32 and 33B would be reduced from 206 dwelling units to 204 dwelling units, and the total number of dwelling units allowed within SP 260 would be reduced from 2,025 to 2,023. Therefore, SP260S1 involves development within areas previously evaluated as part of certified FEIR No. 329, and SP260S1 would not result in an increase in land use intensity on-site as compared to the project that was evaluated as part of FEIR No. 329.
 - b. SP260S1 also involves several changes to the land use designations of existing Planning Areas (the corrections to the Land Use names previously discussed) that would not require "major revisions" to the previous certified FEIR No. 329. In 2003, Riverside County updated its General Plan, which included revisions to the allowed density ranges for residential land use designations. As a result, several planning areas within SP 260 are allocated densities that are inconsistent with the density ranges of the 2003 General Plan. SP260S1 proposes changes to the land use designations for Planning Areas 23, 25, 28, and 34 to provide consistency between

the land use designations of SP 260 and the 2003 General Plan. As these changes would not result in a change to the allowable land uses or land use intensity within these planning areas, such changes would not result in an increase in impacts to the environment as compared to what was previously evaluated and disclosed as part of FEIR 329.

- c. Revisions to the circulation plan that are proposed as part of SP260S1 also would not require "major revisions" to the previous EIR. As described above under Section I.A.1, SP260S1 proposes to change the roadway classifications for portions of (proposed) Norma Jean Road and Emperor Road. These changes are proposed, in part, in response to concerns from local residents over previous plans to extend McLaughlin (Norma Jean) Road northerly to Highway 74, thereby eliminating an existing portion of Sultanas Road that provides access to existing residential uses located easterly of Planning Areas 32 and 31A. Under the revised circulation plan, SP260S1 instead proposes to retain the existing segment of Sultanas Road as a separate roadway and to construct a new parallel road (Norma Jean Road). The required right-of-way for Norma Jean Road would be reduced to that of Collector/Modified Collector (74- and 77-foot rights-of-way, respectively), and the right-of-way for Emperor Road would be reduced to a Modified Collector (70-foot right-of-way). Based on the results of a traffic impact analysis, these revisions would not result in a substantial change in area circulation, and no new impacts to study area road segments, intersections, or freeways would result from this change.
- d. As indicated in the above description, the majority of changes included as part of SP260S1 involve revisions to Specific Plan No. 260A2 to provide consistency with the current land use designations of the 2015 Riverside County Integrated Project (RCIP) General Plan. Minor revisions to the dwelling unit allocations and planning area boundaries for Planning Areas 32 and 33B also would occur as a result of SP260S1, along with minor revisions to the proposed circulation plan. Revisions proposed as part of SP260S1 would not result in any changes to allowable land uses or land use intensity within affected planning areas, and environmental effects associated with revisions to SP 260 that occurred concurrent with previously-approved Amendment Nos. 1 and 2 to SP 260 were previously subjected to evaluation under CEQA as part of the following Environmental Assessments/Mitigated Negative Declarations: Environmental Assessment/ Mitigated Negative Declaration No. 38625 (adopted June 26, 2007); and Environmental Assessment/Mitigated Negative Declaration No. 40275 (adopted February 5, 2008).
- e. Overall, the proposed SP260S1 would result in impacts that are equal to those addressed in FEIR No. 329. As demonstrated in the accompanying Environmental Assessment No. 40780 (EA40780), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR 329 and subsequent MNDs.
- f. Subsequent to the certification of FEIR No. 329 and approval of SP No. 260, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- g. As proposed, the Project does not involve any land uses which were not included in the analysis contained in FEIR No. 329 and/or subsequent MNDs, and would therefore not result in any new significant effects that were not previously identified.

- h. The proposed Project would result in a comparable level of development permitted under the approved SP No. 260, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous FEIR No. 329.
- i. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis, Determination of Biologically Equivalent or Superior Preservation and focused species surveys), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in FEIR No. 329 and the previous MNDs. Specifically, these updated technical reports concluded as follows:
 - 1. The traffic report reaffirmed the findings and mitigation measures established within SP No. 260 and FEIR No. 329, and found that no new traffic impacts requiring mitigation would occur as a result of SP260A2;
 - 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 - 3. The noise impact analysis fulfills the requirements of the On-Site Noise Mitigation Measures of FEIR No. 329, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. With construction of the noise barriers identified in the noise impact analysis and imposition of measures to reduce construction-related noise impacts, the noise study concludes that no new impacts to noise would occur as a result of the Project;
 - 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in FEIR No. 329. Mitigation has been identified to require appropriate compensatory mitigation for impacts to Riparian/Riverine areas, in conformance with the Western Riverside County Multiple Species Habitat Conservation Program (MSHCP); and
 - 5. The hydrology/water quality reports are consistent with the mitigation requirements of FEIR No. 329 and the County's requirements for tentative tract map applications. These reports did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 - 6. The cultural resources study determined that the Project would not result in any new or more severe impact to cultural resources beyond what was evaluated and disclosed as part of FEIR No. 329.
- j. Mitigation measures identified in FEIR No. 329, other than those that have changed as a result of updated technical studies and/or negotiations to obtain required permits and authorizations,

would still be appropriate and feasible for the proposed Project. Additionally, infeasible mitigation measures or alternatives have not become feasible.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan 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. The boundaries of a City;
 - c. WRMSHCP Criteria Cell;
 - d. A High Fire or State Responsibility Area;
 - e. A Fault Zone;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - h. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. Or partially within a TUMF Fee Area;
 - b. An area with low to moderate liquefaction potential;
 - c. Romoland and Perris Union High School District;
 - d. In or partially within Lakeview/Nuevo/Romoland/Homeland County Service Area;
 - e. Susceptible to soil subsidence;
 - f. Highway 79 Policy Area;

SPECIFIC PLAN NO.260A2 SUBSTANTIAL CONFORMANCE NO.1
CHANGE OF ZONE NO. 7870
TENTATIVE TRACT MAP 31500
Planning Commission Staff Report: January 20, 2016
Page 11 of 11

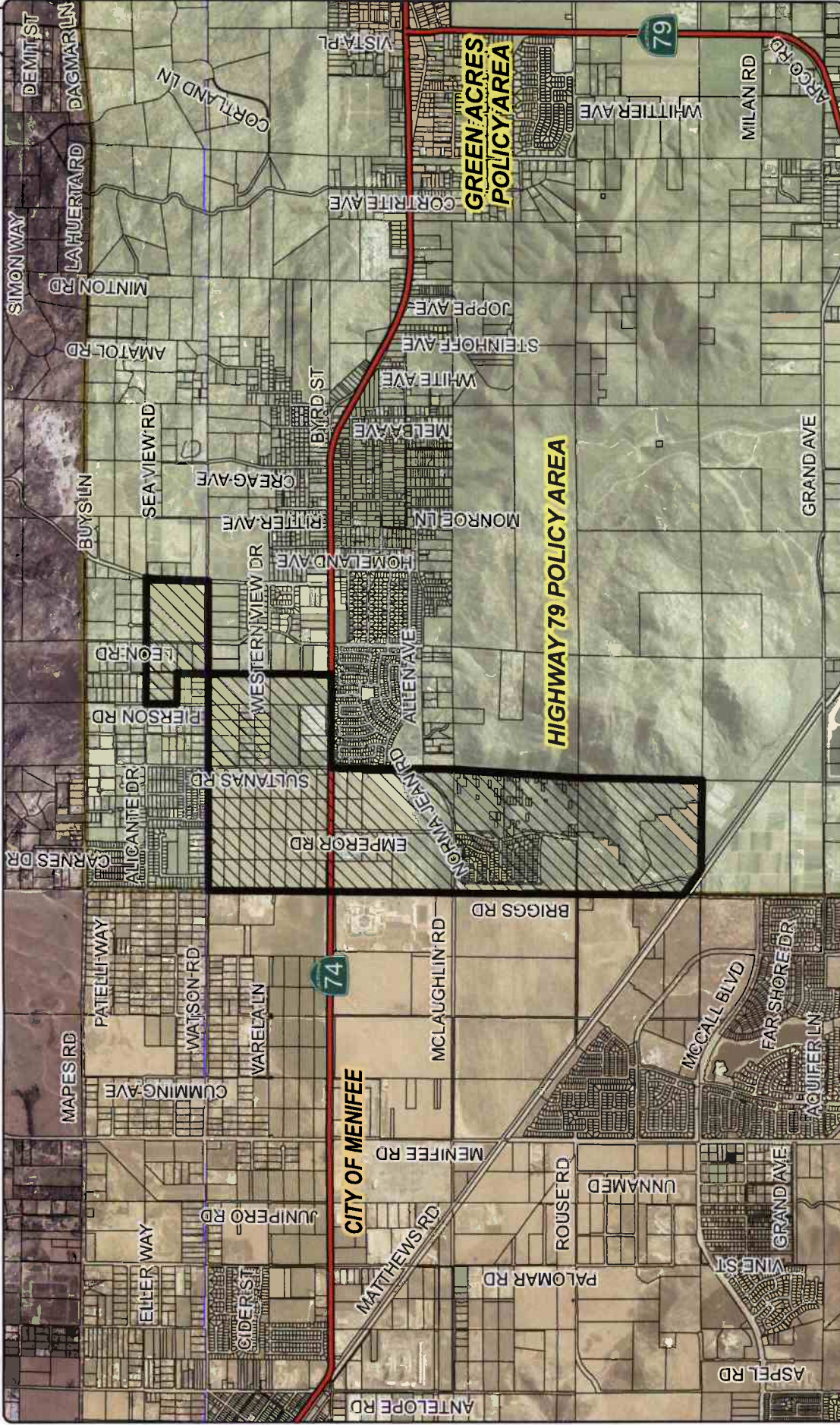
4. Numerous; please refer to attached List of APNs for Specific Plan No. 260.

Y:\Planning Case Files-Riverside office\SP00260S1\Staff Report
Date Prepared: 12/29/15
Date Revised: April 29, 2015

RIVERSIDE COUNTY PLANNING DEPARTMENT **CZ07870 SP00260S1 TR31500 CFG02835** **VICINITY/POLICY AREAS**

Supervisor: Washington
 District 3

Date Drawn: 12/31/2015
 Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. The County of Riverside is not responsible for any errors or omissions in this map. For more information, please contact the Planning Department at (951) 955-3200 (Western County) or at (951) 955-3200 (Eastern County) or Website: <http://www.riverside.ca.gov>

Supervisor: Washington
District 3

Exhibit 3

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctnet.com>

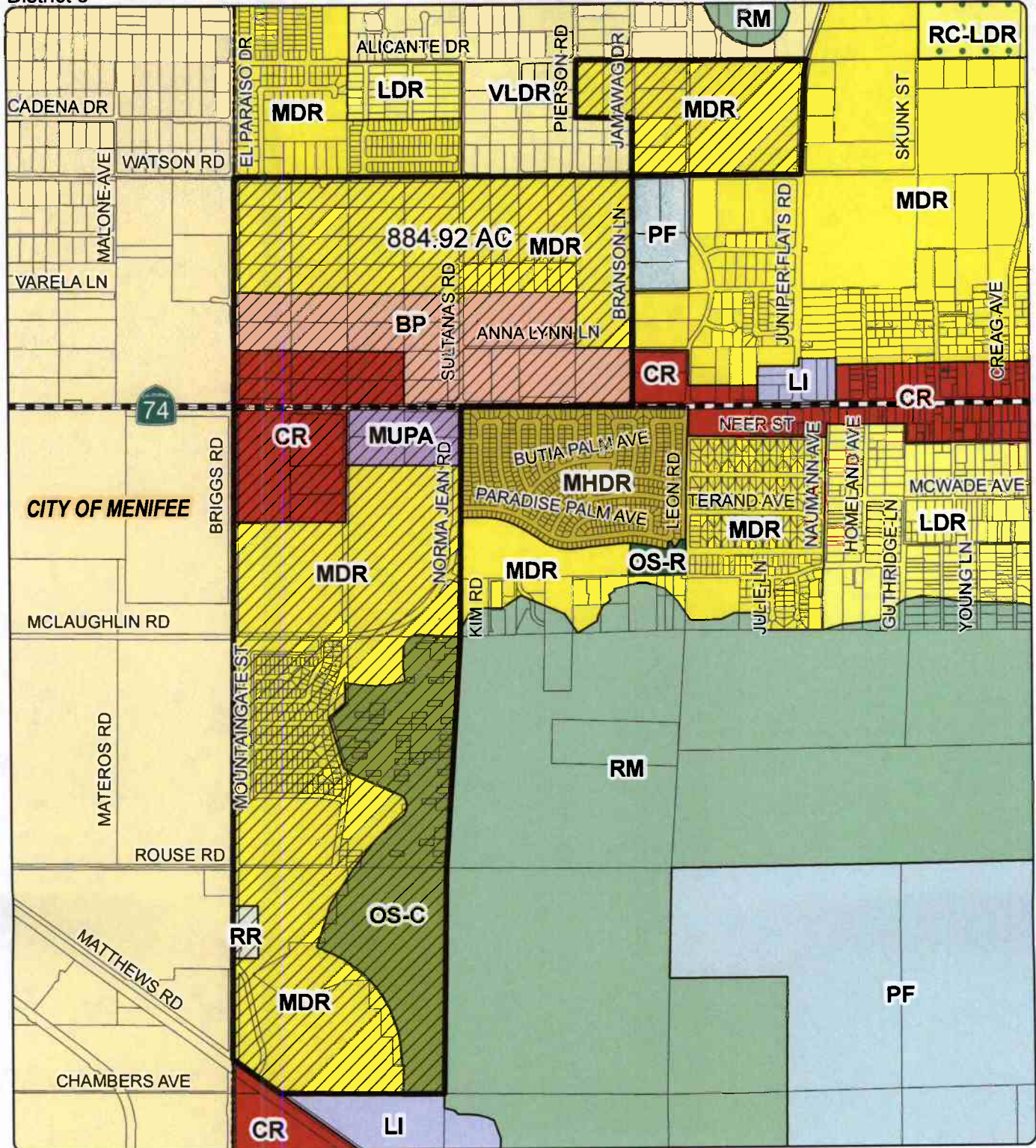
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07870 SP00260S1 TR31500 CFG02835

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 12/31/2015
Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

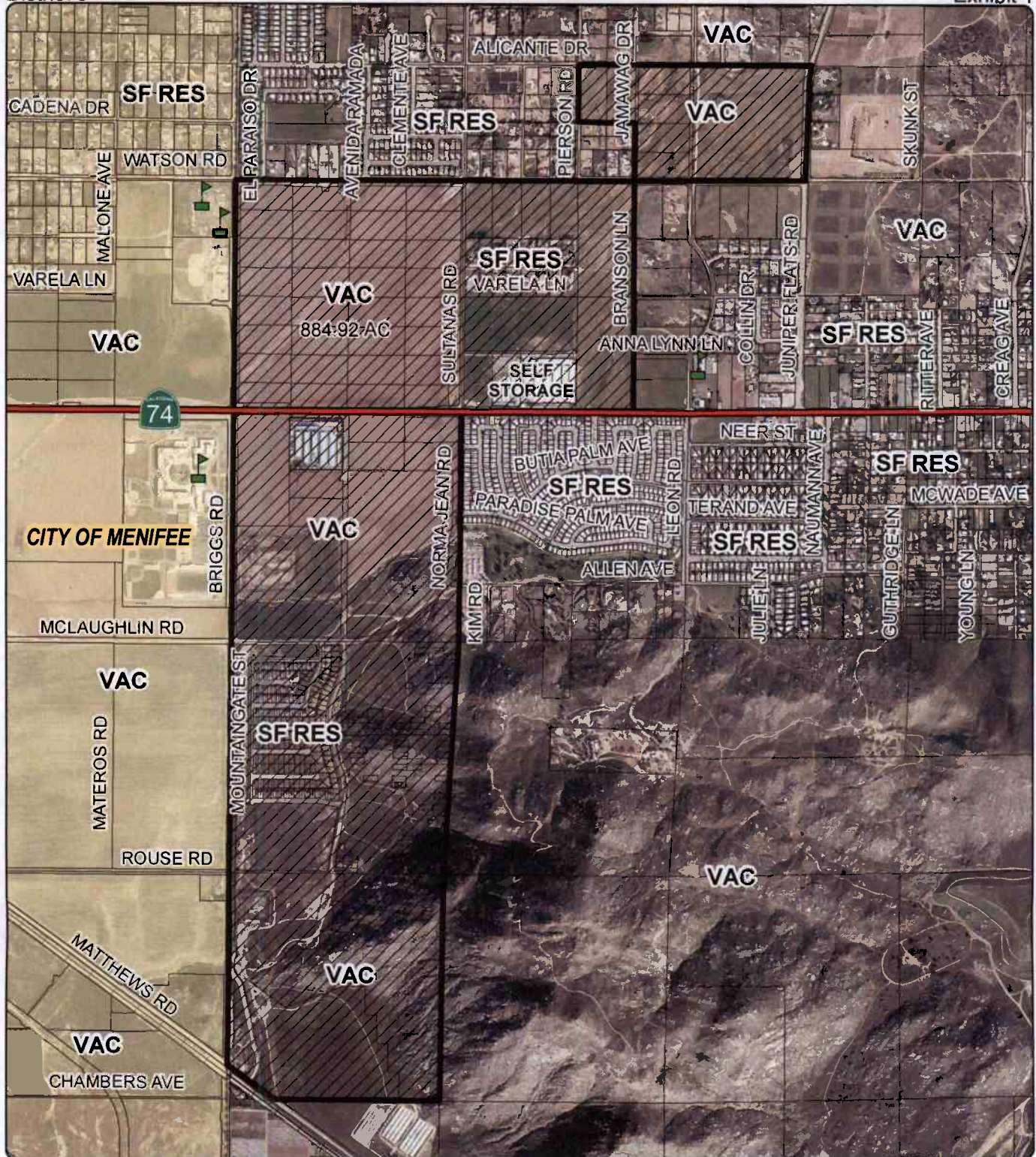
RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07870 SP00260S1 TR31500 CFG02835

Supervisor: Washington
District 3

LAND USE

Date Drawn: 12/31/2015

Exhibit 1

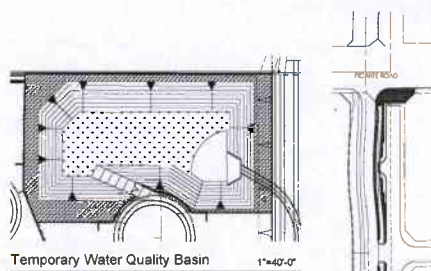


Zoning Area: Homeland












Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctonline.org>



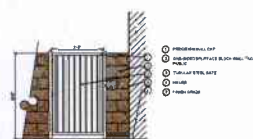
MAINTENANCE LEGEND

| | | |
|---|--|--|
|  | CURB-DECK-TYPICAL FRONTYARD AND SLOPES | PRIVATE MAINTAINED AREAS |
|  | PAVEMENT STREETCANDS AND PARALLELS | VALLEY WIDE MAINTAINED AREAS |
|  | LINEAR PARK | VALLEY WIDE MAINTAINED AREAS |
|  | MAJOR ARCS | VALLEY WIDE MAINTAINED AREAS |
|  | IN-CURB | VALLEY WIDE MAINTAINED AREAS |
|  | TRANSIT FARRWAYS AND BORDERS/SLOPES | HOA OR VALLEY WIDE MAINTAINED AREAS |
|  | CONCRETE DRAINAGE | HOA OR VALLEY WIDE MAINTAINED AREAS |
|  | RECREATION AREAS | HOA OR VALLEY WIDE MAINTAINED AREAS |
|  | VEGETATION AREA | MANAGED/ACTUALLY SLOPE WITHIN FUEL MODIFICATION ZONE |
|  | FUEL MODIFICATION ZONE | HOA OR VALLEY WIDE MAINTAINED AREAS |
|  | FUEL MODIFICATION BURN & OPEN SPACE | |

| FENCE & WALL LEGEND TR 31500 | |
|------------------------------|--|
| SYMBOL | DESCRIPTION |
| | 60 MM SURFACE BLOCK PLASTER |
| | 60 MM SURFACE BLOCK WALL (COMMON AREA SIDE) |
| | 60 MM VINYL SCREEN FENCE (PRIVATE REAR YARDS NON-PUBLIC VIEW) |
| | 60 MM LOW SURFACE BLOCK WALL (W/ TUBULAR STEEL VANE FENCE) |
| | 60 MM TUBULAR STEEL VANE FENCE |
| | THREE RAIL FENCE - ADJACENT TO ROAD ALONG NORMAL JEAN ROAD |

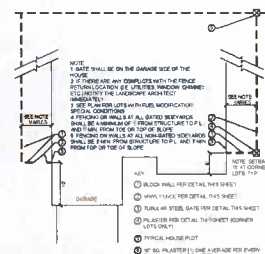
| PERIMETER WALL HEIGHT LEGEND (PER NOISE ANALYST REPORT) | |
|---|--|
| 1 | 6' Ht. PERIMETER SPLURFACE BLOCK WALL (COMMON AREA) (S) LOC 17-B, 18-32, 51-75, 144-163 & 164 |
| 2 | 7' Ht. PERIMETER SPLURFACE BLOCK WALL (COMMON AREA) (S) LOC 195-200 |
| 3 | 7'6" Ht. PERIMETER SPLURFACE BLOCK WALL (COMMON AREA) (S) LOC 165-167 |
| 4 | 9' Ht. PERIMETER SPLURFACE BLOCK WALL (COMMON AREA) (S) LOC 182-192, 204-202 |

NOTE:
WALL LENGTH ON CORNER LOKS SHALL BE REDUCED TO ALLOW FOR ARCHITECTURAL ELEMENTS THAT INCLUDE BUT NOT LIMITED TO PORCH FINISHES, ETC.



3' WIDE TUBULAR STEEL GATE

SCALE: 1/8"=1'-0"



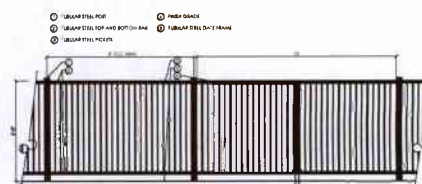
WALL AND FENCE DETAIL

SCALE: 1/8"=1'-0"



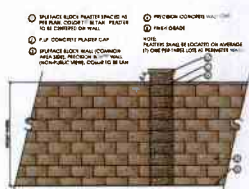
VINYL FENCE

SCALE: 1/2"=1'-0"



TUBULAR STEEL FENCE
TEMPORARY FOR BASIN

SCALE: 1/2"=1'-0"



SPLITFACE BLOCK WALL

SCALE: 1/2"=1'-0"



VIEW WALL - TUBULAR STEEL &
SPLITFACE BLOCK

SCALE: 1/2"=1'-0"



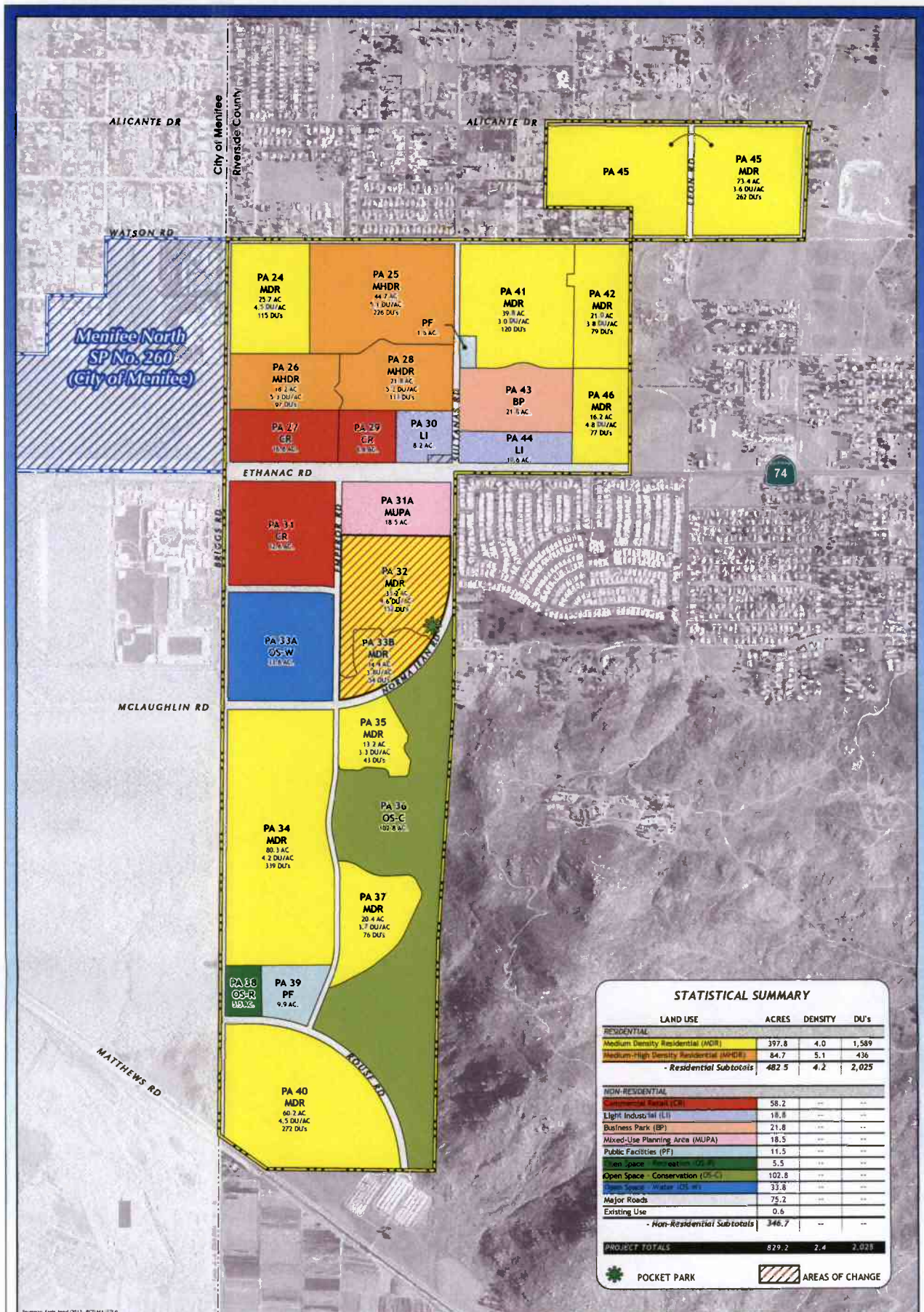
TUBULAR STEEL FENCE

SCALE: 1/2"=1'-0"



THREE RAIL FENCE

SCALE: NT



MENIFEE NORTH SUBSTANTIAL CONFORMANCE #1

FIGURE I-2

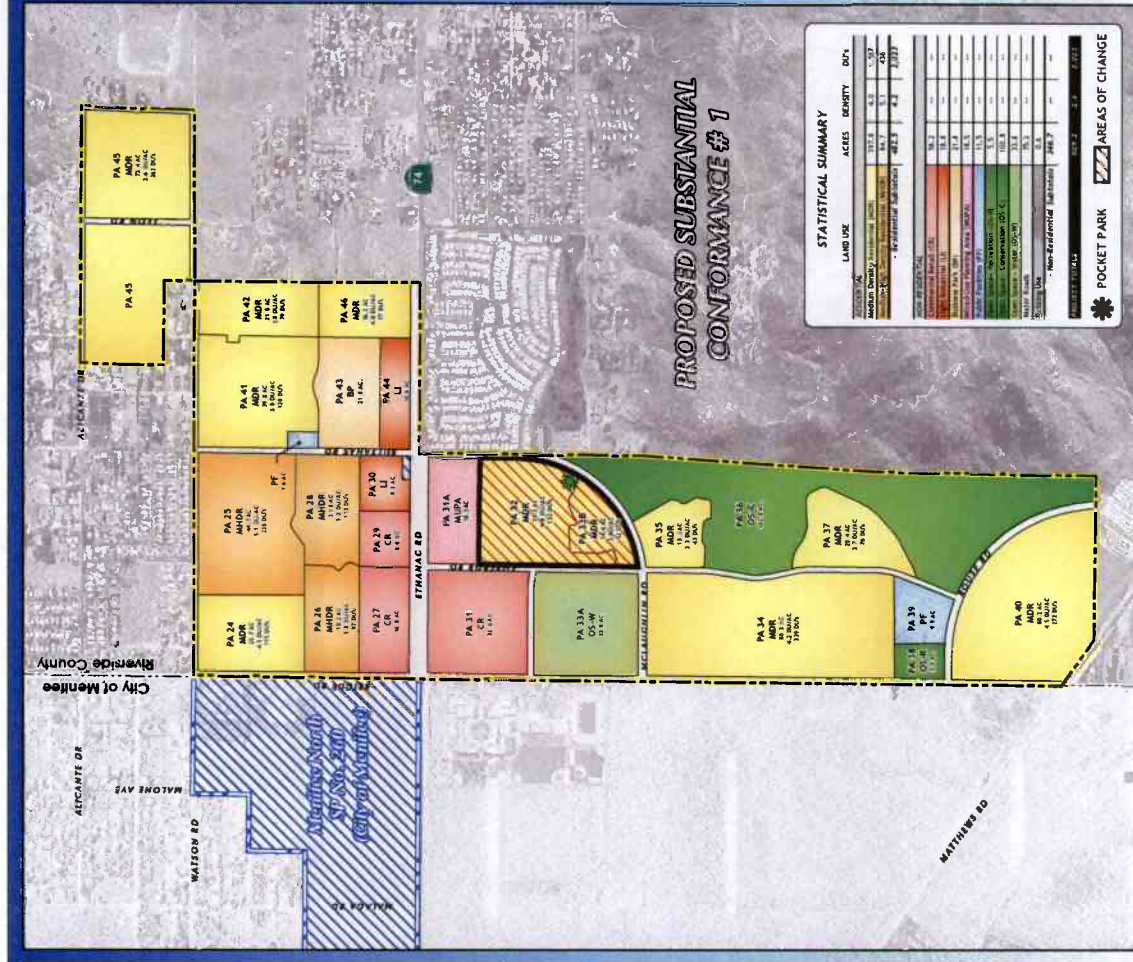
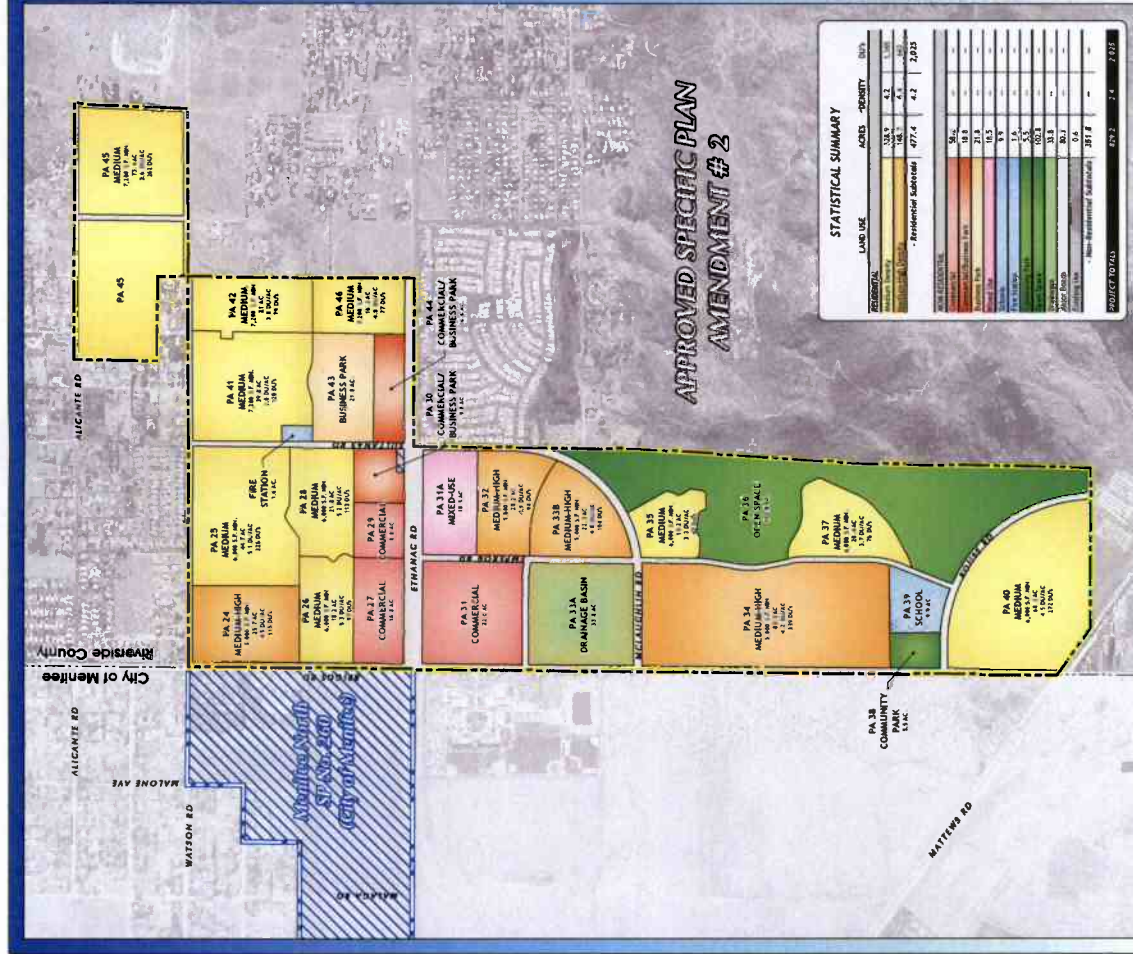


FIGURE 1
APPROVED VS. PROPOSED LAND USE PLANS
PAGE 1-5

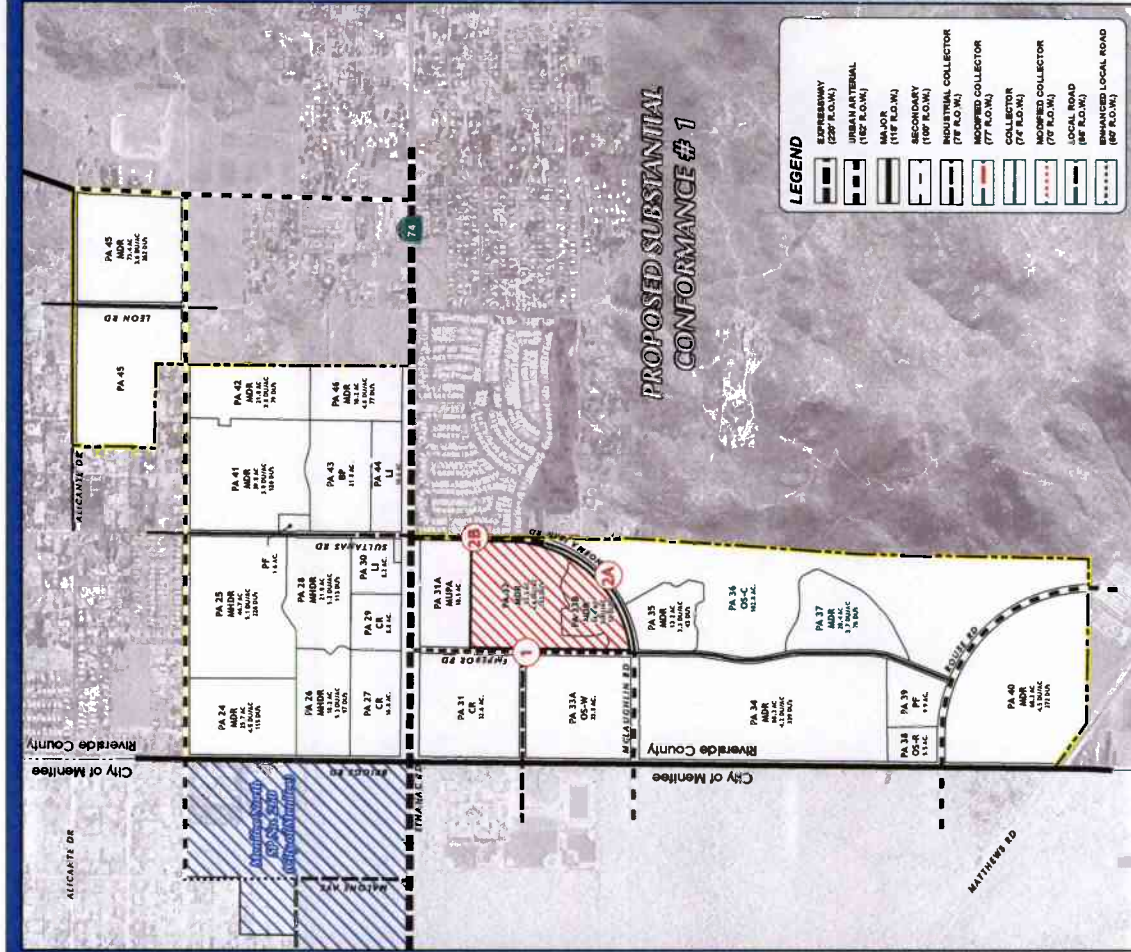
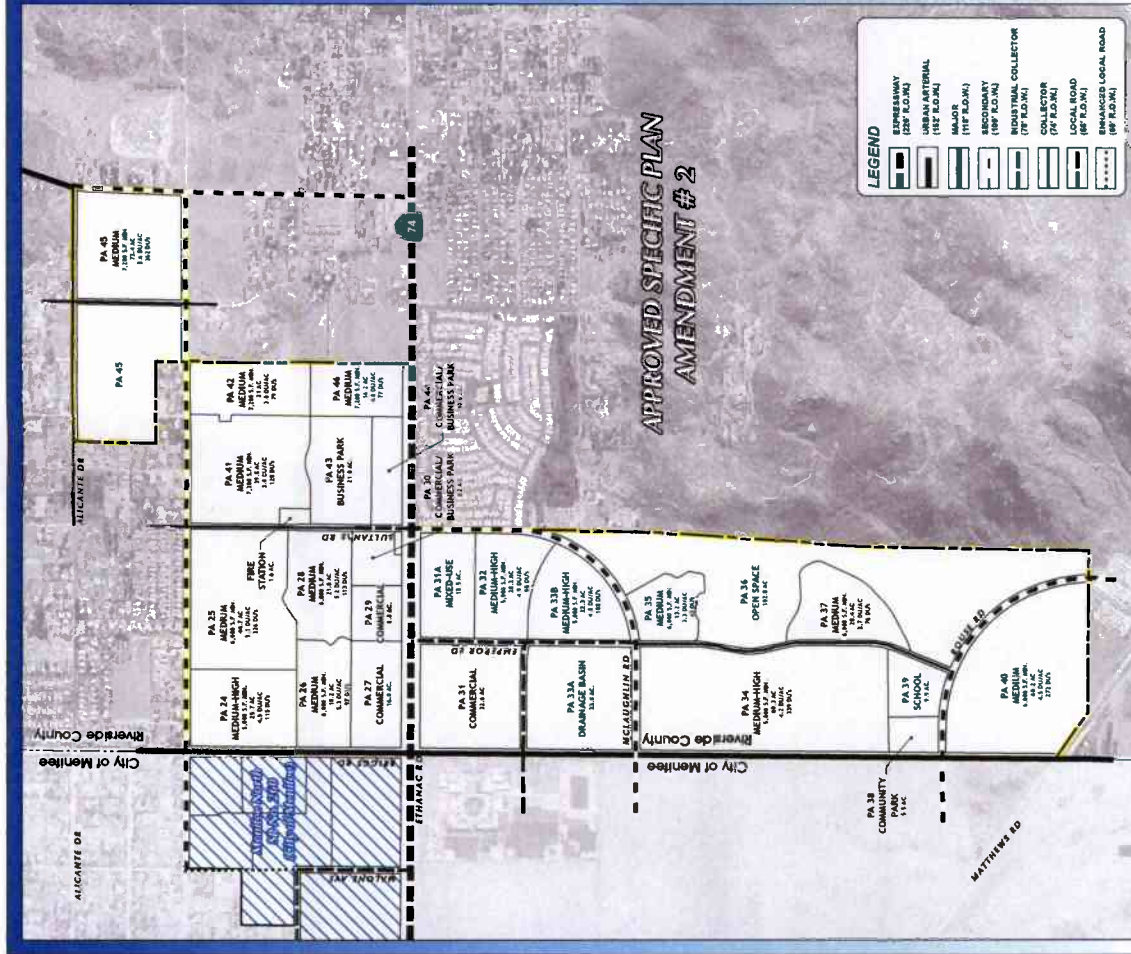


FIGURE 2

APPROVED VS. PROPOSED CIRCULATION PLAN

Plan view of the bridge showing a 78' R.O.W. with dimensions: 5' 6" (left sidewalk), 28' (left approach), 28' (right approach), and 6' 5" (right sidewalk).

Emperor Road (South Boundary of Planning Area 25 to South Boundary of Planning Area 31)

Diagram illustrating the cross-section of a proposed 70' R.O.W. Modified Collector street, showing various components and dimensions:

- ULTIMATE R/W:** 33' (N.T.S.)
- EXISTING R/W:** 30'
- SHOULDER:** 11' (Total width: 12')
- BASE COURSE:** 10' (Slope: 2.0%)
- AC PAVEMENT:** 10' (Slope: 2.0%)
- CURB:** 5'
- SIDE WALK:** 6' (Total width: 11')
- L.S. (Left Side):** 4' (Total width: 15')
- L.S. (Right Side):** 4' (Total width: 19')
- PROPOSED IMPROVEMENTS:** 37' (Total width: 37')
- EXIST. GROUND:** Shown on the left side of the diagram.
- 2:1 MAX SLOPE:** Indicated on both sides of the proposed improvements.
- IMPROVEMENTS PER TTM 31500:** Indicated for the proposed improvements.
- MODIFIED COLLECTOR (70' R.O.W.):** The overall project description.
- FUTURE IMPROVEMENTS BY OTHERS:** Indicated for the area beyond the proposed improvements.

Emperor Road (Norma Jean Road/McLaughlin Road to Ethanac Road)
(See Segment 1)