

Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 31, 2012
TO: Board of Supervisors
FROM: Matt Straite, Planning Staff
RE: **Agenda Item 16.2 Additional Condition of Approval and Zoning Ordinance Final Draft**

The following revisions to the proposed project have occurred since the Form 11 was created:

- Since the Planning Commission approval of the project the applicant has elected to add a pocket park to Tentative Tract Map No. 36376. The park is already consistent with the zoning ordinance before you today, Change of Zone No. 7770 (Ordinance No. 348.4747), and the Specific Plan as revised by the Substantial Conformance before you today, Substantial Conformance No. 4 to Specific Plan No. 184A2. An exhibit showing the proposed park is attached.
- Condition of Approval 20.Planning.3 has been added that would require residential lots 49, 296, 297 and 298 to be replaced with one pocket park. The revised map would have to be submitted within 20 days of a Board approval.
- Conditions of Approval 100.Planning.1 and 2 require the plans and construction of the pocket park, respectively.
- The final version of the Zoning Ordinance is attached. This version has been signed by Counsel.

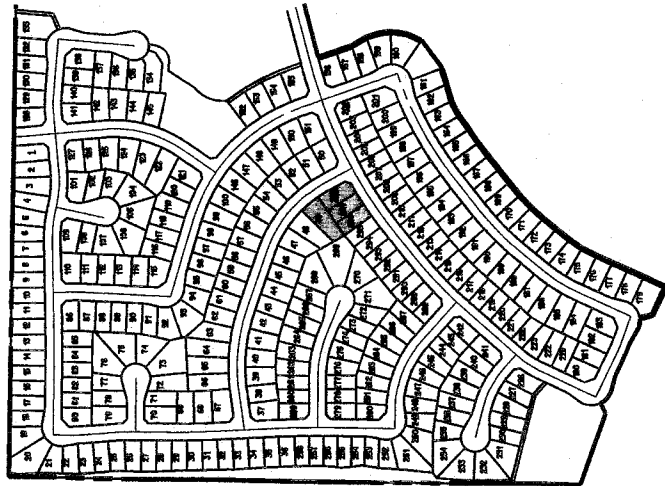
Y:\Planning Case Files-Riverside office\TR36376\DH-PC-BOS Hearings\BOS\Memo to BOS.docx

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

16.2

PROPOSED POCKET PARK (LOTS 49, 296, 297, 298)



CONCEPTUAL LANDSCAPE PLAN FOR
 RANCHO BELLA VISTA PARK (POCKET)
 TRACT 36376-1



1770 CIVIVA AVENUE - SUITE 100
 RIVERSIDE CA 92507
 951.782.0707
 (FAX) 951.782.0723
 San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson
 rickengineering.com



PLOT DATE: 27-JUL-2012 JN 16695

9:\16695\CIVIN\Phase-1\16695ex004_Pocket_Park.dgn

1 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
2 (20').

3 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
5 Lot frontage along curvilinear streets may be measured at the building setback in
6 accordance with zone development standards.

7 D. Side yards on interior and through lots shall be not less than five feet (5') in
8 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
9 from the existing street line or from any future street line as shown on any Specific Plan of
10 Highways, whichever is nearer the proposed structure, upon which the main building sides,
11 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
12 percent (20%) of the width of the lot.

13 E. The rear yard shall not be less than ten feet (10') if adjacent to Tualota
14 Creek, a park, a school site, or open space area designated in Specific Plan No. 184.
15 Otherwise, the rear yard shall not be less than fifteen feet (15').

16 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
17 maximum of two feet (2'). No other structural encroachments shall be permitted in the
18 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
19

20 G. Lot coverage shall not exceed sixty percent (60%).

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 b. Planning Area 2

24 (1) The uses permitted in Planning Area 2 of Specific Plan No. 184 shall be the same as
25 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted
26 pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3), (5) and (6); Section
27 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.
28

1 (2) The development standards for Planning Area 2 of Specific Plan No. 184 shall be the
2 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
3 development standards set forth in Article VI, Section 6.2.b.,c.,d., e.(2), (3), (4) and g. shall be
4 deleted and replaced by the following:

5 A. Lot area shall be not less than six thousand (6,000) square feet. The
6 minimum lot area shall be determined by excluding that portion of a lot that is used solely
7 for access to the portion of a lot used as a building site.

8 B. The minimum average width of that portion of a lot to be used as a building
9 site shall be sixty feet (60') with a minimum average depth of one hundred feet (100').
10 That portion of a lot used for access on "flag" lots shall have a minimum width of twenty
11 feet (20').

12 C. The minimum frontage of a lot shall be sixty feet (60'), except that lots
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
14 Lot frontage along curvilinear streets may be measured at the building setback in
15 accordance with zone development standards.

16 D. Side yards on interior and through lots shall be not less than five feet (5') in
17 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
18 from the existing street line or from any future street line as shown on any Specific Plan of
19 Highways, whichever is nearer the proposed structure, upon which the main building sides,
20 except where the lots is less than fifty feet (50') wide, the yard need not exceed twenty
21 percent (20%) of the width of the lot.

22 E. The rear yard shall be not less than twenty feet (20').

23 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
24 maximum of two feet (2'). No other structural encroachments shall be permitted in the
25 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
26

27 G. Lot coverage shall not exceed sixty percent (60%).
28

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 c. Planning Areas 3, 9, 10, 11, 12 and 16

4 (1) The uses permitted in Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan No. 184
5 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
6 that uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3), (5)
7 and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.

8 (2) The development standards for Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan
9 No. 184 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
10 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(2), (4),
11 and g. shall be deleted and replaced by the following:

12 A. Lot area shall be not less than four thousand (4,000) square feet. The
13 minimum lot area shall be determined by excluding that portion of a lot that is used solely
14 for access to the portion of a lot used as a building site.

15 B. The minimum average width of that portion of a lot to be used as a building
16 site shall be forty feet (40') with a minimum average depth of seventy-five feet (75'). That
17 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
18 (20').

19 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
21 Lot frontage along curvilinear streets may be measured at the building setback in
22 accordance with zone development standards.

23 D. Side yards on interior and through lots shall be not less than five feet (5') in
24 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
25 from the existing street line or from any future street line as shown on any Specific Plan of
26 Highways, whichever is nearer the proposed structure, upon which the main building sides,
27
28

1 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
2 percent (20%) of the width of the lot.

3 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
4 maximum of two feet (2'). No other structural encroachments shall be permitted in the
5 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

6 F. Lot coverage shall not exceed sixty-five percent (65%).

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VI of Ordinance No. 348.

9
10 d. Planning Areas 4, 8A and 13

11 (1) The uses permitted in Planning Areas 4, 8A and 13 of Specific Plan No. 184 shall be
12 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that
13 uses permitted pursuant to Section 8.100.a.(1) and (8); Section 8.100.b.(1); and Section 8.100.c.(1)
14 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall
15 include parks, playgrounds and trails.

16 (2) The development standards for Planning Area 4, 8A and 13 of Specific Plan No. 184
17 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
18 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article VIIIe of Ordinance No. 348.

21 e. Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18

22 (1) The uses permitted in Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of Specific Plan
23 184 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
24 except that the uses pursuant to Section 8.100.a.(1), (2), (4), (5), (6), (7), (8) and (9); Section
25 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, in Planning Areas 6A, 6B
26 and 6C the permitted uses identified under Section 8.100.a shall include trails.
27
28

1 (2) The development standards for Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of
2 Specific Plan No. 184 shall be the same as those standards identified in Article VIIIe, Section
3 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VIIIe of Ordinance No. 348.

6 Section 3. This ordinance shall take effect 30 days after its adoption.

7 BOARD OF SUPERVISORS OF THE COUNTY
8 OF RIVERSIDE, STATE OF CALIFORNIA

9
10 By _____
11 Chairman


12
13 ATTEST:

14 KECIA HARPER-IHEM
15 Clerk of the Board

16 By _____
17 Deputy

18
19 (SEAL)

20
21 APPROVED AS TO FORM
22 June 28, 2012

23 
24 MICHELLE CLACK
25 Deputy County Counsel

26
27 MPC:md
28 06/28/12
g:\property\mclack\planning and land use\specific plans\sp 184 zoning ordinance no. 348.4747.doc

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Joel Morse

Address: 17542 E. 17th St, Suite 100
(only if follow-up mail response requested)

City: Justin, CA **Zip:** 92780

Phone #: 714-505-6360

Date: 7/31/2012 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

Addendum No. 1 to Subsequent Environmental Impact Report No. 401, Change of Zone No. 7770, Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2, Tentative Tract Map No. 36376

Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Lennar Homes of California
Project Applicant

391 North Main Street, Suite 300, Corona, CA 92880
Address

Southerly of Auld Road and westerly of Pourroy Road
Project Location

The Change of Zone proposes a Zoning Ordinance text amendment for Specific Plan No. 184, Amendment No. 2 to establish additional unpermitted uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the Specific Plan and each of the planning areas. This, the 4th Substantial Conformance to the approved Specific Plan proposes to revise and update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures. The Tentative Tract Map is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet for open space, detention basin, sewer and drainage purposes and a 6.1 acre park all within Phase III of the adopted Specific Plan's Planning Areas 1, 2, 4, 5, 6A, 6B and 6C. The proposed subdivision also includes a 12 foot wide multi-purpose trail easement that will run along the west side of Butterfield Stage Road. This, the 1st Addendum, to the certified Subsequent Environmental Impact Report has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed project, and would not result in significant effects on the environment with additional and/or revised mitigation measures.

Project Description

to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 6, 2012, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to an earlier EIR was prepared for the project pursuant to the provisions of the California Environmental Quality Act (Proof of prior payment + \$64.00).
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 adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

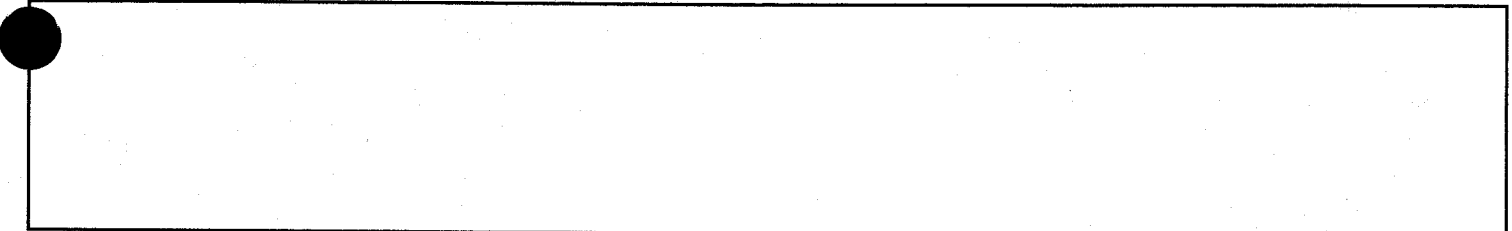
Date

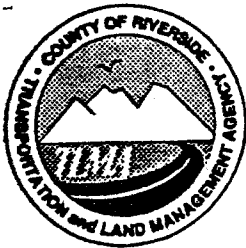
Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\TR36376\DH-PC-BOS Hearings\PC\NOD Form.docx

Please charge deposit fee case#: ZEA42440 ZCFG05817 .

FOR COUNTY CLERK'S USE ONLY





COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:

FROM:

Office of Planning and Research (OPR)
1400 Tenth Street
Room 121
Sacramento, CA 95814

Riverside County Planning Department

 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

Riverside County Transportation Department

4080 Lemon Street, 9th Floor
P. O. Box 1090
Riverside, CA 92502-1090

County Clerk
County of Riverside

79-733 County Club Dr., Ste E
Bermuda Dunes, CA 92201

1695 Spruce Street
P. O. Box 1090
Riverside, CA 92502-1090

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

Specific Plan No. 184, Amendment No. 2/Change of Zone No. 6270/Amendment No. 1 to Development Agreement No. 7

Project Title		
95112065		
State Clearinghouse Number	Contact Person	Area Code/No./Ext.
JM Development Company, 18400 Von Karman, #900, Irvine, CA 92715		
Project Applicant/Property Owner and Address		
West of Pourroy Road, 1/2 mile south of Auld Road and approximately 1 mile east of Winch		
Project Location		
Amendment to Specific Plan No. 184 with related change of zone for a 798 acre master planned community.		
Project Description		

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on June 17, 1997 has made the following determinations regarding that project:

1. The project will, _____ will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act.
_____ A Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act.
3. Mitigation Measures were, _____ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations was, _____ was not adopted for this project.
6. A de minimis finding _____ was, was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments and responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- _____ Riverside County Planning Department, 79-733 County Club Dr., Suite E, Bermuda Dunes, CA 92201
- _____ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- _____ Riverside County Transportation Department, 1695 Spruce Street, Riverside, CA 92507

Signature <u>Margie Holman</u> Title Sr. Bd. Assist. Date <u>June 17, 1997</u>	<div style="border: 2px solid black; padding: 5px;"> <p>TO BE COMPLETED BY OPR</p> <p>Date Received for Filing and Posting at OPR: _____</p> </div> <div style="border: 2px solid black; padding: 5px; margin-top: 5px;"> <p>FOR COUNTY CLERK'S USE ONLY</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">FILED</p> <p style="text-align: center;">RIVERSIDE COUNTY</p> <p style="font-size: 1.5em; font-weight: bold; text-align: center;">SEP 03 1997</p> </div>
---	---

Resol 97-089 (SP)
Ord. 348.3788 (ZC)
Ord. 664.48 (DA 7-A1)
COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED

SEP 03 1997

G:\FILES\WP\F.T\M\F184\SP1842.NOD
02/05/97

(Tent. Approval Date: 12.2 - 2/11/97) By B. Herman

B. Herman
Deputy

Removed: _____
By: _____ Dept.
County of Riverside, State of California

STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 970531

Lead Agency: COUNTY PLANNING Date: 09/03/1997

County Agency of Filing: RIVERSIDE Document No: 970531

Project Title: PLAN NO.184, AMEND #2/CHANGE OF ZONE #6270/AMEND #1

Project Applicant Name: JM DEVELOPMENT CO Phone Number: --


Project Applicant Address: 18400 VON KARMAN #900, IRVINE CA 92715

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report \$ 850.00
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Projects Subject to Certified Regulatory Programs _____
- County Administration Fee \$ 78.00
- Project that is exempt from fees (DeMinimis Exemption) _____
- Project that is exempt from fees (Notice of Exemption) _____

Total Received \$ 928.00

Signature and title of person receiving payment: 

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1103866

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: LENNAR HOMES OF CALIFORNIA \$64.00
paid by: CK 00105273
CA FISH & GAME EA42440 (1ST ADDENDUM TO SEIR00401)
paid towards: CFG05817 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 25, 2011 17:01
MGARDNER posting date Apr 25, 2011

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

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

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.1

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding a Public Hearing on CHANGE OF ZONE NO. 7770 / SUBSANTIAL CONFORMANCE NO. 4 to SPECIFIC PLAN NO. 184, AMENDMENT NO. 2 / TENTATIVE TRACT MAP NO. 36376 – Lennar Homes of California – Rancho California – Southwest Area Plan – 3rd District. Recommend the Consideration of the Addendum with Subsequent Environmental Impact Report No. 401; Tentative Approval of Change of Zone No. 7770; and Approval of Tentative Tract Map No. 36376, Schedule A, to subdivide 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet and a 6.1 acre park all within Phase III of the adopted SP's P.A.'s 1, 2, 4, 5, 6A, 6B and 6C is continued to Tuesday, July 31, 2012 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 3, 2012 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: July 3, 2012
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

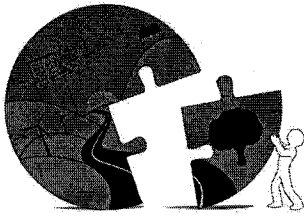
(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.

16.1

xc: Planning, COB



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: June 7, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone No. 7770, Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2 and Tentative Tract Map No. 36376

(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 checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" 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 checked="" type="checkbox"/> Addendum to earlier Environmental Document |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

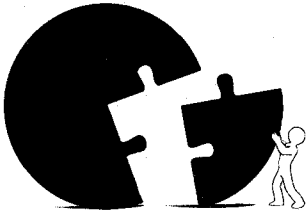
Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
Fish & Game Receipt (CFG05817)

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: June 7, 2012

TO: Clerk of the Board of Supervisors *[Signature]*

FROM: Planning Department - Riverside Office

306 B
07.03.2012
KI

SUBJECT: Change of Zone No. 7770, Substantial Conformance No. 4 to Specific Plan No. 184, Amendment No. 2 and Tentative Tract Map No. 36376

(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 checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" 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 checked="" type="checkbox"/> Addendum to earlier Environmental Document |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

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

Notice of Determination
Fish & Game Receipt (CFG05817)

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



PLANNING COMMISSION MINUTE ORDER JUNE 6, 2012

I. AGENDA ITEM 3.1

CHANGE OF ZONE NO. 7770 / SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2 / TENTATIVE TRACT MAP NO. 36376 – Intent to Consider Addendum No. 1 to Subsequent Environmental Impact Report No. 401 – Applicant: Lennar Homes of California – Engineer/Representative: Rick Engineering Company – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC), Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Open Space: Conservation (OS: C), Open Space: Recreation (OS: R), Highway 79 Policy Area – Location: Southerly of Auld Road and westerly of Pourroy Road – 143.1 Gross Acres – Zoning: Specific Plan No. 184 (SP00184).

II. PROJECT DESCRIPTION:

The Change of Zone proposes a Zoning Ordinance text amendment for Specific Plan No. 184, Amendment No. 2 to establish additional unpermitted uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the Specific Plan and each of the planning areas. This, the 4th Substantial Conformance to the approved Specific Plan proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures. The Tentative Tract Map is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet for open space, detention basin, sewer and drainage purposes and a 6.1 acre park all within Phase III of the adopted Specific Plan's Planning Areas 1, 2, 4, 5, 6A, 6B and 6C. The proposed subdivision also includes a 12 foot wide multi-purpose trail easement that will run along the west side of Butterfield Stage Road. This, the 1st Addendum to the certified Subsequent Environmental Impact Report has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed project, and would not result in significant effects on the environment with additional and/or revised mitigation measures. (Legislative)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Project Planner: Christian Hinojosa at (951) 955-0972 or email chinojos@rctlma.org.

There was 1 speaker in favor of the subject proposal:

- Jarne Valdez, applicant's representative from Lennar Homes

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES:

None



**PLANNING COMMISSION
MINUTE ORDER JUNE 6, 2012**

V. PLANNING COMMISSION ACTION:

CONSIDERED the **ADDENDUM WITH SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401**, which has been completed in compliance with the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementation procedures prior to making a decision on the project; and,

TENTATIVELY APPROVED of **CHANGE OF ZONE NO. 7770**, to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of **SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of an **EXCEPTION** to the **LOT DEPTH TO WIDTH RATIO** set forth in Section 3.8.C of Ordinance No. 460 for Lot Nos. 49, 64, 66, 72, 229, 236, 237, 287, 390, 391, 408-410, 413-416 and 424, pursuant to Section 3.1.C. of Ordinance No. 460 and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of **TENTATIVE TRACT MAP NO. 36376**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. 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.

Agenda Item No.: 3.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third/Third
Project Planner: Christian Hinojosa
Planning Commission: June 6, 2012

CHANGE OF ZONE NO. 7770
SUBSTANTIAL CONFORMANCE NO. 4 TO
SPECIFIC PLAN NO. 184, AMENDMENT NO. 2
TENTATIVE TRACT MAP NO. 36376
Addendum No. 1 to Subsequent Environmental
Impact Report No. 401
Applicant: Lennar Homes of California
Engineer/Representative: Rick Engineering
Company

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes a Zoning Ordinance text amendment for Specific Plan No. 184, Amendment No. 2 to establish additional unpermitted uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the Specific Plan and each of the Planning Areas.

This, the 4th Substantial Conformance to the approved Specific Plan proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise Planning Area 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures.

The Tentative Tract Map is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet for open space, detention basin, sewer and drainage purposes and a 6.1 acre park all within Phase III of the adopted Specific Plan's Planning Areas 1, 2, 4, 5, 6A, 6B and 6C. The proposed subdivision also includes a 12 foot wide multi-purpose trail easement that will run along the west side of Butterfield Stage Road.

This, the 1st Addendum to the certified Subsequent Environmental Impact Report has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed project, and would not result in significant effects on the environment with additional and/or revised mitigation measures.

The project site is located southerly of Auld Road and westerly of Pourroy Road.

BACKGROUND:

Specific Plan No. 184 (Rancho Bella Vista) proposed 2,580 residential units on 583 acres with a mixture of residential units having densities ranging from less than 1 dwelling unit per acre (D.U./Ac.) to 10 D.U./Ac. The remaining acreage included a 13 acre neighborhood commercial center, a 2 acre lake-oriented commercial area, a 15 acre school/park complex, a 34 acre lake, and 151 acres of natural open space. Environmental Impact Report No. 401 was prepared in association with the Specific Plan and was certified by the Riverside County Board of Supervisors in conjunction with Project approvals on February 4, 1986.

Specific Plan No. 184, Amendment No. 1 proposed to reduce the number of approved dwelling units from 2,580 to 2,571 and increase the amount of designated open space from 151 to 210 acres. In addition, the amendment realigned certain interior roadways to closely conform to the site's topography

D.M.

and to create more useable land use Planning Areas. Since the changes did not significantly alter the identified Project effects, a Negative Declaration was prepared for the amendment approved by the Riverside County Board of Supervisors on October 6, 1988.

Specific Plan No. 184, Amendment No. 2 proposed to reduce the number of dwelling units from 2,571 to 1,998 on 583 acres and increase the amount of designated open space from 210 to 304.7 acres. In addition, the combined total acreage of school and park uses increased from 40 to 75 acres. The commercial and high density (multi-family) residential uses were eliminated. Subsequent Environmental Impact Report No. 401 was prepared to evaluate potential impacts associated with the amendment and was certified by the Riverside County Board of Supervisors in conjunction with the Project approval on June 17, 1997.

Substantial Conformance No. 1 to Specific Plan No. 184, Amendment No. 2 created an open space linkage between the two biological preserves in Planning Areas 14 and 15, and realigned the eastern portion of Murrieta Hot Springs Road. This necessitated boundary adjustments in residential Planning Areas 11, 16 and 17, thereby increasing the total developable residential area by 5 acres. The total open space acreage was increased by 8.7 acres while the total school and park acreage was also increased by approximately 1 acre approved by the Riverside County Board of Supervisors on November 16, 1999.

Substantial Conformance No. 2 to Specific Plan No. 184, Amendment No. 2 modified the Land Use Plan by reconfiguring the northern realignment of Pourroy Road and the new connection to Butterfield Stage Road. The modification rearranged the location of Planning Areas 4 and 5, and the new alignment of Pourroy Road eliminated the road crossing between Planning Areas 2 and 5. Open Space Planning Areas 6B and 6C were combined to form Planning Area 6B and the former Planning Area 6D become Planning Area 6C. An additional phase was added to the Specific Plan Phasing Plan, which included the development of Planning Areas 7 and 8. The County determined that this modification to the project was within the scope of Final Subsequent Environmental Impact Report No. 401, and a Notice of Exemption was approved by the Riverside County Board of Supervisors on October 7, 2003.

Substantial Conformance No. 3 to Specific Plan No. 184, Amendment No. 2 was withdrawn by the Applicant on August 31, 2010.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Land Use (Ex. #1): | Vacant land, bisected by Tocalota Creek |
| 2. Surrounding Land Use (Ex. #1): | Single family residences to the north and south,
Single family residences and vacant land to the east and vacant land to the west. |
| 3. Existing Zoning (Ex. #3): | Specific Plan (SP00184) |
| 4. Surrounding Zoning (Ex. #3): | Specific Plan (SP) to the north and south, Light Agricultural – 5 Acre Minimum (A-1-5) and Specific Plan (SP) to the east and Light Agricultural – 10 Acre Minimum (A-1-10) to the west. |
| 5. Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community |

6. Surrounding General Plan Land Use (Ex. #5):
Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.), Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R).
Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum), Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R) to the north, Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.) to the south, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Conservation Habitat (OS: CH) to the east and Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to the west.
7. Project Data:
Total Acreage: 143.1 Gross
Total Proposed Lots: 446 Residential / 28 Lettered
Proposed Residential Lot Size Range: 4,500 to 6,000 square feet
Proposed Letter Lot Size Range: 1,427 to 1,067,220 square feet
Schedule: "A"
8. Environmental Concerns:
See attached Addendum No. 1 to Subsequent Environmental Impact Report No. 401

RECOMMENDATIONS:

CONSIDER the **ADDENDUM WITH SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401**, which has been completed in compliance with the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementation procedures prior to making a decision on the project; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7770**, to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of an **EXCEPTION** to the **LOT DEPTH TO WIDTH RATIO** set forth in Section 3.8.C of Ordinance No. 460 for Lot Nos. 49, 64, 66, 72, 229, 236, 237, 287, 390, 391, 408-410, 413-416 and 424, pursuant to Section 3.1.C. of Ordinance No. 460 and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36376**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. Upon approval of the 4th Substantial Conformance to the approved Specific Plan, the proposed project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan including the applicable Policy Area.
2. The proposed project is consistent with the applicable policies of the Highway 79 Policy Area.
3. Upon adoption of the proposed Specific Plan Zoning Ordinance amendment, the proposed project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The proposed project is consistent with the provisions of the 2007 French Valley Airport Land Use Compatibility Plan.
6. The public's health, safety and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. The proposed project will not have a significant effect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in attached Addendum No. 1 to Subsequent Environmental Impact Report No. 401, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.), Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R) on the Southwest Area Plan. Upon approval of the 4th Substantial Conformance to the approved Specific Plan, the project will be consistent with the Land Use Designations as illustrated in the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.), Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum), Rural: Rural Residential (R: RR) (5 Acre Minimum), Open Space:

Conservation (OS: C), Open Space: Recreation (OS: R) and Open Space: Conservation Habitat (OS: CH).

3. The project is located within the Highway 79 Policy Area, which requires a nine percent (9%) reduction in trip generation. The proposed subdivision is consistent with the applicable policies of the Highway 79 Policy Area.
4. The project, as modified, meets the intent and purpose of the adopted specific plan; and the project, as modified, is consistent with the findings and conclusions contained in the resolution adopting the specific plan.
5. The zoning for the subject site is Specific Plan (SP00184).
6. The proposed uses are consistent with the development standards set forth in the Specific Plan, the 4th Substantial Conformance to the approved Specific Plan and the Specific Plan Zoning Ordinance amendment.
7. The project site is surrounded by properties which are zoned Specific Plan (SP), Light Agricultural – 5 Acre Minimum (A-1-5) and Light Agricultural – 10 Acre Minimum (A-1-10).
8. Residential uses have been constructed and are operating in the project vicinity.
9. The improvements proposed for the subdivision are consistent with the Schedule 'A' map requirements of Ordinance No. 460.
10. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance (copy of which is attached) from the owner of the property underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner or their successor-in-interest does not provide to the Transportation Department and/or Flood Control District the necessary dedication, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
11. The proposed subdivision is compliant with the provisions of Ordinance No. 460 except for Section 3.8.C, which explains that lots less than 18,000 square feet shall not exceed 2½ times the width. The length of the 18 proposed lots are about 2¾ times the width, in excess of the requirement.
12. The applicant requested an exception as per Section 3.1.C. of Ordinance No. 460 to Section 3.8.C. which regulates such exceptions. Staff found the exception to be consistent with the requirements of Section 3.1.C based on the following facts:

There are special circumstances applicable to the property including:

- a) The realignment of Butterfield Stage Road to be full right-of-way (ROW) width onsite, rather than half on and half off site was based on existing topographic conditions. Butterfield Stage Road would be fully onsite for the majority of its length and would span Tualota Creek with an

approximately 250 to 400-foot-long bridge. Creating lots that do not exceed the lot to width requirements would require offsite right-of-way (ROW).

- b) The project is impacted by biological features that are preserved based on the design of the lots and the location of the pads.
- 13. The project site is located within Airport Compatibility Zones D and E of the French Valley Airport Influence Area. On October 5, 2011, the project was reviewed by the Riverside County Airport Land Use Commission (ALUC) staff and was found to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan.
- 14. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 15. Pursuant to CEQA Guidelines section 15164 (Addendum to an EIR or Negative Declaration), the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed in an earlier EIR (SEIR00401 certified 1997). Potentially significant effects have been adequately analyzed in Subsequent Environmental Impact Report No. 401 pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. An addendum has been prepared because some changes or additions are necessary to the previously certified EIR but none of the conditions described in CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declarations) have occurred. Impacts to Cultural Resources, Geology / Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology / Water Quality, Noise and Transportation / Traffic were further analyzed in the addendum with additional and/or revised mitigation measures to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in attached Addendum No. 1 to Subsequent Environmental Impact Report No. 401.

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. An Agriculture Preserve;
 - b. A Redevelopment Area;
 - c. A WRCMSHCP Criteria Cell;
 - d. A High Fire area;
 - e. A County Fault Zone; or,
 - f. A Dam Inundation Area.
- 3. The project site is located within:
 - a. The City of Temecula Sphere of Influence;
 - b. The Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - c. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
 - d. An WRCMSHCP Fee Area (Ordinance No. 810);

**CHANGE OF ZONE NO. 7770
SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2
TENTATIVE TRACT MAP NO. 36376
PC Staff Report: June 6, 2012
Page 7 of 7**

- e. A Development Impact Fee Area (Ordinance No. 659);
 - f. The Eastern Municipal Water District;
 - g. The Murrieta-Temecula #103 County Service Area;
 - h. The French Valley Airport Influence Area (Zones D and E);
 - i. The Highway 79 Policy Area;
 - j. A Circulation Element Right-Of-Way (Secondary 100' ROW and Arterial 128' ROW);
 - k. A Low and High A Paleontological Potential;
 - l. An Area Low and Moderate Liquefaction Potential;
 - m. An Area Susceptible to Subsidence;
 - n. A Flood Zone; and,
 - o. The boundaries of the Temecula Valley Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 964-080-004, 964-080-005, 964-080-006, 964-080-007, 964-080-008, 964-080-009, 964-080-010, 964-080-012 and 964-080-013.

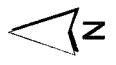
**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07770 SP00184S4 TR36376
 VICINITY/POLICY AREAS**

Supervisor Stone
 District 3

Date Drawn: 04/04/2012
 Vicinity Map



Assessors Bk. Pg. 964-08
 Thomas Bros. Pg. 929 D3
 Edition 2011



Zoning Area: Rancho California
 Township/Range: T7SR2W
 Section: 8

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside (951) 953-7000 (Western County), or in Indio at (760) 863-3277 (Eastern County) or website at <http://www.riverside.ca.us/plng/engx.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07770 SP00184S4 TR36376

LAND USE

Supervisor Stone
District 3

Date Drawn: 04/04/2012
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 8

Assessors Bk. Pg. 964-08
Thomas Bros. Pg. 929 D3
Edition 2011



0 175350 700 1,050 1,400 1,750



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 types 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 Indio at (760) 853-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>

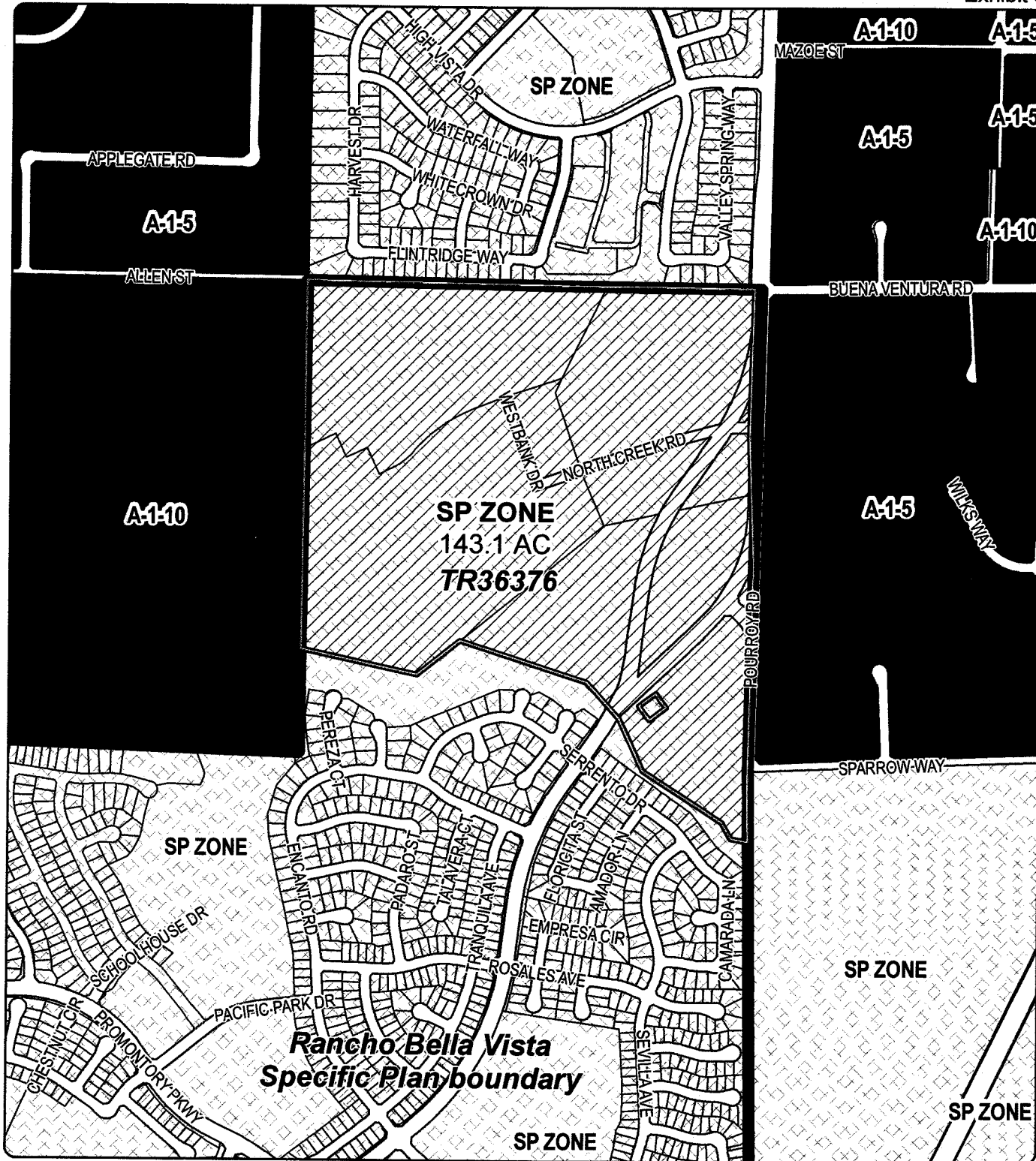
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07770 SP00184S4 TR36376

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 04/04/2012
Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 8

Assessors Bk. Pg. 964-08
Thomas Bros. Pg. 929 D3
Edition 2011



0 350 700 1,400 2,100



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

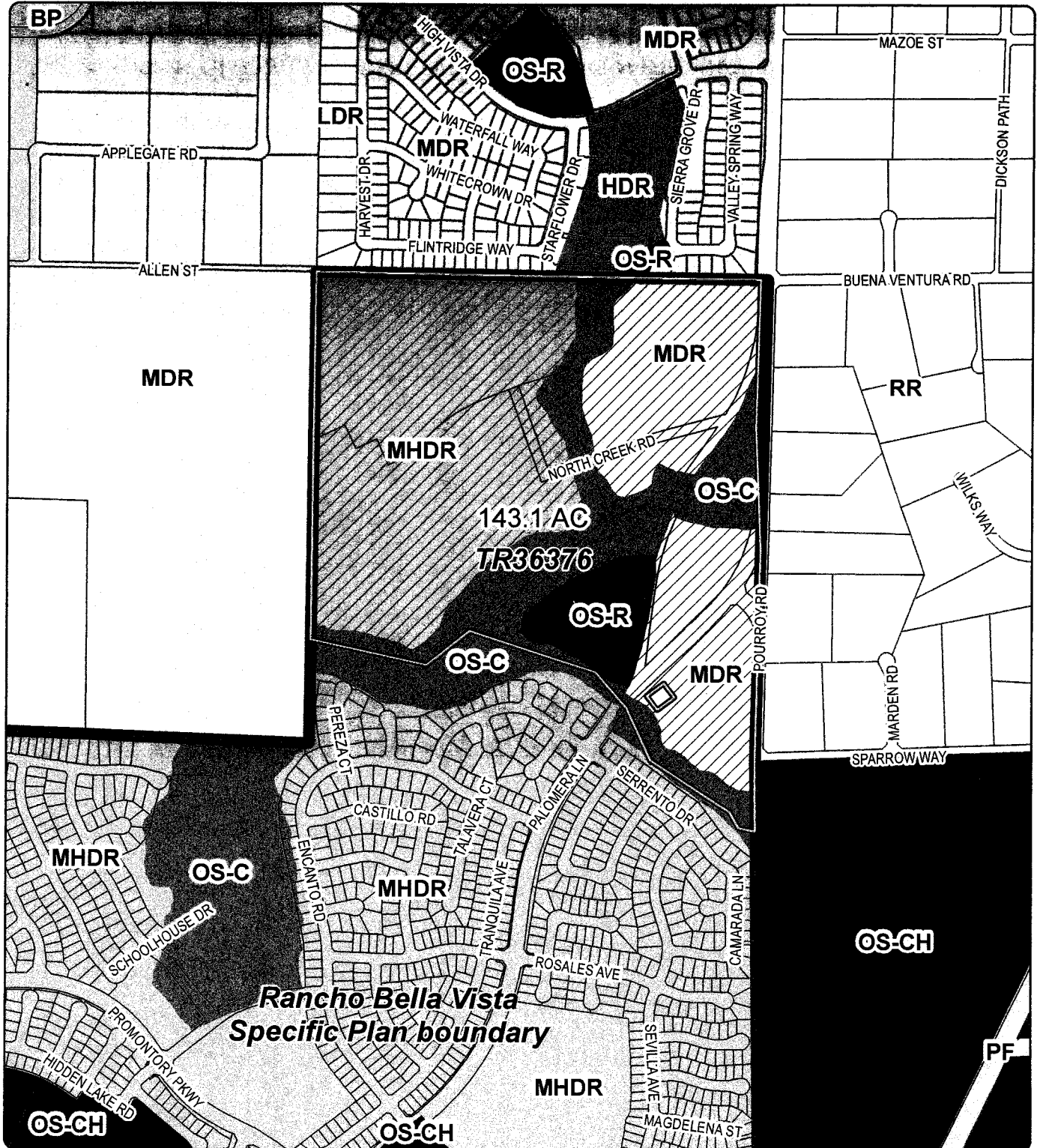
CZ07770 SP00184S4 TR36376

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 04/04/2012

Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 8

Assessors Bk. Pg. 964-08
Thomas Bros. Pg. 929 D3
Edition 2011



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

1 C. The minimum frontage of a lot shall be forty feet (40'), except that
2 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
3 feet (35'). Lot frontage along curvilinear streets may be measured at the building
4 setback in accordance with zone development standards.

5 D. Side yards on interior and through lots shall be not less than five feet
6 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten
7 feet (10') from the existing street line or from any future street line as shown on any
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
9 the main building sides, except where the lot is less than fifty feet (50') wide, the
10 yard need not exceed twenty percent (20%) of the width of the lot.

11 E. The rear yard shall not be less than ten feet (10') if adjacent to
12 Tualota Creek, a park, a school site, or open space area designated in Specific Plan
13 No. 184. Otherwise, the rear yard shall not be less than fifteen feet (15').

14 F. Chimneys and fireplaces shall be allowed to encroach into side yards
15 a maximum of two feet (2'). No other structural encroachments shall be permitted
16 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
17 No. 348.

18 G. Lot coverage shall not exceed sixty percent (60%).

19 (3) Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article VI of Ordinance No. 348.

21 b. Planning Area 2

22 (1) The uses permitted in Planning Area 2 of Specific Plan No. 184 shall be the
23 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
24 uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9); Section 6.1.b.(1), (3),
25 (5) and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.

26 (2) The development standards for Planning Area 2 of Specific Plan No. 184
27 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
28 348, except that the development standards set forth in Article VI, Section 6.2.b.,c.,d., e.(2),
29 (3), (4) and g. shall be deleted and replaced by the following:

1 A. Lot area shall be not less than six thousand (6,000) square feet. The
2 minimum lot area shall be determined by excluding that portion of a lot that is used
3 solely for access to the portion of a lot used as a building site.

4 B. The minimum average width of that portion of a lot to be used as a
5 building site shall be sixty feet (60') with a minimum average depth of one hundred
6 feet (100'). That portion of a lot used for access on "flag" lots shall have a
7 minimum width of twenty feet (20').

8 C. The minimum frontage of a lot shall be sixty feet (60'), except that
9 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
10 feet (35'). Lot frontage along curvilinear streets may be measured at the building
11 setback in accordance with zone development standards.

12 D. Side yards on interior and through lots shall be not less than five feet
13 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten
14 feet (10') from the existing street line or from any future street line as shown on any
15 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
16 the main building sides, except where the lots is less than fifty feet (50') wide, the
17 yard need not exceed twenty percent (20%) of the width of the lot.

18 E. The rear yard shall be not less than twenty feet (20').

19 F. Chimneys and fireplaces shall be allowed to encroach into side yards
20 a maximum of two feet (2'). No other structural encroachments shall be permitted
21 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
22 No. 348.

23 G. Lot coverage shall not exceed sixty percent (60%).

24 (3) Except as provided above, all other zoning requirements shall be the same as
25 those requirements identified in Article VI of Ordinance No. 348.

26 c. Planning Areas 3, 9, 10, 11, 12 and 16

27 (1) The uses permitted in Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan
28 No. 184 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
29 No. 348, except that uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7), (8) and (9);

1 Section 6.1.b.(1), (3), (5) and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be
2 permitted.

3 (2) The development standards for Planning Areas 3, 9, 10, 11, 12 and 16 of
4 Specific Plan No. 184 shall be the same as those standards identified in Article VI, Section
5 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,
6 Section 6.2.b., c., d., e.(2), (4), and g. shall be deleted and replaced by the following:

7 A. Lot area shall be not less than four thousand (4,000) square feet. The
8 minimum lot area shall be determined by excluding that portion of a lot that is used
9 solely for access to the portion of a lot used as a building site.

10 B. The minimum average width of that portion of a lot to be used as a
11 building site shall be forty feet (40') with a minimum average depth of seventy-five
12 feet (75'). That portion of a lot used for access on "flag" lots shall have a minimum
13 width of twenty feet (20').

14 C. The minimum frontage of a lot shall be forty feet (40'), except that
15 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five
16 feet (35'). Lot frontage along curvilinear streets may be measured at the building
17 setback in accordance with zone development standards.

18 D. Side yards on interior and through lots shall be not less than five feet
19 (5') in width. Side yards on corner and reversed corner lots shall be not less than ten
20 feet (10') from the existing street line or from any future street line as shown on any
21 Specific Plan of Highways, whichever is nearer the proposed structure, upon which
22 the main building sides, except where the lot is less than fifty feet (50') wide, the
23 yard need not exceed twenty percent (20%) of the width of the lot.

24 E. Chimneys and fireplaces shall be allowed to encroach into side yards
25 a maximum of two feet (2'). No other structural encroachments shall be permitted
26 in the front, rear or side yard except as provided for in Section 18.19 of Ordinance
27 No. 348.

28 F. Lot coverage shall not exceed sixty-five percent (65%).

1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article VI of Ordinance No. 348.

3 d. Planning Areas 4, 8A and 13

4 (1) The uses permitted in Planning Areas 4, 8A and 13 of Specific Plan No. 184
5 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
6 348 except that uses permitted pursuant to Section 8.100.a.(1) and (8); Section 8.100.b.(1);
7 and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses identified
8 under Section 8.100.a. shall include parks, playgrounds and trails.

9 (2) The development standards for Planning Area 4, 8A and 13 of Specific Plan
10 No. 184 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
11 Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as
13 those requirements identified in Article VIIIe of Ordinance No. 348.

14 e. Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18

15 (1) The uses permitted in Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of
16 Specific Plan 184 shall be the same as those uses permitted in Article VIIIe, Section 8.100
17 of Ordinance No. 348 except that the uses pursuant to Section 8.100.a.(1), (2), (4), (5), (6),
18 (7), (8) and (9); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In
19 addition, in Planning Areas 6A, 6B and 6C the permitted uses identified under Section
20 8.100.a shall include trails.

21 (2) The development standards for Planning Areas 6A, 6B, 6C, 8B, 14, 15 and
22 18 of Specific Plan No. 184 shall be the same as those standards identified in Article VIIIe,
23 Section 8.101 of Ordinance No. 348.

24 (3) Except as provided above, all other zoning requirements shall be the same as
25 those requirements identified in Article VIIIe of Ordinance No. 348.

26 ///

27 ///

28 ///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By _____
Chairman

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By _____
Deputy

(SEAL)

APPROVED AS TO FORM
June ____, 2012

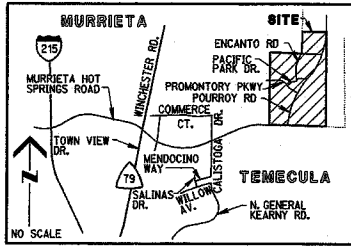
By: _____
MICHELLE CLACK
Deputy County Counsel

MPC:md
05/22/12

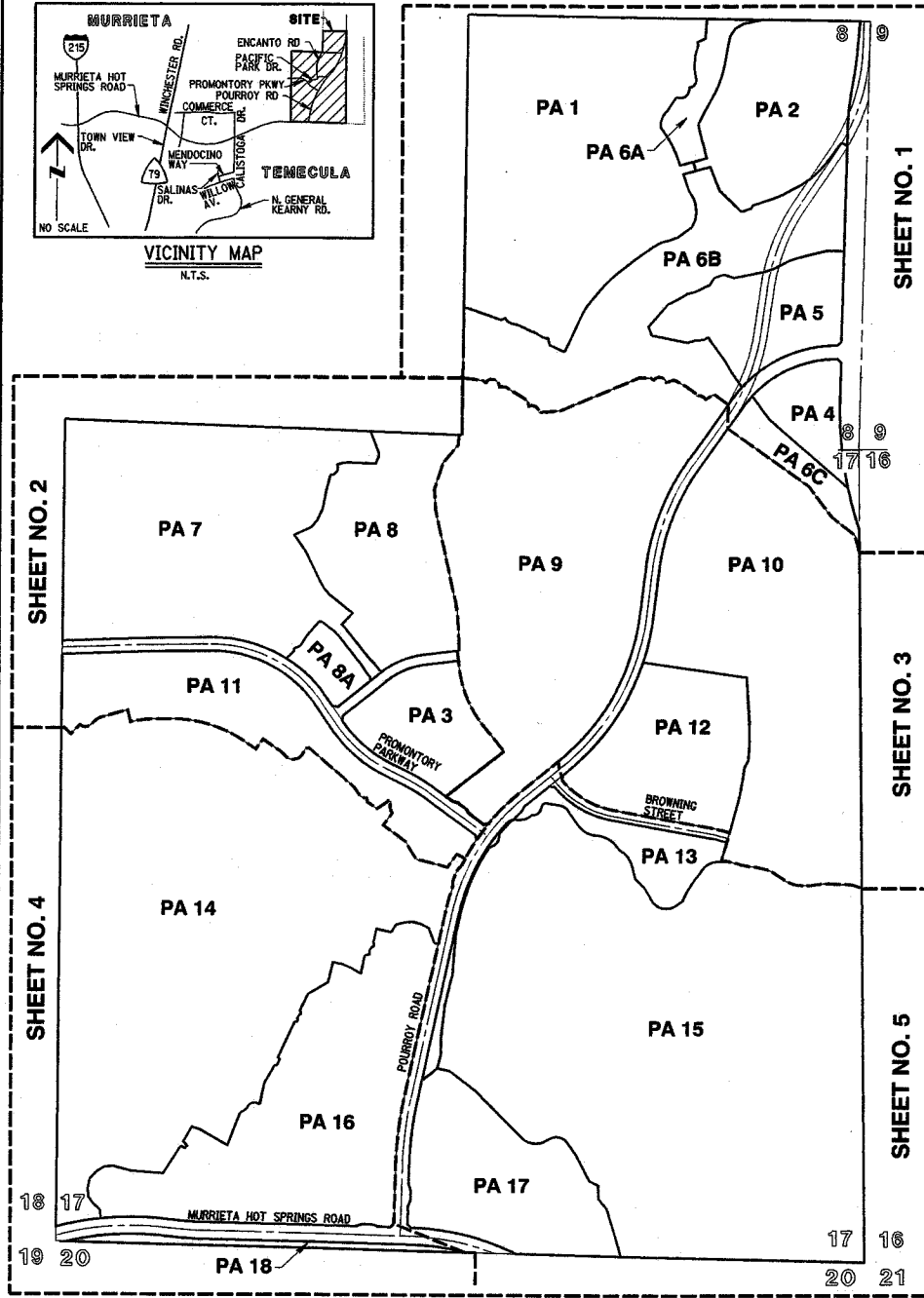
G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 184 REVISED_REDLINE_ORDINANCE NO 348
3788 WITH COCO REVISIONS 5-10 (4).DOC

CHANGE OF ZONE PRIMARY EXHIBIT
RANCHO CALIFORNIA AREA
POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

SHEET 1 OF 6 SHEETS

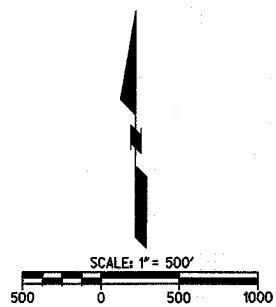


VICINITY MAP
N.T.S.



PLANNING AREA TABLE

PA	GROSS AC	USE
1	23.6	SINGLE FAMILY RESIDENTIAL
2	21.9	SINGLE FAMILY RESIDENTIAL
4	6.1	PARK
3	12.0	SCHOOLS
5	4.4	SINGLE FAMILY RESIDENTIAL
6A	4.4	OPEN SPACE/DRAINAGE
6B	36.4	OPEN SPACE/DRAINAGE
6C	4.5	OPEN SPACE/DRAINAGE
7	56.4	SINGLE FAMILY RESIDENTIAL
8	24.8	BIOLOGICAL PRESERVE
8A	2.5	PARK
8B	22.3	SINGLE FAMILY RESIDENTIAL
10	65.5	SINGLE FAMILY RESIDENTIAL
11	24.3	SINGLE FAMILY RESIDENTIAL
12	20.0	SCHOOLS
13	6.1	PARK
14	117.3	BIOLOGICAL PRESERVE
15	140.3	BIOLOGICAL PRESERVE
16	46.9	SINGLE FAMILY RESIDENTIAL
17	23.9	SINGLE FAMILY RESIDENTIAL
18	2.4	OPEN SPACE



OWNER/APPLICANT

LENNAR HOMES OF CALIFORNIA
391 NORTH MAIN STREET, STE 301
CORONA, CA 92880
CONTACT: JARNE VALDEZ
PHONE: (951) 817-3600
FAX: (951) 817-3650
EMAIL: Jarne.valdez@lennar.com

ENGINEER

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, STE 100
RIVERSIDE, CA 92507
CONTACT: RICHARD O'NEILL
PHONE: (951) 782-0707
FAX: (951) 782-0723
EMAIL: roneill@rickengineering.com

ASSESSOR'S PARCEL NUMBERS

(TENTATIVE TRACT - 964-080-004, 964-080-005, 964-080-006, 964-080-009,
MAP NO. 36376) 964-080-010, 964-080-012, 964-080-013
TRACT MAP 30384, MB 341/88-104 - 964-080-007
TRACT MAP 30009, MB 342/1-14 - 964-080-008

THOMAS BROTHERS LOCATION

2004 SAN BERNARDINO/RIVERSIDE COUNTIES,
PAGE 929-D-4, D-5

DATE EXHIBIT PREPARED: APRIL 6, 2012

FLOODPLAIN (TENTATIVE TRACT MAP NO. 36376)

FEMA FLOOD ZONE "C" NO AREAS OF FLOOD HAZARD, INUNDATION OR OVERFLOW
WITHIN THE RESIDENTIAL LOTS OF THIS TENTATIVE TRACT MAP BOUNDARY.

UTILITY PURVEYORS

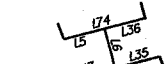
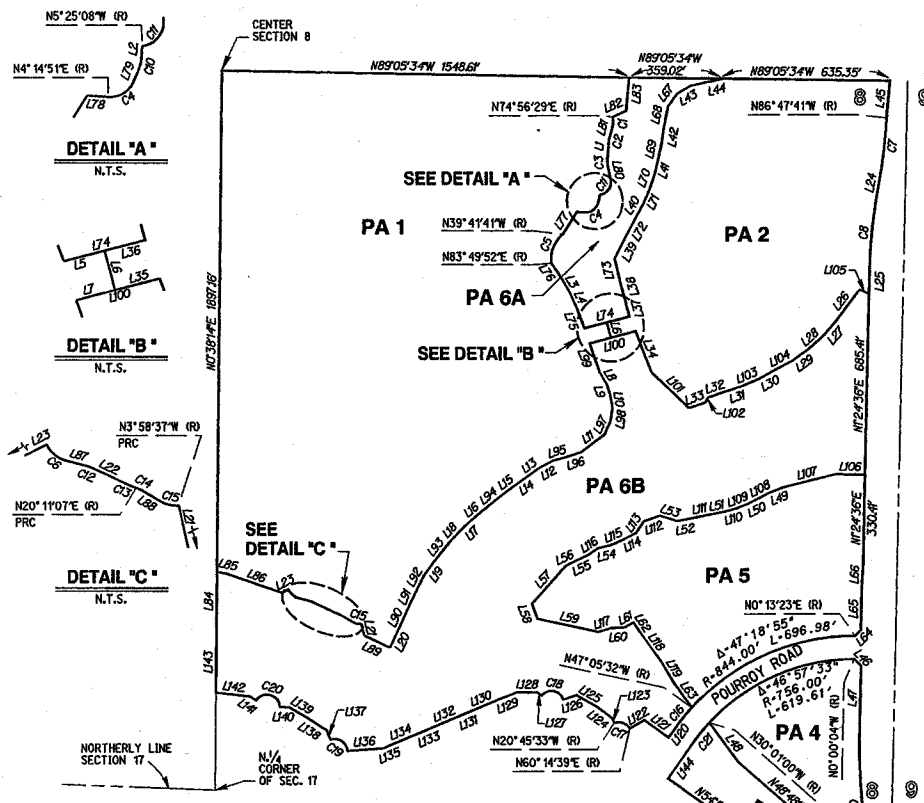
WATER: EMWD
SEWER: EMWD
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
CABLE TV: TIME WARNER
STORM DRAIN: RIVERSIDE COUNTY TRANSPORTATION
DEPARTMENT, RCFCD
SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED

ZONING AND LAND USE (TENTATIVE TRACT MAP NO. 36376)

PLANNING AREA	EXIST. LAND USE	EXIST. ZONING	PROP. LAND USE	PROP. ZONING
1	MDR	SP 184	MDR	SP 184
2	MDR	SP 184	MDR	SP 184
4	OS/ACTIVE PARK	SP 184	OS/ACTIVE PARK	SP 184
5	MDR	SP 184		
6A	OS/DRAINAGE	SP 184		
6B	OS/DRAINAGE	SP 184		
6C	OS/DRAINAGE	SP 184		

CHANGE OF ZONE PRIMARY EXHIBIT RANCHO CALIFORNIA AREA POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

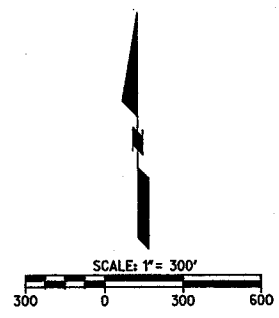
SHEET 2 OF 6 SHEETS



L121	N 54°22'22"	114.44
L122	N 60°22'36"	64.83
L123	N 21°21'13"	19.80
L124	N 54°22'23"	74.46
L125	N 60°11'18"	87.51
L126	N 71°46'48"	53.69 (R)
L127	N 50°54'21"	20.00
L128	N 89°03'49"	77.74
L129	N 67°13'03"	93.54
L130	N 67°13'03"	84.15
L131	N 67°13'03"	72.00
L132	N 67°13'03"	76.79
L133	N 67°13'03"	90.05
L134	N 67°13'03"	100.54
L135	N 67°13'03"	34.72
L136	N 85°41'12"	136.07 (R)
L137	N 20°41'23"	38.32 (R)
L138	N 58°03'58"	91.35
L139	N 58°03'58"	72.81
L140	N 89°35'50"	38.98 (R)
L141	N 57°29'02"	27.54 (R)
L142	N 83°17'55"	129.86
L143	N 0°38'11"	231.22
L144	N 35°37'31"	164.31
L145	N 36°56'44"	251.14
L146	N 51°39'30"	187.15
L147	N 14°32'29"	116.20
L148	N 0°32'53"	149.22

NAME	CURVE TABLE		
	DELTA	RADIUS	ARC
C1	30°06'04"	66.00	34.67
C2	10°17'48"	100.00	17.97
C3	16°18'41"	100.00	28.47
C4	77°20'48"	50.00	67.50
C5	56°28'27"	125.00	123.21
C6	48°42'02"	66.00	56.10
C7	6°21'23"	1836.00	203.68
C8	8°09'05"	1959.00	278.71
C9	13°16'32"	2464.00	570.32
C10	13°19'50"	50.00	11.63
C11	96°08'48"	48.00	80.55
C12	10°17'48"	100.00	17.97
C13	5°00'00"	328.00	28.62
C14	10°17'48"	100.00	17.97
C15	34°27'31"	66.00	39.69
C16	7°16'50"	844.00	107.25
C17	80°46'30"	48.00	67.86
C18	122°41'09"	48.00	102.78
C19	106°22'34"	48.00	89.12
C20	147°53'12"	48.00	123.89
C21	7°24'45"	756.00	97.81
C22	6°32'00"	2464.00	280.97

NAME	LINE TABLE		LENGTH
	DIRECTION		
L1	N 4°44'45"	W	67.23
L2	N 3°34'13"	W	7.26
L3	N 30°01'08"	W	65.94
L4	N 24°36'50"	W	68.24
L5	N 75°23'26"	W	88.36
L6	N 14°36'34"	W	60.00
L7	N 75°23'26"	W	84.10
L8	N 30°28'48"	W	51.21
L9	N 17°41'57"	W	41.32
L10	N 8°39'36"	W	42.95
L11	N 51°24'24"	W	115.06
L12	N 61°24'24"	W	53.44
L13	N 53°33'36"	W	54.87
L14	N 55°53'18"	W	54.98
L15	N 53°02'18"	W	54.66
L16	N 50°07'53"	W	54.66
L17	N 46°20'43"	W	54.01
L18	N 42°27'28"	W	54.08
L19	N 31°18'07"	W	52.25
L20	N 25°11'07"	W	83.07
L21	N 12°41'30"	W	45.72
L22	N 64°48'53"	W	70.56
L23	N 63°12'18"	W	51.35 (R)
L24	N 9°31'41"	W	36.32
L25	N 1°24'36"	W	89.45
L26	N 36°52'23"	W	151.89 (R)
L27	N 41°12'11"	W	174.06 (R)
L28	N 48°19'43"	W	74.31
L29	N 55°27'03"	W	74.31
L30	N 61°01'26"	W	72.96
L31	N 71°59'26"	W	54.34
L32	N 71°59'26"	W	74.45
L33	N 70°09'22"	W	67.18
L34	N 21°36'30"	W	165.33
L35	N 71°35'24"	W	97.81
L36	N 75°23'26"	W	88.36 (R)
L37	N 14°20'41"	W	69.93 (R)
L38	N 10°23'32"	W	58.49
L39	N 26°23'32"	W	52.25
L40	N 29°21'51"	W	60.42 (R)
L41	N 13°37'22"	W	59.01 (R)
L42	N 6°32'11"	W	61.06
L43	N 77°39'51"	W	125.31
L44	N 5°25'15"	W	141.55
L45	N 44°17'44"	W	25.73
L46	N 11°24'36"	W	22.81
L47	N 36°53'18"	W	188.01
L48	N 68°27'14"	W	57.90
L49	N 64°00'53"	W	43.00
L50	N 78°56'45"	W	46.01
L51	N 78°56'45"	W	46.48
L52	N 72°34'48"	W	68.96
L53	N 77°35'33"	W	78.40
L54	N 63°49'32"	W	78.40
L55	N 65°34'44"	W	14.81
L56	N 42°10'23"	W	195.18
L57	N 20°15'22"	W	34.04
L58	N 78°00'53"	W	237.35
L59	N 86°42'53"	W	53.61
L60	N 62°04'53"	W	38.56
L61	N 31°04'03"	W	110.94
L62	N 36°18'10"	W	116.49
L63	N 44°18'10"	W	31.56
L64	N 1°24'36"	W	158.39
L65	N 3°07'42"	W	100.44
L66	N 35°57'43"	W	59.41
L67	N 11°24'36"	W	83.14
L68	N 12°08'53"	W	50.56
L69	N 6°53'41"	W	58.41
L70	N 24°20'11"	W	58.15
L71	N 29°07'38"	W	77.10
L72	N 13°25'26"	W	76.72
L73	N 15°25'26"	W	176.12
L74	N 20°27'04"	W	76.27
L75	N 35°15'07"	W	65.24
L76	N 32°24'44"	W	100.35
L77	N 85°46'18"	W	28.92
L78	N 16°54'03"	W	14.24
L79	N 11°33'56"	W	50.00
L80	N 15°02'33"	W	40.99
L81	N 66°13'36"	W	56.71
L82	N 4°44'45"	W	127.00
L83	N 0°38'14"	W	226.33
L84	N 78°35'33"	W	38.83
L85	N 70°47'32"	W	219.03
L86	N 75°06'41"	W	40.99
L87	N 59°31'05"	W	40.99
L88	N 64°48'53"	W	106.89
L89	N 24°23'45"	W	59.03
L90	N 25°01'35"	W	111.71
L91	N 27°21'45"	W	53.14
L92	N 39°29'44"	W	110.94
L93	N 51°16'14"	W	111.62
L94	N 74°26'40"	W	56.96
L95	N 71°35'53"	W	56.67
L96	N 25°05'06"	W	54.48
L97	N 7°17'19"	W	54.32
L98	N 19°23'26"	W	116.14
L99	N 75°23'26"	W	182.03
L100	N 46°14'09"	W	109.62
L101	N 25°30'19"	W	20.29
L102	N 68°06'26"	W	64.10
L103	N 62°34'35"	W	73.53
L104	N 66°36'35"	W	39.83
L105	N 88°35'24"	W	109.98
L106	N 76°02'59"	W	208.48
L107	N 62°20'45"	W	50.53
L108	N 68°21'57"	W	43.44
L109	N 74°43'50"	W	43.35
L110	N 79°08'09"	W	93.99
L111	N 71°15'51"	W	66.24
L112	N 33°27'50"	W	32.66
L113	N 63°51'15"	W	60.03
L114	N 65°34'44"	W	45.95
L115	N 56°13'57"	W	47.88
L116	N 71°52'24"	W	49.31
L117	N 36°18'10"	W	139.25
L118	N 30°09'55"	W	93.54
L119	N 35°37'37"	W	37.69
L120	N 35°37'37"	W	

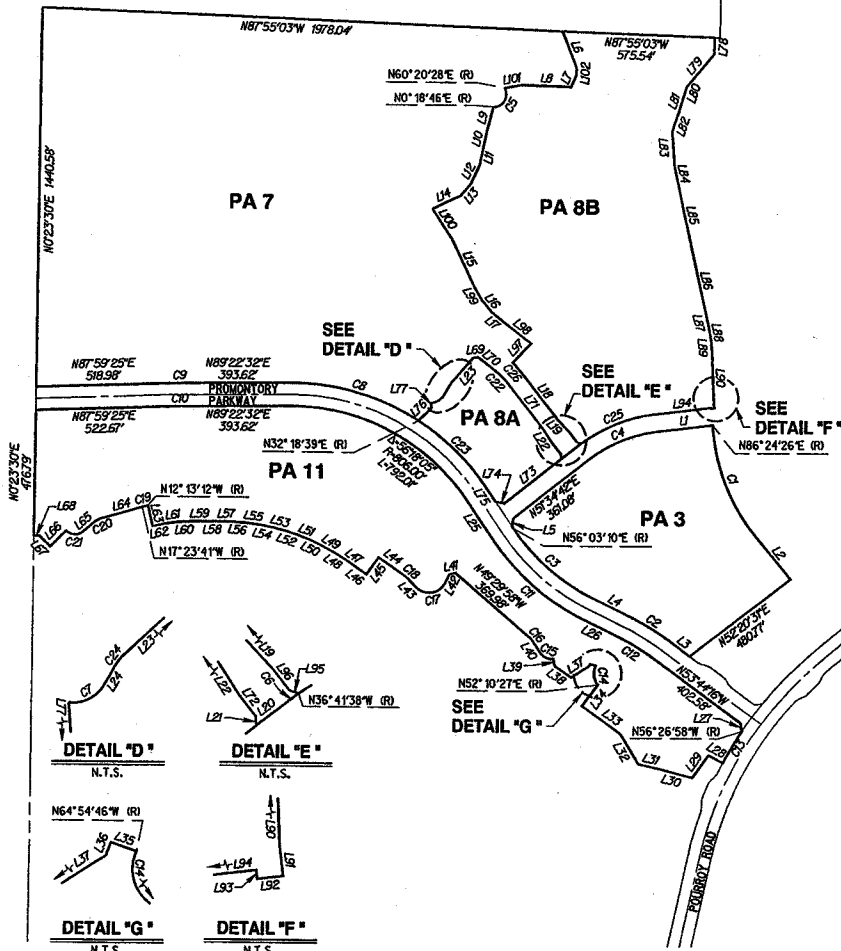


CHANGE OF ZONE PRIMARY EXHIBIT RANCHO CALIFORNIA AREA POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

SHEET 3 OF 6 SHEETS

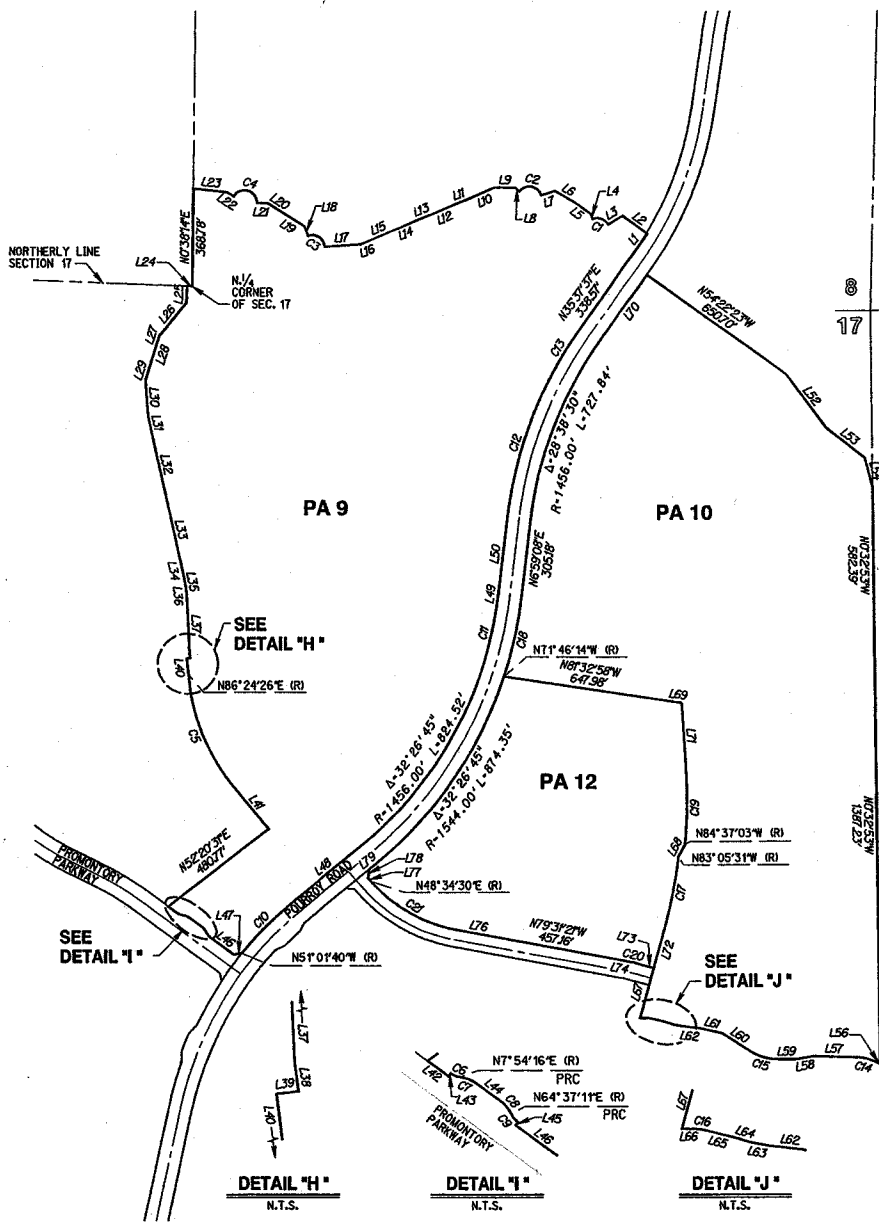
NAME	CURVE DELTA	TABLE RADIUS	ARC
C1	35°43'56"	736.50	459.31
C2	9°51'53"	1044.00	175.75
C3	29°39'19"	806.00	417.17
C4	31°27'13"	517.00	283.82
C5	119°58'18"	48.00	100.51
C6	1°43'48"	583.00	17.58
C7	55°39'52"	66.00	64.12
C8	32°56'07"	894.00	513.90
C9	1°23'07"	2044.00	49.42
C10	1°23'07"	1956.00	47.29
C11	29°16'46"	894.00	456.86
C12	9°51'53"	956.00	164.60
C13	5°48'10"	1394.00	141.18
C14	6°54'47"	70.00	76.86
C15	65°58'51"	48.00	55.28
C16	15°00'38"	100.00	26.20
C17	108°51'18"	70.00	132.99
C18	10°14'14"	100.00	17.87
C19	5°10'29"	242.12	21.87
C20	25°31'47"	100.00	44.56
C21	85°42'27"	48.00	71.80
C22	13°40'49"	267.00	63.75
C23	23°21'58"	894.00	364.59
C24	10°17'48"	100.00	17.97
C25	29°43'33"	583.00	302.47
C26	8°24'55"	333.00	48.91

NAME	LINE DIRECTION	LENGTH
L1	N 83°01'55" E	212.06
L2	N 39°19'29" W	212.52
L3	N 53°44'16" W	96.03
L4	N 63°36'09" W	150.00
L5	N 7°19'06" E	32.01
L6	N 21°16'51" E	149.94
L7	N 23°03'30" W	49.75
L8	N 88°04'41" E	185.79
L9	N 14°06'53" W	100.94
L10	N 11°39'06" E	62.19
L11	N 11°39'06" E	66.04
L12	N 26°14'01" W	77.51
L13	N 39°18'45" E	56.92
L14	N 64°49'24" W	121.49
L15	N 25°39'02" W	201.67
L16	N 39°53'24" W	57.88
L17	N 51°30'55" W	63.28
L18	N 38°25'18" W	228.28
L19	N 43°21'50" W	58.04
L20	N 51°34'42" W	78.00
L21	N 2°53'02" W	17.20
L22	N 35°28'46" W	58.04
L23	N 40°26'41" W	119.35
L24	N 30°08'53" W	40.99
L25	N 34°19'23" W	183.16
L26	N 63°36'09" W	150.00
L27	N 10°05'34" W	31.76
L28	N 62°15'06" W	62.31 (R)
L29	N 35°17'48" W	103.99
L30	N 76°03'21" W	75.92
L31	N 76°19'51" W	86.55
L32	N 30°58'41" W	132.23
L33	N 34°19'23" W	182.00
L34	N 36°20'03" W	98.22
L35	N 70°50'15" W	21.63
L36	N 20°02'26" W	8.14
L37	N 56°59'53" W	81.91
L38	N 55°10'06" W	75.92
L39	N 10°28'10" W	27.44 (R)
L40	N 34°29'19" W	50.00
L41	N 78°25'24" W	23.67
L42	N 26°20'26" W	34.88
L43	N 44°47'57" W	41.04
L44	N 55°02'11" W	123.38
L45	N 34°57'49" W	80.00
L46	N 55°02'11" W	52.00
L47	N 55°25'20" W	49.73
L48	N 58°23'29" W	50.92
L49	N 61°48'51" W	49.43
L50	N 55°14'14" W	50.92
L51	N 68°39'36" W	49.43
L52	N 72°04'59" W	50.92
L53	N 75°30'21" W	49.43
L54	N 78°55'44" W	50.92
L55	N 82°21'06" W	49.43
L56	N 85°46'29" W	50.92
L57	N 89°09'44" W	49.51
L58	N 89°37'03" W	50.00
L59	N 82°36'29" W	51.92
L60	N 87°06'09" W	50.92
L61	N 82°39'02" W	51.00
L62	N 78°13'55" W	80.00
L63	N 13°57'19" W	50.00
L64	N 14°20'26" W	150.57
L65	N 48°48'38" W	50.00
L66	N 44°31'08" W	85.00 (R)
L67	N 45°28'52" W	38.29
L68	N 89°36'24" W	19.99
L69	N 86°14'10" W	20.06
L70	N 52°06'07" W	83.64
L71	N 38°25'18" W	228.28
L72	N 38°25'18" W	53.16
L73	N 51°34'42" W	274.91
L74	N 80°14'16" W	34.41
L75	N 34°19'23" W	63.60
L76	N 44°23'16" W	67.85
L77	N 4°11'19" W	19.99 (R)
L78	N 2°04'57" W	63.87
L79	N 39°26'02" W	160.64
L80	N 17°42'53" W	12.74
L81	N 17°42'53" W	104.86
L82	N 17°42'53" W	59.52
L83	N 4°06'36" W	133.21
L84	N 12°17'41" W	68.18
L85	N 12°28'33" W	255.80
L86	N 12°28'33" W	251.40
L87	N 12°28'32" W	51.00
L88	N 10°27'30" W	48.36
L89	N 4°39'06" W	49.23
L90	N 2°24'48" W	191.00
L91	N 6°58'05" W	18.36
L92	N 83°01'55" W	12.84
L93	N 6°58'05" W	3.00
L94	N 83°01'55" W	212.06
L95	N 72°48'40" W	16.96
L96	N 38°25'18" W	53.45
L97	N 43°09'47" W	101.83 (R)
L98	N 52°06'07" W	128.50
L99	N 30°24'50" W	60.08
L100	N 34°05'36" W	134.20
L101	N 79°42'59" W	67.58
L102	N 2°04'57" W	25.63



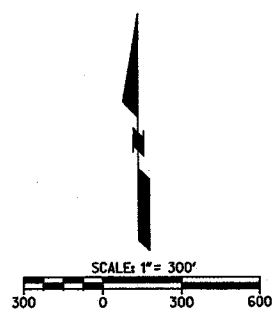
CHANGE OF ZONE PRIMARY EXHIBIT RANCHO CALIFORNIA AREA POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

SHEET 4 OF 6 SHEETS



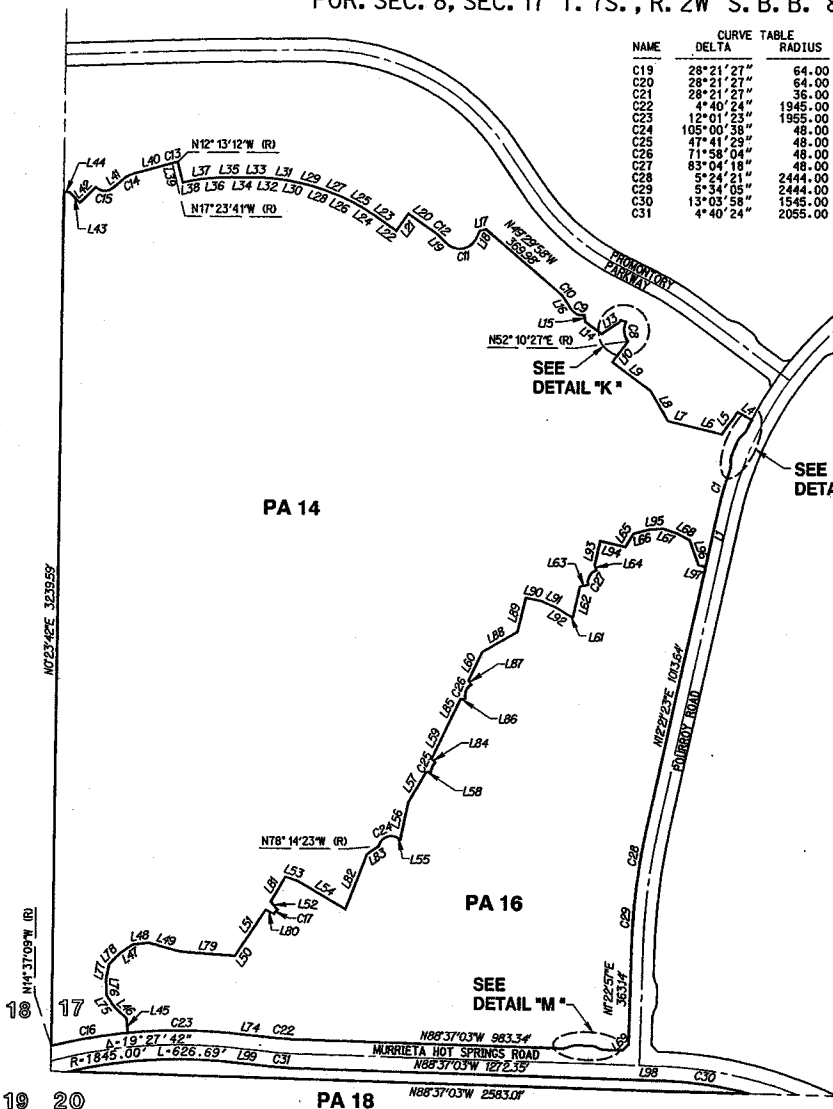
NAME	DIRECTION	LENGTH
L1	N 35° 37' 37" E	98.05
L2	N 54° 22' 22" W	114.44
L3	N 60° 22' 32" W	64.83 (R)
L4	N 21° 21' 13" W	19.90 (R)
L5	N 54° 22' 23" W	74.46
L6	N 60° 11' 18" W	87.51
L7	N 71° 46' 48" W	53.69 (R)
L8	N 50° 54' 21" W	20.00 (R)
L9	N 89° 03' 49" W	77.74
L10	N 67° 13' 03" W	93.54
L11	N 67° 13' 03" W	84.15
L12	N 67° 13' 03" W	72.00
L13	N 67° 13' 03" W	76.79
L14	N 67° 13' 03" W	90.05
L15	N 67° 13' 03" W	100.54
L16	N 71° 13' 03" W	34.72
L17	N 85° 41' 12" W	136.07 (R)
L18	N 20° 41' 23" W	38.32 (R)
L19	N 58° 03' 59" W	91.35
L20	N 58° 03' 59" W	72.81
L21	N 89° 36' 50" W	38.98 (R)
L22	N 57° 29' 02" W	27.54 (R)
L23	N 83° 17' 03" W	129.86
L24	N 87° 55' 04" W	20.00
L25	N 2° 04' 57" W	63.87
L26	N 39° 26' 02" W	160.64
L27	N 17° 42' 53" W	21.74
L28	N 17° 42' 53" W	104.86
L29	N 17° 42' 53" W	59.52
L30	N 4° 06' 36" W	133.21
L31	N 12° 17' 41" W	61.18
L32	N 12° 28' 33" W	255.80
L33	N 12° 28' 33" W	251.40
L34	N 12° 28' 33" W	51.00
L35	N 10° 21' 40" W	48.36
L36	N 4° 59' 06" W	49.23
L37	N 2° 24' 48" W	191.00
L38	N 6° 58' 05" W	18.36
L39	N 83° 01' 56" W	12.84
L40	N 6° 58' 05" W	65.00
L41	N 39° 19' 29" W	212.52
L42	N 53° 44' 16" W	45.52
L43	N 36° 15' 43" W	15.87 (R)
L44	N 53° 44' 16" W	51.00
L45	N 36° 15' 43" W	2.00 (R)
L46	N 53° 44' 16" W	115.04
L47	N 82° 37' 02" W	31.75
L48	N 50° 40' 31" W	323.46
L49	N 6° 59' 09" W	5.70
L50	N 6° 59' 07" W	29.20
L51	N 36° 56' 44" W	25.14
L52	N 51° 39' 30" W	187.15
L53	N 14° 32' 22" W	116.20
L54	N 0° 33' 06" W	213.38
L55	N 50° 06' 50" W	13.87
L56	N 88° 16' 35" W	159.80
L57	N 80° 05' 54" W	68.75
L58	N 89° 56' 14" W	65.08
L59	N 57° 11' 48" W	124.53
L60	N 76° 56' 18" W	85.87
L61	N 83° 28' 35" W	64.74
L62	N 79° 11' 11" W	35.23
L63	N 73° 05' 46" W	31.34
L64	N 75° 27' 45" W	51.87
L65	N 89° 56' 15" W	24.06
L66	N 15° 48' 08" E	193.83
L67	N 28° 47' 36" E	51.93
L68	N 81° 32' 58" E	32.40
L69	N 35° 37' 37" E	310.00
L70	N 3° 31' 16" W	257.52
L71	N 15° 20' 28" W	169.71
L72	N 74° 10' 52" W	50.08
L73	N 79° 31' 21" W	29.57
L74	N 79° 31' 21" W	167.20
L75	N 41° 25' 29" W	14.80
L76	N 5° 48' 01" E	33.84
L77	N 50° 40' 31" E	32.93
L78		
L79		

NAME	DELTA	RADIUS	ARC
C1	80° 45' 30"	48.00	67.66
C2	122° 41' 09"	48.00	102.78
C3	106° 22' 34"	48.00	89.12
C4	147° 53' 13"	48.00	123.89
C5	35° 43' 55"	736.50	459.31
C6	28° 21' 27"	36.00	17.82
C7	28° 21' 27"	64.00	31.68
C8	28° 21' 27"	64.00	31.68
C9	28° 21' 27"	36.00	17.82
C10	11° 42' 14"	1394.00	284.76
C11	11° 14' 38"	1455.00	285.75
C12	20° 24' 28"	1544.00	549.92
C13	8° 14' 05"	1544.00	221.91
C14	24° 29' 28"	200.00	85.49
C15	32° 44' 26"	200.00	114.29
C16	14° 28' 30"	100.00	25.26
C17	8° 25' 59"	1790.00	263.46
C18	11° 14' 01"	1544.00	302.72
C19	8° 54' 11"	1810.00	281.27
C20	5° 20' 30"	630.00	95.01
C21	38° 05' 52"	567.00	377.02



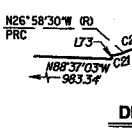
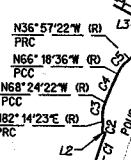
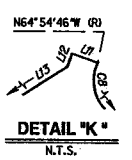
CHANGE OF ZONE PRIMARY EXHIBIT
 RANCHO CALIFORNIA AREA
 POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

SHEET 5 OF 6 SHEETS

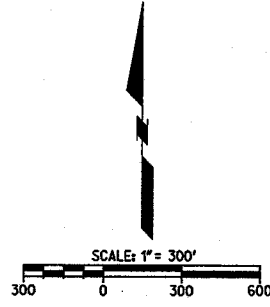


NAME	CURVE TABLE	RADIUS	ARC
	DELTA		
C19	28°21'27"	64.00	31.68
C20	28°21'27"	64.00	31.68
C21	28°21'27"	36.00	17.82
C22	4°40'24"	1945.00	158.64
C23	12°01'23"	1955.00	410.24
C24	105°00'38"	48.00	87.97
C25	47°41'29"	48.00	39.95
C26	71°58'04"	48.00	80.28
C27	83°04'18"	48.00	69.59
C28	5°24'21"	2444.00	230.59
C29	5°34'05"	2444.00	237.51
C30	13°03'58"	1545.00	352.33
C31	4°40'24"	2055.00	167.61

NAME	LINE TABLE		LENGTH
	DIRECTION		
L1	N 12°21'23" E		209.60
L2	N 70°21'59" W		2.01 (R)
L3	N 64°20'54" W		2.01 (R)
L4	N 62°15'00" W		62.31 (R)
L5	N 35°17'48" E		103.39
L6	N 76°03'21" W		124.39
L7	N 76°19'51" W		86.95
L8	N 50°56'41" W		132.23
L9	N 53°39'53" W		182.00
L10	N 36°20'01" E		99.22
L11	N 70°50'15" E		21.63
L12	N 20°02'25" E		5.14
L13	N 56°59'53" E		81.91
L14	N 55°10'32" W		75.92
L15	N 10°28'10" W		27.44 (R)
L16	N 34°29'19" W		50.00
L17	N 78°25'24" E		25.67
L18	N 26°20'45" E		34.88
L19	N 44°47'51" W		41.04
L20	N 52°02'11" W		123.38
L21	N 34°57'49" E		80.00
L22	N 55°02'11" W		52.00
L23	N 55°25'29" W		49.73
L24	N 58°24'44" W		50.02
L25	N 61°48'51" W		49.43
L26	N 65°14'14" W		50.92
L27	N 58°39'58" W		49.43
L28	N 72°04'59" W		50.02
L29	N 75°30'21" W		49.43
L30	N 78°55'44" W		50.92
L31	N 82°21'06" W		49.43
L32	N 85°46'29" W		50.92
L33	N 89°09'44" W		49.51
L34	N 89°37'03" W		50.00
L35	N 89°37'03" W		51.25
L36	N 87°06'09" E		50.76
L37	N 82°39'02" E		51.00
L38	N 78°13'55" E		50.00
L39	N 74°20'26" E		80.00
L40	N 48°48'38" E		150.57
L41	N 48°48'38" E		50.00
L42	N 44°31'08" E		85.00 (R)
L43	N 45°28'50" E		58.25
L44	N 89°36'24" W		19.99
L45	N 5°58'02" W		55.29 (R)
L46	N 47°02'44" W		58.85
L47	N 55°49'40" W		56.41
L48	N 83°06'09" W		59.70
L49	N 74°53'22" W		123.16
L50	N 32°57'42" W		33.00
L51	N 32°57'42" W		117.00
L52	N 39°28'21" W		38.25 (R)
L53	N 71°08'56" W		50.89
L54	N 60°04'16" W		208.36
L55	N 63°13'45" W		148.00
L56	N 11°45'37" E		144.00
L57	N 29°59'16" E		132.87
L58	N 89°38'10" E		17.76 (R)
L59	N 4°41'05" E		148.00
L60	N 25°22'19" E		120.13
L61	N 79°20'13" E		10.35
L62	N 12°21'23" E		118.13
L63	N 7°11'09" E		32.57 (R)
L64	N 19°36'34" W		20.00 (R)
L65	N 31°45'26" W		57.95
L66	N 74°31'16" W		57.95
L67	N 73°24'21" W		54.75
L68	N 62°42'54" W		52.55
L69	N 46°22'51" W		37.93
L70	N 88°37'03" W		76.01
L71	N 1°23'02" E		2.00 (R)
L72	N 88°37'03" E		51.00
L73	N 1°23'02" E		2.00 (R)
L74	N 83°38'10" W		100.03
L75	N 34°08'14" W		58.85
L76	N 2°06'25" W		58.85
L77	N 10°49'29" W		58.93
L78	N 42°52'23" W		58.85
L79	N 85°39'10" W		208.00
L80	N 63°31'25" W		33.45 (R)
L81	N 29°34'15" W		110.00
L82	N 21°09'25" W		57.95
L83	N 55°32'36" W		56.10
L84	N 41°56'42" W		20.00 (R)
L85	N 25°22'27" W		101.74
L86	N 7°16'32" W		20.00 (R)
L87	N 30°45'04" W		20.00 (R)
L88	N 59°32'58" W		153.95
L89	N 13°15'32" W		133.12
L90	N 79°20'16" W		60.00
L91	N 66°48'08" W		61.47
L92	N 58°38'56" W		64.14
L93	N 12°21'23" W		33.47
L94	N 77°38'37" W		98.40
L95	N 85°12'44" E		54.91
L96	N 19°57'04" W		100.82
L97	N 77°38'37" W		28.02
L98	N 88°37'03" W		73.00
L99	N 83°56'39" W		100.03

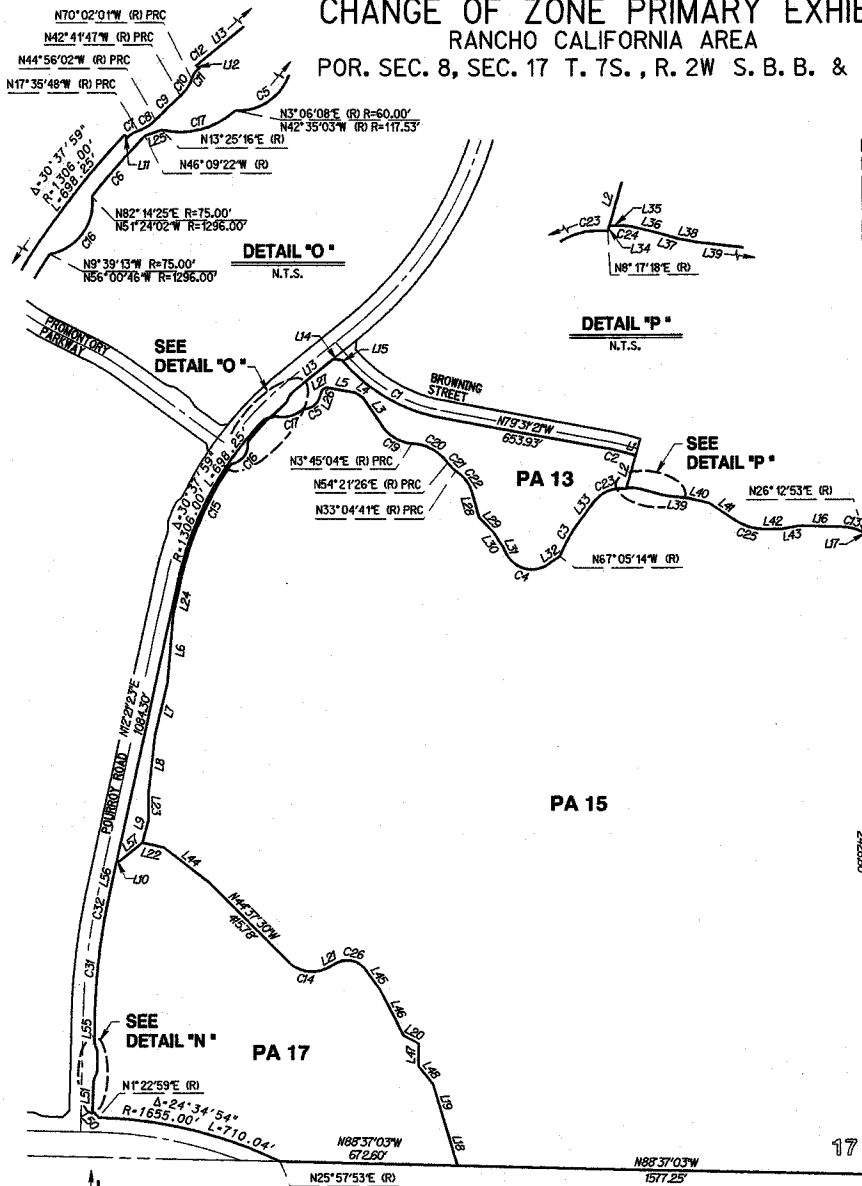


NAME	CURVE TABLE	RADIUS	ARC
	DELTA		
C1	7°16'28"	1394.00	176.99
C2	27°23'32"	36.00	17.21
C3	29°21'15"	64.00	32.79
C4	2°05'46"	1408.00	51.51
C5	29°21'15"	64.00	32.79
C6	27°23'32"	36.00	17.21
C7	2°05'49"	1394.00	51.02
C8	62°54'47"	70.00	76.96
C9	65°58'51"	48.00	55.28
C10	15°00'38"	100.00	26.20
C11	108°51'18"	70.00	132.99
C12	10°11'44"	100.00	17.87
C13	5°10'29"	242.12	21.87
C14	25°31'47"	100.00	44.56
C15	85°42'27"	48.00	71.80
C16	8°39'07"	1955.00	295.21
C17	24°02'58"	48.00	20.15
C18	28°21'27"	36.00	17.82



CHANGE OF ZONE PRIMARY EXHIBIT RANCHO CALIFORNIA AREA POR. SEC. 8, SEC. 17 T. 7S., R. 2W S. B. B. & M.

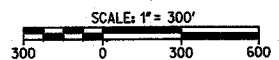
SHEET 6 OF 6 SHEETS



NAME	DIRECTION	LENGTH
L1	N 74°10'52" W	50.08
L2	N 15°49'08" E	131.55
L3	N 34°13'46" E	130.42
L4	N 57°16'53" W	35.64
L5	N 80°19'59" W	109.93
L6	N 4°39'13" E	259.67
L7	N 13°35'13" E	204.46
L8	N 6°43'07" E	219.99
L9	N 15°12'54" E	91.57
L10	N 77°38'37" W	10.00
L11	N 47°00'28" W	2.00
L12	N 40°37'13" W	2.00
L13	N 50°40'31" E	176.45
L14	N 86°38'21" W	32.63
L15	N 41°25'28" W	18.98
L16	N 88°16'35" W	159.80
L17	N 60°06'50" W	13.67
L18	N 16°48'53" W	157.90
L19	N 16°48'53" W	165.40
L20	N 62°21'07" W	65.88
L21	N 61°28'01" W	33.11
L22	N 77°40'36" W	83.52
L23	N 0°13'30" E	101.68
L24	N 12°21'23" E	124.85
L25	N 70°44'28" E	26.19
L26	N 19°11'08" E	32.38
L27	N 59°13'38" E	19.99
L28	N 15°36'18" W	93.82
L29	N 43°46'02" W	81.63
L30	N 32°20'49" W	37.27
L31	N 25°13'09" W	15.44
L32	N 54°44'18" E	51.48
L33	N 37°14'33" E	67.79
L34	N 15°15'08" E	3.72
L35	N 89°58'15" W	24.06
L36	N 75°27'45" W	51.87
L37	N 73°05'46" W	31.34
L38	N 79°11'41" W	35.29
L39	N 83°28'35" W	64.74
L40	N 76°56'18" W	85.87
L41	N 57°11'48" W	124.53
L42	N 89°56'14" W	65.06
L43	N 80°05'54" E	68.75
L44	N 52°15'44" W	220.69
L45	N 35°25'16" W	94.61
L46	N 27°19'58" W	190.52
L47	N 0°54'21" E	84.87
L48	N 38°25'56" W	87.50
L49	N 43°31'03" W	32.53
L50	N 1°22'59" E	115.00
L51	N 88°37'05" W (R)	1.98
L52	N 1°22'57" E	51.01
L53	N 88°37'03" W (R)	1.98
L54	N 12°21'23" E	102.14
L55	N 12°21'23" E	138.94
L56	N 50°40'14" E	112.28

NAME	DELTA	RADIUS	ARC
C1	38°05'52"	633.00	420.90
C2	5°20'30"	567.00	52.86
C3	14°19'47"	700.00	175.07
C4	102°04'41"	110.00	195.98
C5	73°95'00"	60.00	77.41
C6	5°14'39"	1296.06	118.63
C7	29°24'46"	36.00	18.48
C8	27°20'14"	64.00	30.54
C9	2°14'15"	1292.00	50.45
C10	27°20'14"	64.00	30.54
C11	29°24'46"	36.00	18.48
C12	1°17'50"	1306.00	29.57
C13	24°29'28"	200.00	85.49
C14	73°54'28"	130.00	167.69
C15	21°37'51"	1296.00	489.28
C16	88°06'22"	75.00	115.33
C17	56°00'18"	117.53	114.88
C18	52°01'10"	150.00	136.19
C19	50°36'21"	180.00	158.96
C20	21°16'45"	120.00	44.57
C21	41°19'00"	150.00	108.17
C22	61°02'45"	130.00	138.51
C23	14°28'30"	100.00	25.26
C24	32°44'26"	200.00	114.29
C25	83°07'21"	86.13	124.95
C26	28°21'21"	36.00	17.82
C27	28°21'21"	64.00	31.68
C28	28°21'21"	64.00	31.68
C29	28°21'21"	64.00	31.68
C30	28°21'21"	36.00	17.82
C31	8°29'23"	2356.00	349.10
C32	2°29'03"	2356.00	102.15

DETAIL "N"
N.T.S.



I. INTRODUCTION

Subsequent to adoption of Specific Plan No. 184 (Rancho Bella Vista), Amendment No. 2 and Substantial Conformance No. 2, more detailed analysis has resulted in the realignment of Butterfield Stage Road, and changes to the lot sizes in Phase III, Planning Areas 1, 2 and 5.

Substantial Conformance No. 4 proposes several changes to the Phase III area of the Rancho Bella Vista Specific Plan. Butterfield Stage Road is now proposed for full width right-of-way on the Rancho Bella Vista property through Phase III. This road alignment shift has reduced the Planning Area 4 park site acreage and subsequently the Specific Plan park acreage. Acreages of residential Planning Areas 2 and 5 have also been reduced due to the Butterfield Stage Road alignment shift. Total proposed residential units in Phase III have been reduced due to the loss of residential acreage as well as the inclusion of 4 water quality basins to address new State Water Quality Requirements.

In order to partially mitigate the lost residential, some proposed lot sizes in Phase III have been reduced. Planning Area 1 continues to propose a mixture of 4,500 S.F. and 5,000 S.F. lots, however the previous 6,000 S.F. minimum lots have been replaced with 5,500 S.F. lots. Planning Area 2 proposed lot sizes have been revised from 7,200 SF to 6,000 S.F. minimum. The lots in planning Area 5 are now proposed as 4,500 S.F. minimum versus the previous 7,200 S.F. minimum. Total residential lot count has been reduced to 1,829 lots. The Planning Area 4 acreage is reduced to a net 6.1 acres.

The following pages are those of the Specific Plan document that would be modified by this Substantial Conformance. The text changes are depicted in a ~~strikeout~~/underline format.

LIST OF FIGURES

<u>Figure Number</u>	<u>Figure Title</u>	<u>Page</u>
II-1	Regional Map.....	II-3
II-2	Vicinity Map.....	II-4
II-3	Aerial Photo.....	II-9
III-1	Specific Plan Amendment No. 2 Land Use Plan (11"x 17").....	III.A-3
III-2	Specific Plan Amendment No. 2 Land Use Plan (8 ½ "x 11").....	III.A-4
III-3	Circulation Plan.....	III.A-15
III-4	Roadway Cross Sections.....	III.A-16
III-5	Roadway Cross Sections.....	III.A-17
III-6	Master Drainage Plan.....	III.A-19
III-7	Tucalota Creek Floodplain and Floodway.....	III.A-20
III-8	Master Water Plan.....	III.A-24
III-9	Master Sewer Plan.....	III.A-25
III-10	Open Space and Recreation Plan.....	III.A-27
III-11	Grading Plan.....	III.A-31
III-12	Phasing Plan.....	III.A-34
III-13-28	Planning Areas (1-19).....	III.B-3 to III.B-39
IV-1	Conceptual Landscape Plan.....	IV-3
IV-2A	Primary Entry Monumentation Plan.....	IV-4
IV-2B	Primary Entry Monumentation Elevation.....	IV-5
IV-2C	Primary Entry Monumentation Plan Butterfield Stage Road At Pourroy Road.....	IV-5A
IV-2D	Primary Entry Monumentation Elevation Butterfield Stage Road At Pourroy Road.....	IV-5B
IV-3A	Secondary Entry Monumentation Plan.....	IV-8
IV-3A.1	Neighborhood Entry Monumentation Plan.....	IV-8A
IV-3B	Secondary Entry Monumentation Elevation.....	IV-9
IV-3B.1	Neighborhood Entry Monumentation Elevation.....	IV-9A
IV-4	Neighborhood Entry Monumentation Plan.....	IV-10
IV-4A	Neighborhood Entry Monumentation Plan.....	IV-10A
IV-4B	Neighborhood Entry Monumentation Elevation.....	IV-10B
IV-5	Murrieta Hot Springs Road Street Scene at Single Family Residential.....	IV-14
IV-6	Butterfield Stage Road Street Scene at Single Family Residential or Open Space/Drainage.....	IV-14A
IV-6A	Butterfield Stage Road Street Scene at Residential Land Use Land-Condition.....	IV-15
IV-6B	Butterfield Stage Road Streetscape Adjacent to Planning Area 2.....	IV-15A
IV-7	Promontory Parkway and Pourroy Road Street Scene at Single Family Residential or School.....	IV-16
IV-7A	Pourroy Road Street Scene at Residential Land Use Level Condition.....	IV-16A

IV-7B Pourroy Road Streetscape at Residential Land Use-Level Condition IV-16B

<u>Figure Number</u>	<u>Figure Title</u>	<u>Page</u>
----------------------	---------------------	-------------

IV-8	Pourroy Road Street Scene at Single Family Residential Slope Condition and Biological Preserve	IV-19
IV-9	Pourroy Road Street Scene at Drainage Corridor Crossing.....	IV-20
IV-10	Browning Street Street Scene at School and Park	IV-23
IV-11	Typical Open Space/Drainage Corridor Edge Condition	IV-24
IV-11A	Typical Open Space/Drainage Corridor Edge Condition	IV-24A
IV-12	Fire Fuel Modification Transition.....	IV-25
IV-12A	Fire Defensible Space	IV-25A
IV-13	Residential at Biological Preserve Edge Condition.....	IV-26
IV-14	Planning Area 13 – 6.2 Acre Public Active Park.....	IV-28
IV-15	Planning Area 4 – 6.1 Acre Public Active Park.....	IV-30
IV-15A	Planning Area 4 – 6.1 Acre Public Active Park.....	IV-30
IV-16	Planning Area 8 – 29.2 Acre Public Passive and Active Park	VI-31
IV-16A	Planning Areas 8A and 8B – 24.8 Acre Biological Preserve and 3.5 Acre Active Park.....	IV-31
IV-17	Conceptual Community Fencing Plan	IV-32
IV-18	Community Theme Walls and Fencing Elevations	IV-34
IV-18A	Conceptual Theme Walls and Fencing Elevations Sheet 2	IV-34A
IV-19	Conceptual Elevation – Medium Density	IV-49
IV-20	Conceptual Elevation – Medium Density	IV-50
IV-21	Conceptual Elevation – Medium High Density	IV-51
IV-22	Architectural Design Elements – Residential	IV-52
IV-23	Rear Elevation Articulation	IV-55
IV-24	Typical Residential/Walk/Street/Park Interface	IV-55A
IV-25	Local Street Scene at Residential Land Use-Level Condition.....	IV-55B
IV-26	Local Road Street Scene at Residential Land Use-Level Condition	IV-55C
IV-27	Typical Residential/Basin Interface	IV-55D
IV-28	Typical Residential/Sewer lot Interface	IV-55E
V-1	Actual Existing and Surrounding Land Uses.....	V.A-2
V-2	SWAP Growth Management Concept Plan.....	V.A-7
V-3	SWAP Land Use Allocation Map.....	V.A-8
V-4	General Plan: Open Space and Conservation Map	V.A-15
V-5	General Plan: Composite Environmental Hazards Map	V.A-16
V-6	General Plan: Composite Environmental Resources Map.....	V.A-17
V-7	Topographic Map.....	V.B-2
V-8	Slope Analysis	V.B-3
V-9	Soils Map	V.B-10
V-10	Countywide Agricultural Resources Map.....	V.B-14
V-11	Agricultural Preserve Map.....	V.B-17
V-12	Biological Resources: Vegetation.....	V.B-23

V-13	Sensitive Biological Resources.....	V.B-27
V-14	Regional Biological Preserve.....	V.B.-34
V-15	Biological Resources: Areas of Impacts.....	V.B-37
V-16	Aerial View of Biological Preserve.....	V.B-41
V-17	Geology.....	V.B-47
V-18	Dam Inundation Areas.....	V.B-50
V-19	Typical Construction Equipment Noise Generation Levels.....	V.B-71
<u>Figure Number</u>	<u>Figure Title</u>	<u>Page</u>
V-20	Photo Key Map.....	V.B-91
V-21	Vantage Points A & B.....	V.B-92
V-22	Vantage Points C & D.....	V.B-94
V-23	Vantage Points E & F.....	V.B-95
V-24	Traffic Analysis Study Area.....	V.C-3
V-25	Existing Number of Through Lanes and Intersection Controls.....	V.C-4
V-26	Riverside County General Plan Circulation Element.....	V.C-5
V-27	City of Temecula General Plan Circulation Element.....	V.C-6
V-28	City of Murrieta General Plan Circulation Element.....	V.C-7
V-29	Program Boundaries Within Study Area.....	V.C-9
V-30	Composite Existing Roadway Improvement Funding.....	V.C-10
V-31	Existing Average Daily Traffic.....	V.C-11
V-32	Circulation Recommendation.....	V.C-17
V-33	Riverside County General Plan Roadway Cross Sections.....	V.C-18
V-34	Bus Turnout and Stop Locations.....	V.C-19
V-35	Project Traffic Analysis Zones.....	V.C-22
V-36	County Hazardous Fire Areas.....	V.C-31
V-37	School District Boundaries.....	V.C-38
V-38	Existing and Planned Schools Serving the Project Area.....	V.C-39
V-39	Projects Evaluated for Cumulative Impacts Analysis.....	V.H-2
V-40	Adopted RANCHO BELLA VISTA Specific Plan Amendment No. 1.....	V.H-27
V-41	Expanded Open Space Alternative Land Use Plan.....	V.H-34

Proposed Text Changes for Rancho Bella Vista
Request for Determination of Substantial Conformance with a Specific Plan
Case Number: SP00184S4

From Table of Contents
LIST OF FIGURES

F.

2. Planning Area 13 - ~~6.2~~1 Acre Public Active Park IV-28
3. Planning Area 4 - ~~7.2~~6.1 Acre Public/~~School~~ Active Park IV-30
4. Planning Area ~~8A~~ - ~~27.53~~5 Acre ~~Active Park~~Public ~~Passive~~ and Planning Area 8B - 24.8 Acre Biological Preserve~~Active Park~~ IV-31

(see attached revised List of Figures for additional Figures)

From Page I-1, para. 1

This document is a Specific Plan ~~Amendment~~ Substantial Conformance and addendum to the certified Subsequent Environmental Impact Report (SEIR) which has been prepared for the purpose of establishing guidelines for a mixed-use land development plan for RANCHO BELLA VISTA and evaluating potential environmental impacts resulting from the implementation of the RANCHO BELLA VISTA Specific Plan project.

From Page I-1, para. 3

A Subsequent EIR (SEIR) accompanies this Specific Plan Amendment document which discusses potential environmental impacts resulting from development of the ~~proposed~~ Specific Plan Amendment No. 2, approved by the Riverside County Board of Supervisors October 7, 2003. As such, it is an informational document intended for use by the County of Riverside, decision makers and members of the general public in evaluating the potential environmental effects of the proposed RANCHO BELLA VISTA project. The SEIR provides a comparison of the approved project, Amendment No. 1, and the current project proposal, Amendment No. 2, and contains new information where it is necessary for the analysis in the previous environmental document to be adequate. An addendum to the SEIR to evaluate the impacts to Tucolata Creek will be prepared to coincide with the Substantial Conformance No. 4.

From Page 1-2, para. 4

The addendum to the certified Subsequent Environmental Impact Report (SEIR) portion of this document has been prepared in accordance with current California Environmental Quality Act (CEQA) guidelines ~~the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 15000, et seq.),~~ and County of Riverside requirements for preparing environmental impact reports. ~~This SEIR is a~~ This addendum is Addendum No. 1 to the Final Subsequent EIR (SEIR00401) to the Final RANCHO BELLA VISTA EIR that was certified by the Riverside County Board of Supervisors on February 4, 1986 June 17, 1997., and the Negative Declaration prepared for the Specific Plan Amendment No. 1 to Specific Plan No. 184, approved by the Board of Supervisors in 1988.

From Page I-2 – I-3 , para. 5

~~In cases where an EIR has been prepared and certified for a project which has been revised, CEQA addresses two options for treating the review of the revised project. CEQA Section 15162 addresses preparation of a "Subsequent EIR." According to Section 15162:~~

~~§15162(a)no subsequent EIR shall be rpeaped...unless the leag agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following...~~

- ~~(1) Substantial changes are proposed in the project which will required major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects: or~~

- (3) ~~New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete...shows any of the following:~~
- ~~(A) The project will have one or more significant effects not discussed in the previous EIR...;~~
 - ~~(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;~~
 - ~~(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or~~
 - ~~(D) Mitigation measures or alternatives with are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.~~

The CEQA Guidelines environmental review procedures allow for the updating and use of an existing, previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed. Section 15164 of the CEQA Guidelines state the following with respect to an Addendum to an EIR:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Under CEQA, once an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. The CEQA Guidelines identify criteria for determining whether a subsequent EIR would be required for a project with a previously approved EIR. Further environmental review is required only if proposed changes to the project would require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (CEQA Guidelines Section 15162). Therefore, once an EIR has been approved, no SEIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- a) The project will have one or more significant effects not discussed in the previous EIR;
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present, and an Addendum is determined to be the appropriate type of CEQA document required.

From Page I-3, para 5-7, I-4, para. 1-3

The Riverside County Planning Department has conducted an Environmental Assessment (EA No. 36917 42440) for the proposed Tentative Tract Map and Specific Plan Substantial Conformance-Specific Plan Amendment No. 2, and determined that preparation of a Subsequent EIR (SEIR) is required. Although the project encompasses an area where an EIR has been prepared and certified and a Negative Declaration has been approved, major changes to the project description contained in these previous environmental documents would be required to reflect the current proposal. Additionally, the project proposes mitigation measures which have not been evaluated in the previous environmental documentation. In most cases, areas of impact associated with the proposed amendment would be similar in nature to those evaluated in the previous document. The County has determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, because the changes included as part of the project would involve minor changes to Specific Plan No. 184, Amendment 2. The limits of ground disturbance and construction characteristics would be similar, and the land use after construction would remain the same. The revisions proposed would not result in any changes to allowable land uses and the environmental effects associated with development of the property as a residential development were previously subjected to evaluation under CEQA as part of SEIR No. 401. The changes proposed as part of the Tentative Tract Map and Specific Plan Substantial Conformance would not substantially increase the significance of impacts to the environment as compared to impacts that were evaluated and disclosed as part of SEIR No. 401.

- a. Subsequent to the certification of SEIR No. 401, no new information of substantial importance that was not known at the time that SEIR No. 401 was prepared has become available, which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- b. As proposed, the Tentative Tract Map would not involve any land uses or construction or operational characteristics that were not included in the analysis contained in SEIR No. 401, and would therefore not result in any new significant effects that were not previously identified.
- c. The Tentative Tract Map would result in a comparable level of development as approved by Specific Plan No. 184, Amendment 2, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous SEIR No. 401.
- d. Updated technical studies were prepared for biology (including focused surveys for least Bell's vireo and southwestern willow flycatcher and a jurisdictional delineation), fire hazards, air quality, greenhouse gases, noise, and traffic (copies are contained as appendices to the Addendum). These technical studies did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in SEIR No. 401.

Mitigation measures identified in SEIR No. 401, other than those that have changed as a result of updated conditions (e.g., specific noise abatement requirements) remain appropriate and feasible for the Tentative Tract Map.

This SEIR provides a comparison of Amendment No. 1 to Amendment No. 2, and contains new information where it is necessary for the analysis in the previous environmental documents to be adequate. This is particularly true of environmental issue areas associated with Land Use, Traffic Circulations, Air Quality, Noise, and Schools. Where previously analyzed environmental issue areas would remain essentially the same as those addressed in the previous environmental documentation, such as Cultural Resources, Geology, Soils, Hydrology/Water Quality, and Public Safety, this is so stated in the SEIR, and the previously approved mitigation measures, as necessary, are presented. The reader is referred to the previous environmental documents for a more detailed

discussion of these issue areas. An update of one environmental issue area is also provided in this SEIR. The regional importance of on-site biological resources has changes since the time of the original project approvals. This change in environmental conditions is evaluated in the SEIR and a Comprehensive Environmental Management Plan has been proposed to mitigate potential impacts.

A Notice of Preparation (NOP) for a Draft EIR and a description of potential adverse impacts was distributed to the state Clearinghouse, responsible agencies and other interested parties on November 21, 1995. The objective of distributing the NOP was to identify and determine the full range and scope of environmental issues of concern so that these issues could be fully examined in the EIR. The Environmental Assessment (EA), prepared by the County, determined that certain environmental effects will not be significant and, therefore, are not discussed in an SEIR level of detail. The effects found not to be significant as recognized by the County EA are bike trails, airports, liquefactions, landslide risk, Alquist Priolo Special Studies or County Fault Hazard Zones, wind erosion and blowsand, ground subsidence, hazardous materials, mineral resources, water resources, scenic resources, historic resources, paleontological resources, and resource use. A brief discussion of these issues and why the effects are not considered to be significant is contained in Section V, GENERAL PLAN/ENVIRONMENTAL ANALYSIS, under the respective issues. Comments received during the NOP process are addressed in Section V.C., ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT; Section V.D., PUBLIC FACILITIES AND SERVICES ELEMENT; and Section V.H., MANDATORY CEQA TOPICS. The EA and NOP distribution list and comments resulting from distribution are contained in Technical Appendix A.

From Page 1-4, para. 2

The Riverside County Planning Department is the Lead Agency for the RANCHO BELLA VISTA Specific Plan Amendment No. 2 Substantial Conformance No. 4 project, under whose authority this Specific Plan Amendment and accompanying addendum to the Certified SEIR has been prepared. This combined document will be used by the following public agencies in connection with the following recommendations and decisions:

a. RIVERSIDE COUNTY PLANNING COMMISSION

- Recommend consideration of Recommendation to the Riverside County Board of Supervisors (the Board) as to Addendum No. 1 to Certified SEIR No. 401 Certification.
- Recommendation to the Board regarding adoption of the Specific Plan Amendment No. 2 by resolution. Recommend tentative approval of Change of Zone No. 7770
- Recommendation to the Board regarding approval of the Change of Zone (Adoption of Zoning Ordinance) to Specific Plan (SP) No. 184, Amendment No. 1. Recommend approval of Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4
- Recommend approval of an exception to the lot depth to width ratio set forth in Ordinance No. 460
- Recommend approval of Tentative Tract Map No. 36376

b. RIVERSIDE COUNTY BOARD OF SUPERVISORS

- Certification of SEIR No. 401-Consideration of Addendum No. 1 to Certified SEIR No. 401
- ~~Adoption by resolution of the Specific Plan Amendment No. 2.~~
- Tentative aApproval by Ordinance of the Change of Zone No. 7770 to Specific Plan (SP) No. 184, Amendment No. 12.
- Approval of Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4
- Approval of an exception to the lot to width ratio set forth in Ordinance No. 460
- Approval of Tentative Map No. 36376

From Page II-1, para. 1

Access to the project site is not currently available from any improved roadways. Presently, a series of unimproved public roads, including Nicolas Road and Pourroy Roads, provides limited access to the Rancho Bella Vista Specific Plan area. The site is accessible via improved public streets. Murrieta Hot Springs Road provides access from the Southern project boundary. Secondary access will be provided at the project's Northeastern boundary on Butterfield Stage Road.

From Page II-1, para. 4

Specific Plan Amendment No. 2 is substantially different from Specific Plan Amendment No. 1. The number of dwelling units was reduced from 2,571 units to 1,998 units (a reduction of 573 units, and the amount of acreage devoted to residential uses decreased from 535.0 acres to 389.8 acres (a difference of 145.2 acres). The amount of open space has increased from 210.0 acres to 304.7 acres, an increase of 94.7 acres. The acreage associated with schools and parks has increased significantly from 40.0 acres to 72.9 acres (an increase of 32.9 acres). Substantial Conformance No. 4 has an additional reduction to the residential units since the Specific Plan Amendment No. 2 was approved. The number of residential units has declined from 1,998 in Specific Plan Amendment No. 2 to 1,829 (a reduction of 169 units). The amount of acreage devoted to residential units decreased from 389 acres in Specific Plan No. 2 to 384.2 acres (a decrease of 4.8 acres). The amount of open space in Substantial Conformance No. 4 increased from 304.7 acres in Specific Plan Amendment No. 2 to 328.8 acres (an increase of 24.1 acres). This is primarily due to the reclassification of the Passive Park in Planning Area 8B to a Biological Preserve. The acreage associated with schools and parks decreased from 72.9 acres in Specific Plan Amendment No. 2 to 47.7 acres in Substantial Conformance No. 4 (a decrease of 25.3 acres). This decrease is primarily due to the reclassification of the Passive Park to Biological Preserve.

From Page II-2, para. 1

Substantial Conformance No. 2 eliminates eliminated the northern portion of Pourroy Road, which will was realigned through Planning Area 5 and connects with the new Butterfield Stage Road alignment, on the project's eastern boundary. Substantial Conformance No. 4 shifts the right-of-way for Butterfield Stage Road to the West, almost entirely onto Planning Areas 2, 4 and 5. This reduces the acreage available for residential units in Planning Areas 2 and 5, and the park acreage in Planning Area 4. Tualota Creek impacts with the inclusion of a bridge at its Butterfield Stage Road crossing, is detailed in the EIR Addendum.

From Page II-6, Table II-1

PROPOSED PROJECT SUMMARY

LAND USE	Acreage	Density	Total Dwellings	Percentage of Acreage
RESIDENTIAL				
Single Family Residential	389.8 383.6	4.775 4 DU/AC	1,998 1,829 DU	49 48.0%
PARKS AND OPEN SPACE				
Active Parks	13.4 15.7			2%
Passive Park	27.5			30%
SUBTOTAL	40.9 15.7			52%
OPEN SPACE				
Biological Preserve ²	257.6 282.4			3235.4%
Open Space	2.4			10.3%
Open Space/Drainage	44.7 45.3			55.7%

SUBTOTAL	<u>304.7330.1</u>			<u>3841.4%</u>
Schools ³	32.00			4%
Primary Roadways	<u>30.636.6</u>			<u>54.6%</u>
TOTAL	798.0 AC		<u>1,998,1,829</u> DU	100%

¹ Includes ~~3.2~~ acres of active recreation uses.

² Includes the 34-acre vernal pool referred to as "Skunk Hollow".

³ The project includes a 12.0-acre elementary school site (grades K-6) and a 20.0-acre middle school site (grades 7-8).

From Page II-27, Section V.C.6 – Parks and Recreation

The proposed project would require ~~15.5~~14.2 acres of parkland to meet County and State park requirements.

From Page III.A-2, para. 5

When fully developed, a maximum of ~~1,998~~1,829 dwelling units will be built in Rancho Bella Vista.

From Page III.A-2, para. 6

Specific information on each of the planning areas within Rancho Bella Vista is provided in the Detailed Land Use Summary (Table III-1), within Section III.B, Planning Area Development Standards, and on Planning Area Figures III-~~12-13~~ through III-~~2728~~

From Page III.A-2, para. 8

Residential. Residential densities within the project will average ~~5.14~~7.77 dwelling units per acre overall. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future Rancho Bella Vista residents. Residential planning areas account for ~~389.8~~383.6 acres of the project site, containing ~~1,998~~ 1,829 dwelling units.

From Page III.A-2, para. 9

Medium Density Residential (2-5 du/ac) - will consist of ~~158~~ 148 dwelling units on ~~39.8~~36.3 acres of land. These units are proposed for Planning Areas 2 and 5.

From Page III.A-2, para. 10

Medium High Density Residential (5-8 du/ac) - will consist of ~~1,840~~1,681 dwelling units on ~~350.0~~347.3 acres of land. These units are proposed for Planning Areas 1, 7, 9, 10, 11, 16 and 17.

From Page III.A-5, Table III-1

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DWELLING DENSITY	MAXIMUM DUS
RESIDENTIAL					
Medium	2	<u>22.921.9</u>	2-5	<u>4.03.5</u>	<u>9277</u>
	5	<u>46.914.4</u>	2-5	<u>3.94.9</u>	<u>6671</u>
Medium High	1	<u>61.159.6</u>	5-8	5.0	<u>318298</u>
	7	<u>57.356.4</u>	5-8	<u>5.04.4</u>	<u>286249</u>
	9	<u>72.572.9</u>	5-8	<u>5.24.8</u>	<u>379352</u>
	10	<u>64.263.5</u>	5-8	<u>5.85.2</u>	<u>370331</u>
	11	24.3	5-8	<u>5.34.4</u>	<u>130108</u>
	16	46.8	5-8	<u>5.04.9</u>	<u>236229</u>
	17	23.8	5-8	<u>5.14.8</u>	<u>124114</u>
SUBTOTAL		<u>389.8 383.6</u>		<u>5.1 4.77</u>	<u>1,998 1,829</u>
NON-RESIDENTIAL					
Schools	3	12.0			
	12	20.0			
SUBTOTAL		<u>32.0</u>			
Active Parks	4	<u>7.26.1</u>			
	13	<u>6.26.1</u>			
	8A	<u>27.53.5</u>			
SUBTOTAL		<u>40.9 15.7</u>			
Biological Preserve	8B	24.8			
	14 ¹	117.3			
	15	140.3			
Open Space	18	2.4			
Open Space/Drainage	6A	<u>6.24.4</u>			
	6B	<u>34.436.4</u>			
	6C	<u>4.14.5</u>			
SUBTOTAL		<u>304.7 330.1</u>			
Primary Roads		<u>30.636.6</u>			
PROJECT TOTAL		798.0		<u>2.5-2.30</u>	<u>1,998 1,829</u>

From Page III.A-6, para. 2

Parks and Recreation. ~~Three (3)~~~~Two (2)~~ active public park sites totaling ~~13,415.7~~ acres of land are planned for Rancho Bella Vista, in Planning Areas ~~4, 8A and 13A and 13~~. ~~A 27.5-acre public passive park, which includes 3.2 acres of active uses, is planned for Planning Area 8.~~ The park sites will offer a variety of passive and active recreational opportunities to residents of the Rancho Bella Vista community. Parks are further delineated in Section IV.A., Landscape Design Guidelines, Purpose and Intent.

From Page III.A-6, para. 3

Open Space. A total of ~~304,7330.1~~ acres are proposed for biological preserve, open space, and drainage uses in Planning Areas 6A, 6B, 6C, 8B, 14, 15, and 18. Included in the project's open space acreage, is the preservation of ~~257,6282.4~~ acres as biological preserve areas in Planning Areas 8B, 14 and 15.

From Page III.A-6, para. 4

Roads. The project includes the implementation of approximately ~~30,636.6~~ acres of primary roadways.

From Page III.A-6 – III.A.7, para. 7

- 1) The total Specific Plan area shall be developed with a maximum of ~~1,9981,829~~ dwelling units on 798 acres, as illustrated on Figure III-1, *Specific Land Use Plan*. General uses permitted will include residential, schools, active park, passive park, biological preserve, open space, and open space/drainage uses, as prescribed on the *Specific Land Use Plan* and on the individual planning area figures (Figures III-12-13 through III-2728). A maximum number of dwelling units is specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than ten percent without an amendment to this plan, provided that an equal or greater number was unused in a previously or concurrently approved application within another planning area. In no case shall the total number of dwelling units exceed ~~1,9981,829~~.

From Page III.A-7, para. 3

The "Development Transfer Status Report" must demonstrate that the total number of dwelling units for the project will not exceed ~~1,9981,829~~ and that the total number of dwelling units to be entitled within any particular Planning Area will not exceed its Specific Plan allocation by more than 10%.

From Page III.A-11, para. 7

Primary access to the project site will be achieved via Murrieta Hot Springs Road which also acts as the southern boundary of the site. North-south access through Rancho Bella Vista is provided along Butterfield Stage Road near Pourroy Road. With the inclusion of a bridge at its Butterfield Stage Road crossing Tualota Creek impacts are detailed in the EIR Addendum. The bridge provides separate travel lanes for vehicular and pedestrian traffic. Pourroy Road where it will connect to Butterfield Stage Road in the northeastern portion of Rancho Bella Vista will terminate at Butterfield Stage Road between Planning Areas 4 and 5. Primary west-east traffic through the site will be routed along Promontory Parkway and Murrieta Hot Springs Road.

From Page III.A-12, para. 4

- 3) Construction of future roads shall adhere to the road improvement standards per Ordinance No. 461. Future roads shall transition from roads which have already been constructed. The references for various roadway standards are listed below. Detailed illustrated cross sections are included in the Specific Plan No. 184/SEIR No. 401, approved October 7, 2003, Section IV D, Design Guidelines, Community Streetscene Developments. Current typical standards are below. Onsite roads will be constructed as follows:

- Arterial Highway (130128-foot right-of-way), Standard 92
- Modified Arterial Highway (128-foot right-of-way) Standard 92 & Modified
- Secondary Highway (10888-foot right-of-way), Standard 94 & Modified
- Collector Street (7874-foot right-of-way), Standard 103
- Enhanced Local Streets (669-foot right-of-way), Standard 104
- Modified Local Streets (56-foot right-of-way), Standard 105

From Page III.A-13, para. 3

- 11) Roads shall be constructed in accordance with Ordinance No. 461, Road Improvement Standards & Specifications. All roadways intersecting four-lane facilities or greater shall be a minimum of 66 feet of right of way and constructed in accordance with Standard 103, Ordinance 461, from the four-lane facility to the nearest intersection.

From Page III.A-18, para. 5

A portion of the site is located within the dam inundation area from the reservoir. Figure V-1618, *Dam Inundation Areas*, indicates approximate boundaries of dam inundation areas with respect to the project site.

From Page III.A-26, para. 1

In all, 345.7345.8 acres (43.3 percent) of the project site have been set aside for open space and recreational uses.

From Page III.A-26, para. 3

Typically, the County requires 3.0 acres of parkland for each 1,000 residents to satisfy Quimby Act requirements, as expressed in Ordinance No. 460, Section 10.35. According to the population calculation (which is derived from the County's Ordinance No. 460, Section 10.35), RANCHO BELLA VISTA would at Specific Plan Amendment No. 2 standards be required to provide 45.514.3 acres of parks to satisfy Quimby Act standards for the anticipated 5,1754,740 residents of the project.

From Page III.A-26, Table III-2, Open Space Recreation Plan Summary

TABLE III-2
OPEN SPACE AND RECREATION PLAN SUMMARY

LAND USE	PLANNING AREAS	ACREAGE
Passive and Active Park and Biological Preserve	8A and 8B ¹	27.5 <u>28.3</u>
Active Parks	4	7.2 <u>6.1</u>
	13	6.2 <u>6.1</u>
Open Space	18	2.4
Biological Preserve	14 ²	117.3
	15	140.3
Open Space/Drainage	6A	6.2 <u>4.4</u>
	6B	34.4 <u>36.4</u>
	6C	4.1 <u>4.5</u>
TOTAL		345.7 <u>345.8</u>

¹ The active park in Planning Area 8A is 3.5 Acres and the Biological Preserve in 8B is 24.8 Acres. The passive park in Planning Area 8 contains 3.2 acres of active recreational uses.

² Planning Area 14 contains an Eastern Municipal Water District (EMWD) 6.8 million gallon water storage reservoir within a 4.8-acre fenced area. The Planning Area also contains an existing paved access road to the tank site. Additionally, the Rancho California Water District (RCWD) approved master plan calls for another 7.0 million gallon reservoir (the Nicolas Reservoir) to be constructed in the southwest corner of Planning Area 14. This water tank will be served by a 30" pipeline and an access road within a 30' easement through the southern portion of Planning Area 14.

From Page III.A-28, para. 1

RANCHO BELLA VISTA meets this requirement by providing active park facilities totaling ~~13.4~~15.7 acres of park and active use facilities within the passive park totaling 3.2 acres. The County allows full acreage credit for active parks and active recreational uses within passive parks. The ~~16.6~~15.7 recognized acres of recreational facilities provided by the RANCHO BELLA VISTA Specific Plan Amendment No. 2 Substantial Conformance No. 4 are approximately 1 acre above the County standard. School recreation facilities may also be available for community use during non-school hours, at the discretion of the School District.

From Page III.A-28, para. 3

Active Parks. ~~Three~~Two active park sites are planned for Rancho Bella Vista in Planning Areas 4, 8A and 13A and ~~13~~. These parks will offer both active and passive recreational opportunities to the residents of RANCHO BELLA VISTA and surrounding communities. Planning Area 4 will contain a ~~7.2~~6.1-acre ~~neighborhood~~active park, Planning Area 8A will contain a 3.5 acre active park and a ~~6.2~~6.1-acre ~~active~~neighborhood park will be located in Planning Area 13.

From Page III.A-28, para. 4

Passive Park. ~~A 27.5-acre passive park will be located within Planning Area 8. This park will offer primarily passive recreational opportunities to the residents of RANCHO BELLA VISTA as well as the residents of the surrounding area. Active recreational amenities, comprising 3.2 acres of the park, available to park users may include trails, benches, tot lot/adventure play areas, and a scenic view structure. A complete description of the preliminary park designs and a listing of facilities is included within Section IV, DESIGN GUIDELINES.~~

From Page III.A-28, para. 6

Open Space and Drainage. Open Space, Biological Preserve and drainage areas comprise 304.7330.1 acres of the project site. The open space located on site has been categorized in three separate classes to differentiate the distinct types of open space occurring within RANCHO BELLA VISTA . There are 257.6282.4 acres of biological preserve, 2.4 acres of open space, and 44.745.3 acres of open space/drainage corridors as described below.

From Page III.A-28, para. 7

Biological Preserve. Included in the project's total open space/drainage acreage is the preservation of 257.6282.4 acres of biological preserve located in Planning Areas 8B, 14 and 15.

From Page III.A-35, Table III-3, Project Phasing Plan

**TABLE III-3
PROJECT PHASING PLAN**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium High	11	24.3	<u>130108</u>
	16	46.8	<u>236229</u>
	17	23.8	<u>121114</u>
School	3	12.0	N/A
	12	20.0	N/A
Park	13	<u>6.26.1</u>	N/A
Biological Preserve	14	117.3	
	15	140.3	N/A
Open Space	18	2.4	N/A
PHASE I SUBTOTAL		<u>393.1</u> <u>393.0</u>	<u>487</u> <u>451</u>
PHASE II			
Medium High	9	<u>72.572.9</u>	<u>379352</u>
	10	<u>64.263.5</u>	<u>370331</u>
PHASE II SUBTOTAL*		<u>136.7</u> <u>136.4</u>	<u>749</u> <u>683</u>
PHASE III			
Medium	2	<u>22.921.9</u>	<u>9277</u>
	5	<u>16.914.4</u>	<u>6671</u>
Medium High	1	<u>61.159.6</u>	<u>318298</u>
Park	4	<u>7.26.1</u>	N/A
Open Space/Drainage*	6A	<u>6.24.4</u>	
	6B	<u>34.436.4</u>	
	6C	<u>4.14.5</u>	N/A
PHASE III SUBTOTAL		<u>152.8</u> <u>147.3</u>	<u>476</u> <u>446</u>
PHASE IV			
Medium High	7	<u>57.356.4</u>	<u>286249</u>
Park and Biological Preserve	<u>8A and B</u>	<u>27.528.3</u>	N/A
PHASE IV SUBTOTAL		<u>84.8</u> <u>84.7</u>	<u>286249</u>

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
Roads*	N/A	<u>30.636.6</u>	N/A
PROJECT TOTAL		798.0	<u>1,998 1,829</u>

Note: A total of 7.9 acres of expanded parkways is included within the acreage totals for all planning areas adjacent to Pourroy Road, Promontory Parkway, or Murrieta Hot Springs Road.

* Phase II subtotal does not include portions of Planning Areas 6B and 6C within the Phase II boundaries. These areas are included in Phase III Open Space/Drainage. Planning Area 6B includes the area under the Butterfield Stage Road Bridge.

From Page III.A-37, Table III-4, Public Facilities Phasing

TABLE III-4
PUBLIC FACILITIES PHASING

Planning Area	Public Facility	Size of Site	Milestones and Requirements
3	Elementary School	12.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
4	Park	<u>7.26.1</u> ac	To be constructed during Phase III. The park shall be designed prior to issuance of the first building permit in Planning Areas 1, 2, or 5. It shall be constructed and fully operable prior to the issuance of the 350 th occupancy permit anywhere within Planning Areas 1, 2 and 5. <u>The park shall be constructed and fully operable prior to the issuance of the 350th occupancy permit within Phase III.</u>
6A, 6B and 6C	Open Space & Drainage	<u>44.745.3</u> ac	Improvements to Tualota Creek (if required) shall be implemented concurrently with development of adjacent planning areas, in Phase III.
8A	Passive and Active Park	<u>27.53.5</u> ac	To be constructed during Phase III IV. The park shall be designed prior to issuance of the first building permit in Planning Area 7. It shall be constructed and fully operable prior to the issuance of the 300th 200 th occupancy permit anywhere within Planning Area 7.
12	Middle School	20.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
13	Park	<u>6.26.1</u> ac	To be constructed during Phase I. The park shall be designed prior to issuance of the first building permit in Planning Areas 9 or 16. It shall be constructed and fully operable prior to the issuance of the 250th occupancy permit anywhere within Planning Areas 9 and 16.

From Page III.B-2, para. 1

Planning Area 1, as depicted in Figure III-13, *Planning Area 1*, provides for development of ~~61.159.6~~ acres devoted to Medium High density residential uses. A maximum of ~~348298~~ dwelling units is planned at a target density of ~~5.25.0~~ du/ac. Lot sizes shall be a minimum of 4,500 square feet (density range 5-8 du/ac). In order to provide housing diversity and a range of affordability, three housing products are required in approximately the percentages listed for Planning Area 1 on 4,500 (not more than ~~35-33~~ percent), 5,000 (not more than ~~40-41~~ percent), and ~~6,0005.500~~ (not less than ~~2526~~ percent) square foot minimum lots.

From Page III.B-4, para. 1

Planning Area 2, as depicted in Figure III-14, *Planning Area 2*, provides for development of ~~22,921.9~~ 22,921.9 acres devoted to Medium density residential uses. A maximum of ~~92-77~~ 92-77 dwelling units is planned at a target density of ~~4.03.5~~ 4.03.5 du/ac. Lot sizes shall be a minimum of ~~7,200~~ 6,000 square feet (density range 2-5 du/ac).

From Page III.B-4, para. 3

- 1) Primary access to Planning Area 2 shall be provided from Butterfield Stage Road at the northeast corner of Rancho Bella Vista.

From Page III.B-7, para. 1

Planning Area 4, as depicted in Figure III-15, *Planning Area 4*, provides for development of ~~7-26.1~~ 7-26.1 acres as an Active Park. Planning Area 4 shall be landscaped and may include such amenities as a tot lot/adventure play area, basketball court, combination soccer/softball field, group barbeque and shade structure, picnic areas, restrooms, and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A, LANDSCAPE DESIGN GUIDELINES. After construction, the park will be dedicated to and maintained by Valley-Wide Recreation and Park District or CSA 143.

From Page III.B-7, para. 4

- 2) The park plan shall be further delineated as shown on Figure IV-15, *Planning Area 4 - 7-26.1-Acre Public Active Park*. Park improvement plans for the ~~7-26.1~~ 7-26.1-acre park within Planning Area 4 shall be submitted by the developer prior to issuance of the first building permit for Planning Areas 1, 2 or 5. At a minimum, the plans shall include walkways, benches, a tot lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-15, *Planning Area 4 - 7-26.1-Acre Public Active Park*, are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 350th occupancy permit within ~~Planning Area 5~~ Phase III.

From Page III.B-9, para. 1

Planning Area 5, as depicted in Figure III-16, *Planning Area 5*, provides for development of ~~16-914.4~~ 16-914.4 acres devoted to Medium density residential uses. A maximum of ~~66-71~~ 66-71 dwelling units is planned at a target density ~~3-94.9~~ 3-94.9 du/ac. Lot sizes shall be a minimum of ~~7,200~~ 4,500 square feet (density range 2-5 du/ac).

From Page III.B-11, para. 1

Planning Area 6A, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of ~~6-24.4~~ 6-24.4 acres devoted to Open Space/Drainage uses.

From Page III.B-12, para. 1

Planning Area 6B, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of ~~34-436.4~~ 34-436.4 acres devoted to Open Space/Drainage uses.

From Page III.B-13, para. 1

Planning Area 6C, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of ~~4-14.5~~ 4-14.5 acres devoted to Open Space/Drainage uses.

From Page III.B-15, para. 1

Planning Area 7, as depicted in Figure III-18, *Planning Area 7*, provides for development of ~~57.356.4~~ acres devoted to Medium High density residential uses. A maximum of ~~286.249~~ dwelling units is planned at a target density of ~~5.04.4~~ du/ac.

From Page III.B-17, para. 1

10. Planning Areas 8A and 8B: Passive and Active Park and Biological Preserve

Planning Areas 8A and 8B, as depicted in Figure III-19, *Planning Areas 8A and 8B*, provides for development of ~~27.53.5~~ acres as a Passive Park of active park and a ~~24.83~~ acre biological preserve.

From Page III.B-17, para. 3

- 1) Primary access to Planning Areas 8A and 8B shall be provided from Promontory Parkway and local streets via Planning Areas 7 and 9.

From Page III.B-17, para. 4

- 2) The park plan shall be further delineated as shown on Figure IV-16, *Planning Areas 8A and 8B - 27.53.5 Acre Public Passive and Active Park and a 24.83 acre Biological Preserve*. Park improvement plans for the ~~3.527.5~~-acre active passive park within Planning Area 8A shall be submitted by the developer prior to issuance of the first building permit for Planning Areas 7 ~~or 11~~. At a minimum the active park plans shall include ~~trails~~, benches, a tot lot, and picnic facilities. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-16, *Planning Area 8A - 27.53.5 Acre Public Active Passive and Active Park*, are only conceptual in nature and do not necessarily reflect the actual layout or the amenities to be provided.) The active park shall contain ~~3.2~~ acres of active use areas ~~3.5~~ acres and shall be constructed and fully operable prior to the issuance of the ~~300th~~ 200th occupancy permit within Planning Areas 7 ~~or 11~~.

From Page III.B-19, para. 1

Planning Area 9, as depicted in Figure III-20, *Planning Areas 3 and 9*, provides for development of ~~72.572.9~~ acres devoted to Medium High density residential uses. A maximum of ~~379.352~~ dwelling units is planned at a target density of ~~5.24.8~~ du/ac. Lot sizes shall be a minimum of 4,000 square feet (density range 5-8 du/ac).

From Page III.B-22, para. 1

Planning Area 10, as depicted in Figure III-21, *Planning Area 10*, provides for development of ~~64.263.5~~ acres devoted to Medium High density residential uses. A maximum of ~~370.331~~ dwelling units is planned at a target density of ~~5.85.2~~ du/ac.

From Page III.B-24, para. 1

Planning Area 11, as depicted in Figure III-22, *Planning Area 11*, provides for development of 24.3 acres devoted to Medium density residential uses. A maximum of ~~130.108~~ dwelling units is planned at a target density of ~~5.34.4~~ du/ac. Lot sizes shall be a minimum of 4,000 square feet (density range 5-8 du/ac).

From Page III.B-27, para. 1

Planning Area 13, as depicted in Figure III-23, *Planning Areas 12 and 13*, provides for development of ~~6.26.1~~ acres as an Active Park.

From Page III.B-27, para. 4

- 2) The park plan shall be further delineated as shown on Figure IV-14, *Planning Area 13 - 6.26.1 Acre Public Active Park*. Park improvement plans for the ~~6.26.1~~-acre park within Planning Area 13 shall be submitted by the developer prior to issuance of the

first building permit for Planning Areas 9 or 16. At a minimum, the plans shall include walkways, benches, a tot lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-14, *Planning Area 13 - 6-26.1 Acre Public Active Park*, are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 250th occupancy permit within Planning Areas 9 and 16.

From Page III.B-33, para. 1

Planning Area 16, as depicted in Figure III-26, *Planning Area 16*, provides for development of 46.8 acres devoted to Medium High density residential uses. A maximum of ~~236-229~~ dwelling units is planned at a target density of ~~5-04.9~~ du/ac.

From Page III.B-36, para. 1

Planning Area 17, as depicted in Figure III-27, *Planning Area 17*, provides for development of 23.8 acres devoted to Medium High density residential uses. A maximum of ~~121-114~~ dwelling units is planned at a target density of ~~5-14.8~~ du/ac (density range 5-8).

From Page III.B-38, para. 6

- 4) A primary multipurpose recreation trail shall be constructed, by others, south of Planning Area 18 and outside the project limits, as shown on Figure III-28, *Planning Area 1418*.

From Page IV-7, para. 12

The major community streetscenes consist of an Arterial Highway (Murrieta Hot Springs Road and Butterfield Stage Road), a Secondary Highway (Pourroy Road and Promontory Parkway), Collector Streets (Browning Street and local streets).

From Pages IV-12 - IV-13, para. 14

The Butterfield Stage Road streetscene Landscape Development Zone consists of the following:

- Single row of uniformly spaced street trees at forty foot (40') on center spacing.
- Streetscene thematic rail fence at toe of slope at residential land uses.
- ~~Six foot (6') wide sidewalk parallel with the street.~~ Five foot (5') wide meandering sidewalk.
- ~~Eight foot (8') wide turf parkway.~~ Meandering turf, alternating sidewalk, within 21' parkway.
- Butterfield Stage Road parkway across the PA 4 active park frontage shall be incorporated into the PA 4 active park design.

From Page IV-22, para. 5

The project includes three (3) park sites totaling over ~~fifteen forty-five (4515)~~ acres of both active and passive recreation. The public active park (Planning Area 13 - 6.1 Acres) is located along Browning Street across from the middle school and is adjacent to the biological preserve; the biological preserve passive (Planning Area 8B - 24.8 Acres) and active park (Planning Area 8A - 3.5 Acres) is located within the existing "rocky knoll" north of Promontory Parkway; and the public/school active park (Planning Area 4 - 6.1 Acres) is located along Pourroy Road. ~~south of the elementary school~~

From Page IV-27, para. 1

2. **Planning Area 13 - 6.26.1 Acre Public Active Park**

This public active park is designed to meet the needs of the whole community as well as providing appropriate amenities which can be utilized by the middle school across the street. The park accommodates both active and passive recreation while at the same time buffers the sensitive biological preserve (see Figure IV-14, *Planning Area 13 - 6.21-Acre Public Active Park*). The recreation program may include some of the following, as well as other items not listed:

From Page IV-27, para. 2

3. **Planning Area 4 - 7.26.1-Acre Public Active Park**

The public active park is designed to accommodate the active recreational needs of the community. The site is uniquely situated between Pourroy Road, single family residential and a natural drainage corridor. The shared parking lot entry drive aligns with a neighborhood street and eliminates multiple access points to the park from Pourroy Road which enhances safety. The park maximizes the use of softball fields with soccer/football overlays which can accommodate multiple and various activities at the same time (See Figure IV-15, *Planning Area 4 - 7.26.1-Acre Public Active Park*). The recreation program may include some of the following, as well as other items not listed:

From Page IV-29, para. 1

4. **Planning Areas 8A and 8B - 27.524.8-Acre Biological Preserve Passive and 3.5 Acre Active Park**

The 24.8 acre passive Biological Preserve park is sited on an existing "rocky knoll" which provides a natural buffer between residential units in Planning Areas 7 and 9, ~~and accommodates hiking trail needs.~~ The concept for the ~~park Biological Preserve~~ involves providing an undisturbed natural landscape. The concept for the 3.5 Acre Active Park involves trail connections linking residential neighborhoods and active recreation amenities, providing primary passive recreation opportunities in two (2) locations where existing topography would allow. ~~Attention was given to locating trails and amenities to minimize grading operations which will be both aesthetically pleasing and cost efficient.~~ (See Figure IV-16, *Planning Areas 8A and 8B - 27.528.3 - Acre Biological Preserve and Active Park Passive and Active Park*) The recreation program for the 3.5 acre passive-active park may include some of the following, as well as other items not listed.

- ~~On street parallel parking.~~ Off street parking lot
- ~~Hiking trails~~ Walking Paths (handicap accessible).
- Group picnic structure.
- Tot lot/adventure play.
- Turf Areas.
- Seating areas.
- Family picnic.
- Activity and Restroom Building

From Page IV-29, para. 3

All walls which adjoin community streetscenes shall be located entirely ~~which within~~ the streetscene parcel allowing for common maintenance by County Service Area or by a Homeowner Association.

From Page IV-35, para. 3

4) **Wood or Vinyl Fencing Base Application.** Wood or vinyl fencing is permitted within individual neighborhoods where fencing is not readily visible from the community streetscenes and when onsite views are not desirable. Within these constraints, wood or vinyl fencing may occur along rear and side yard property lines. Wood or vinyl fencing shall be a two-sided "good neighbor" type fence, thus providing visual integrity between neighbors.

From Page IV-35, para. 9

Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, block and tubular steel combination and wood cap trim are acceptable. Wood fence materials must be of sufficient quality to accept semitransparent stains. Vinyl fence is allowed for view fencing and side yard and rear yard fencing. Conditionally acceptable materials include glass and/or heavy break resistant plastic if used in conjunction with another material such as stucco, masonry, brick, or wood.