

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

1243



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 22, 2016

SUBJECT: GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785, ENVIRONMENTAL IMPACT REPORT NO. 542 – Intent to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural 5-Acre Minimum (R-A-5) – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the project site from the policy area. The General Plan Amendment additionally is amending the Circulation Element to downgrade La Ventana Road within the project boundary (between Garbani Road and Wickerd Road) from a Secondary Highway to a Collector. The Change of Zone proposes to change the existing zoning from Residential Agricultural 5-Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project. 100% DBF funds ongoing.

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

SW:bd

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: 100% DBF				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Steven C. Horn*
Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended with the revision of conditions of approval to read that “any projects that would improve Meadowgate Lane shall consult with the Pechanga Band of Luiseno Indians and other interested Luiseno Tribes,” and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Washington, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: July 12, 2016
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

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

Prev. Agn. Ref.:

District: 3rd

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: ENVIRONMENTAL IMPACT REPORT NO. 542, GENERAL PLAN AMENDMENT NO. 1129,
CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785**

DATE: July 12, 2016

PAGE: Page 2 of 4

RECOMMENDED MOTION: Staff and the Planning Commission Recommend that the Board of Supervisors:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 542, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a resolution for EIR No. 542; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1129, an Extraordinary Foundation Component Amendment to amend the subject property's land use designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R) as shown on Exhibit 6, and to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area as shown on Figure 4 in the Sun City/Menifee Area Plan by removing the Project site from the policy area, and amending the Circulation Element to downgrade La Ventana Road within the project boundary from a Secondary Highway to a Collector, based on the findings and conclusions incorporated in the staff report; pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7856, amending the zoning classification for the subject property from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4) as shown on Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36785, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

BACKGROUND:

Prior Actions

On April 29, 2014 the Riverside County Board of Supervisors adopted an order initiating GPA No. 1129. The initiation by the Board allowed the proposed GPA No. 1129 to go through the discretionary review process including the appropriate environmental review with public hearings before the Planning Commission, as a recommending body, and Board of Supervisors for final approval.

This case was presented before the Planning Commission on June 1, 2016, whereby the Commission voted to continue the case to June 15, 2016 to provide more time for the Commissioners to review the staff report package.

On June 15, 2016 the Planning Commission adopted Planning Commission Resolution No. 2016-009 and recommended that the Board of Supervisors tentatively Certify Environmental Impact Report No. 542, adopt General Plan Amendment No. 1129, tentatively approve Change of Zone No. 7856, and approve Tentative Tract Map No. 36785.

Perris Union School District Proposed High School

A new high school is proposed on the property directly east of the future park proposed by the Project. The Project has been designed to address the Project's compatibility with the school. The Project will assist in supporting the extension of roadway and utility infrastructure of sufficient size to accommodate the proposed Project and adjacent high school. Staff met with representatives from Perris Union School District, and they are in favor of the proposed Project. Buffers have been added as mentioned below. The public park on the eastern portion of the Project site is currently conditioned to coordinate with the Perris Unified School District and Valley Wide Recreation District a design of grade level, ensuring connectivity between the two properties.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. The intent of the policy is to address transportation infrastructure needs in along Highway 79. With the implementation of Mitigation Measure 4.11-1 and Condition of Approval 90 Planning 17, the Project fulfills the intent of the Highway 79 Policy Area.

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DATE: July 12, 2016

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Buffers

The proposed design includes landscape buffers around the Project site abutting the rural uses. About 8.1 acres of buffers have been incorporated along the major roadways (Garbani, Wickerd and El Centro) that surround the proposed Project in order to minimize the impact of the proposed Project on adjacent rural property owners. Additionally, exterior residential lots along the north and west of the Project boundaries are larger to further reduce the impact on the adjacent and nearby properties.

Cultural Sites

Significant archaeological features were identified onsite. They consist primarily of bedrock outcrops exhibiting milling slicks, mortars, and milling stone artifacts.

The County, and the Applicant have met with representatives from the Pechanga Band of Luiseno Indians, and have all agreed to protect the culturally sensitive area. A Native American Monitor and Qualified Archaeologist shall be present during any earth moving activities, and any grading within 50 feet of the sensitive area will be conducted using controlled grading techniques.

Level Grading between the Project and the School Site

The Veterans/ Special Needs Park is designed to provide recreation uses for the Project's residents, the students at the school, as well as serve the surrounding area. The Veterans Park also will serve as a buffer between the neighborhood and school and provide safe connection to the school. To ensure this purpose is fulfilled. The Tentative Tract Map has been conditioned (60 Planning 36) to require the applicant to coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure the grading is level between the Project site, high school and the public park. This will guarantee connectivity between the Project site and the facilities.

R-4 Design Manual

The Project is located within the Planned Residential (R-4) Zone. This zone was established to allow lots as small as 3,500 square feet *if* a development plan (design manual) is submitted with the map and significant open space is included in the Project. The attached "design manual" contains the location of all pedestrian walks, malls, conceptual park plans, recreation or other open areas, location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations. Normally floor plans and elevations are not required for Tentative Tract Maps; however, the R-4 zone requires the Design Manual include typical floor plans and elevations.

General Plan Policy Areas

The Project is currently located within the "Estate Density Residential and Rural Residential Area East of Interstate 215" policy area. This policy area is designated for rural estate development, with custom homes, equestrian uses and small farms. The Policy Area states that "the low intensity qualities of this area are well established and strongly supported by local residents and property owners. Until that perspective changes significantly, growth and development should be focused elsewhere."

Approval of the General Plan Amendment would modify the boundary of the policy area as shown on Figure 4 by removing the project site from the Policy Area. This Policy area was originally established when the General Plan was adopted in 2003, as part of the Sun City/Menifee Valley Area Plan.

The Estate Density Residential and Rural Residential Policy Area contains a provision that allows for development at a denser range, if there is a general area-wide resident and property owner consensus to change the land use pattern. General Plan Amendments No. 998, 976, 926, and 974 were all proposed General Plan Foundation Component Amendment applications for properties along Scott Road, requesting changes *from* a Rural Foundation to a Community

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DATE: July 12, 2016

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Development Foundation specifically Medium Density Residential designations (MDR). These requests constitute the community's changing desire¹. As such, a General Plan Amendment is justified because of these new circumstances.

EIR Significant and Unavoidable Impacts

EIR No. 542 concluded that potentially significant impacts could result in the proposed project related to Aesthetics, Air Quality, Land Use Planning, Noise, Population and Housing, and Traffic and Transportation. Staff is recommending that the Board of Supervisors tentatively certify EIR No. 542 subject to the Board's adoption of a resolution certifying EIR No. 542 and making a statement of overriding considerations.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **PLANNING COMMISSION RESOLUTION NO. 2016-009**
- B. **JUNE 1, 2016 PLANNING COMMISSION STAFF REPORT**
- C. **JUNE 15, 2016 PLANNING COMMISSION STAFF REPORT**

¹ Which in turn constitute a changing condition by many surrounding land owners to change the rural area to a more urban use, consistent with a medium density lifestyle.

RESOLUTION No. 2016-009
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1129
ENVIRONMENTAL IMPACT REPORT NO 542

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 1, 2016, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on June 1, 2016, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, EIR 542;

APPROVAL of General Plan Amendment No. 1129.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 1, 2016**

1.0 CONSENT CALENDAR

1.1 RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25512 – Applicant: Smartlink, LLC – Engineer/Representative: James Rogers – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres – Zoning: General Commercial (C-1/C-P) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on April 11, 2016 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

Planning Commission Action:

By a vote of 5-0,

RECEIVED AND FILED.

1.2 TENTATIVE TRACT MAP NO. 31892 - Applicant: Scott Gail – Third/Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum),

Planning Commission Action:

By a vote of 5-0,

**APPROVED EXTENSION OF TIME TO
NOVEMBER 30, 2016.**

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 1, 2016**

Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) - Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Acres - Zoning: Specific Plan (SP293) Planning Area Nos. 25, 26a, 26b & 27 - **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots - **REQUEST:** SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31892, extending the expiration date to November 30, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 - CEQA Exempt - Applicant: Pines Park Association - Engineer/Representative: Sam Puma - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Rural-Residential (R:RR) - Location: North of Scott Road, south of Wickerd Road, west of Pines Airpark Road, and east of Leon Road - 40 acres - Rural Residential (RR) - **REQUEST:** A Conditional Use Permit to extend the life of a private airstrip through June 30, 2036. The project scope does not include any improvements to the existing airstrip or the neighboring single family dwellings. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0,

FOUND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); and,

APPROVED CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3, WITH MODIFICATION TO EXTEND FOR 10 YEARS.

4.2 PUBLIC USE PERMIT NO. 930 – CEQA EXEMPT – Applicant: Cynthia Hinds – Engineer/ Representative: Cynthia Hinds –

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 1, 2016**

First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres – Zoning: Rural Residential, half-acre minimum (R-R-1/2) – **REQUEST:** Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously established a State licensed residential elderly care facility, for a maximum of 15 residents. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

FOUND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); and,

APPROVED PUBLIC USE PERMIT NO. 930.

- 4.3 GENERAL PLAN AMENDMENT NO. 1168 (TECHNICAL AMENDMENT) and CHANGE of ZONE NO. 7904** – Intent to Adopt a Negative Declaration – Applicant: Riverside County – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan: Rural: Rural Residential (RUR:RR) (5-acre minimum) – Policy Area: Highway 74 Good Hope – Location: Northerly side of Ethanac Road and westerly of Highway 74 – Project Size: 4.81 acres – Zoning: R-R (Rural Residential) – **REQUEST:** A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial) – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPT PLANNING COMMISSION RESOLUTION No. 2016-007; and,

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

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42886; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1168; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7904.

- 4.4 GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785 ENVIRONMENTAL IMPACT REPORT NO. 542** – Notice to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Meniffee Valley Area Plan – Rural Community: Estate Density Residential (RC: EDR) (2-Acre

Planning Commission Action:

Public Comments:
By a vote of 5-0,

CONTINUED TO JUNE 15, 2016.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 1, 2016**

Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural 5-Acre Minimum (R-A-5) – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential East of Interstate 215 Policy Area from the project site. The Change of Zone proposes to change the existing zoning from Residential Agricultural 5-Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project. Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS



**PLANNING COMMISSION
MINUTE ORDER
JUNE 15, 2016**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785 ENVIRONMENTAL IMPACT REPORT NO. 542 – Notice to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural 5-Acre Minimum (R-A-5). Continued from June 1, 2016 (Public Hearing Closed).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential East of Interstate 215 Policy Area from the project site. The General Plan Amendment additionally is amending the Circulation Element to downgrade La Ventana road within the project boundary (between Garbani Road and Wickerd Road) from a secondary highway to a collector. The Change of Zone proposes to change the existing zoning from Residential Agricultural 5-Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule "A" subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

Spoke in favor of the proposed project:

- Mike Hudzinski, Interested Party, 30250 12th St., Nuevo 92567 (914) 356-9115
- Jeff Logan, Interested Party (951) 926-0185
- Sylvia Lanker, Interested Party, Homeland 92548 (951) 599-0709

Spoke in opposition to the proposed project:

- Dennis Tuffin, Neighbor, 34119 Keller Flats Court, Winchester 92596 (951) 897-5713
- Grant Becklund, Neighbor, 30811 Garbani Road, Winchester 92596 (951) 288-0601

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.



**PLANNING COMMISSION
MINUTE ORDER
JUNE 15, 2016**

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

Yes. Some neighbors are opposed.

V. PLANNING COMMISSION ACTION:

Public Comments: Opened for further comments:

Motion by Commissioner Taylor Berger, 2nd by Commissioner Hake

A vote of 5-0

Public Comments: Closed

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia

A vote of 5-0

APPROVED PLANNING COMMISSION RESOLUTION NO. 2016-009; and

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 542; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1129; and,


TENTATIVELY APPROVE CHANGE OF ZONE NO. 7856; and,

APPROVE TENTATIVE TRACT MAP NO. 36785, subject to additions, modifications, and revisions to the Conditions of Approval made at Planning Commission.

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.: 4.4
Area Plan: Sun City/Menifee Valley
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Brett Dawson
Planning Commission: June 1, 2016

GENERAL PLAN AMENDMENT NO. 1129
CHANGE OF ZONE NO. 7856
TENTATIVE TRACT MAP NO. 36785
ENVIRONMENTAL IMPACT REPORT NO. 542
Applicant: Joseph Rivani
Engineer/Representative: Jeff Anderson



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1129 is an Extraordinary Foundation Component Amendment to change the site's General Plan Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS:R) as well as to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the subject site from the policy area as shown on Figure 4 the Sun City/Menifee Area Plan.

CHANGE OF ZONE NO. 7811 proposes to change the site's zoning classification from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 36785 is a schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square feet. The proposed subdivision will also include:

- Park land encompassing approximately 18.7 acres of the proposed site, which includes a 14.9 acre public park (Veterans Park) with two ballfields and a protected cultural area, located on the eastern portion of the Project site, three private neighborhood pocket parks of approximately 0.7 acres in size (total of 2.1 acres), and one private park/basin that is 1.6 acres in size.
- An internal paseo (landscaped walkway area adjacent to major internal roadways) of approximately 1.25 acres through the Project site and a paseo along La Ventana Road which will encompass about 15 acres.
- 8.1 acres of buffer area adjacent to the major parkways (Garbani Road, Wickerd Road, and El Centro Lane) and 4 small open space areas that would remain undeveloped in order to minimize impacts.
- A total of 15 water quality basins to handle future surface runoff.

The proposed Project is located northerly of Wickerd Road, southerly of Garbani Road, easterly of El Centro Lane, and westerly of Leon Road.

Project Background:

On April 29, 2014 the Riverside County Board of Supervisors adopted an order initiating GPA No. 1129. The initiation by the Board allowed the proposed GPA No. 1129 to go through the discretionary review process including the appropriate environmental review with public hearings before the Planning Commission, as a recommending body, and Board of Supervisors for final approval.

ISSUES OF POTENTIAL CONCERN:

Perris Union School District Proposed High School

A new high school is proposed on the property directly east of the future park proposed by the Project. The Project has been designed to address the Project's compatibility with the school. The Project will assist in supporting the extension of roadway and utility infrastructure of sufficient size to accommodate the proposed Project and adjacent high school. Staff met with representatives from Perris Union School District, and they are in favor of the proposed Project. Buffers have been added as mentioned below. The public park on the eastern portion of the Project site is currently conditioned to coordinate with the Perris Unified School District and Valley Wide Recreation District a design of grade level, ensuring connectivity between the two properties.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. The intent of the policy is to address transportation infrastructure needs in along Highway 79. With the implementation of Mitigation Measure 4.11-1 and Condition of Approval 90 Planning 17, the Project fulfills the intent of the Highway 79 Policy Area.

Buffers

The proposed design includes landscape buffers around the Project site abutting the rural uses. About 8.1 acres of buffers have been incorporated along the major roadways (Garbani, Wickerd and El Centro) that surround the proposed Project in order to minimize the impact of the proposed Project on adjacent rural property owners. Additionally, exterior residential lots along the north and west of the Project boundaries are larger to further reduce the impact on the adjacent and nearby properties.

Gas Lines

The Southern California Gas Company, owns an easement operating three high-pressure gas pipelines on the outer edge of the Project along the El Centro Lane alignment between Garbani Road and Scott Road. These pipelines are 16, 24 and 30 inches in diameter. High-pressure natural gas pipelines must be operated and maintained in compliance with Department of Transportation, Title 49 of the Code of Federal Regulations, Part 192.

The American Petroleum Institute¹ recommends a setback of 50 feet from petroleum and hazardous liquids lines for all uses. All habitable structures are required, by condition of approval, to be at least 50 feet from the gas lines.

Cultural Sites

Significant archaeological features were identified onsite. They consist primarily of bedrock outcrops exhibiting milling slicks, mortars, and milling stone artifacts.

The County, and the Applicant have met with representatives from the Pechanga Band of Luiseno Indians, and have all agreed to protect the culturally sensitive area. A Native American Monitor and Qualified Archaeologist shall be present during any earth moving activities, and any grading within 50 feet of the sensitive area will be conducted using controlled grading techniques.

Level Grading between the Project and the School Site

The Veterans/ Special Needs Park is designed to provide recreation uses for the Project's residents, the students at the school, as well as serve the surrounding area. The Veterans Park also will serve as a buffer between the neighborhood and school and provide safe connection to the school. To ensure this purpose is fulfilled. The Tentative Tract Map has been conditioned (60 Planning 36) to require the applicant to coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure the grading is level between the Project site, high school and the public park. This will guarantee connectivity between the Project site and the facilities.

R-4 Design Manual

The Project is located within the Planned Residential (R-4) Zone. This zone was established to allow lots as small as 3,500 square feet *if* a development plan (design manual) is submitted with the map and significant open space is included in the Project. The attached 'design manual' contains the location of all pedestrian walks, malls, conceptual park plans, recreation or other open areas, location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations. Normally floor plans and elevations are not required for Tentative Tract Maps; however, the R-4 zone requires the Design Manual include typical floor plans and elevations. The manual is attached as exhibit R.

General Plan Policy Areas

The Project is currently located within the "Estate Density Residential and Rural Residential Area East of Interstate 215" policy area. This policy area is designated for rural estate development, with custom homes, equestrian uses and small farms. The Policy Area states that "the low intensity qualities of this area are well established and strongly supported by local residents and

¹ Transportation Research Board of the National Academies' report, "*Transmission Pipelines and Land Use – A Risk Informed Approach*"

property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.”

Approval of the General Plan Amendment would modify the boundary of the policy area as shown on Figure 4 by removing the project site from the Policy Area. This Policy area was originally established when the General Plan was adopted in 2003, as part of the Sun City/Menifee Valley Area Plan.

The Estate Density Residential and Rural Residential Policy Area contains a provision that allows for development at a denser range, if there is a general area-wide resident and property owner consensus to change the land use pattern. General Plan Amendments No. 998, 976, 926, and 974 were all proposed General Plan Foundation Component Amendment applications for properties along Scott Road, requesting changes *from* a Rural Foundation to a Community Development Foundation specifically Medium Density Residential designations (MDR). These requests constitute the community’s changing desire². As such, a General Plan Amendment is justified because of these new circumstances.

EIR Significant and Unavoidable Impacts

The following is a summary of CEQA categories in the Environmental Impact Report that will require significant and unavoidable overriding findings. These significant adverse impacts are forecast to occur if the proposed Project is implemented as proposed.

Aesthetics: As described in Subchapter 4.2, the existing visual setting of the proposed Project site will be permanently altered. The intensification of man-made disturbance and development greater than that which presently occurs on site results in an unavoidable adverse impact of the proposed Project, but this impact has been determined to be a less than significant aesthetic impact from the selected viewpoints and no impact for others. Even though this proposed Project can be implemented in conformance with the County’s design guidelines for residential subdivisions, the proposed Project’s cumulative contribution to the change in the area’s pastoral visual setting is considered to be sizable, and this cumulative visual change to the Project area is considered to be a cumulative, unavoidable significant adverse visual change.

Air Quality: As described in EIR No. 542, the Project-specific evaluation of emissions demonstrates that after implementation of the recommended mitigation measures, construction of the proposed Project would result in NOx emissions that exceed applicable SCAQMD regional air quality thresholds. Project operational-source emissions would exceed applicable SCAQMD regional thresholds of significance for emissions of VOCs and NOx during operation of Phase 1 and 2 combined (2019) after implementation of the recommended mitigation measures. No feasible mitigation measures have been identified that would reduce these emissions to levels that are less-than-significant. Thus, construction activity is Projected to result in an unavoidable significant adverse impact with respect to NOx and operational-source is Projected to result in an unavoidable significant adverse impact with respect to VOC and NOx emissions. Exceedances of applicable SCAQMD regional thresholds are considered significant and unavoidable.

² Which in turn constitute a changing condition by many surrounding land owners to change the rural area to a more urban use, consistent with a medium density lifestyle.

Land Use and Planning: As described in EIR No. 542, the existing land use and planning setting of the proposed Project site and surrounding area will be permanently altered as a result of Project implementation. The intensification of development designations greater than that which presently occurs on the site (suburban/rural residential to suburban/urban residential) results in an unavoidable significant adverse impact of the proposed Project in terms of impacts to the immediate adjacent uses and the existing site land use and zoning. As noted, implementation of the proposed Project in conjunction with existing Medium Density Residential (MDR) and land designated MDR to the east and west and the planned High School #4 are forecast to result in substantial change in the community from an existing vacant and mixed suburban/vacant/agricultural setting to a more intensely suburban/urban setting mixed suburban/vacant/agricultural community. Based on the data and analysis presented in EIR No. 542, implementation of the proposed Project will cause significant adverse land use and planning impacts to these community characteristics.

Noise: As described in EIR No. 542, the proposed Project will cause significant construction impacts on the nearest residence (R-5) and future residences (the first row of Phase 1 lots located adjacent to Phase 2 grading activities). These will be short term impacts and will not interfere with evening or night activities but the degree of change in noise levels during daylight activities at the nearest residences is considered a significant adverse impact.

Similarly, offsite traffic activities are forecast to make a cumulative contribution to significant noise along adjacent roadways for a period between 2017 and 2035. This impact is associated with the level of change in background noise, not with a violation of the 65 dBA CNEL sound level at sensitive uses along the three specific roadway segments impacted. At all other locations roadway and stationary source impacts will not result in any Project specific significant adverse noise impacts. All other Project-related noise impacts can be controlled to less than significant levels with implementation of proposed mitigation.

Population and Housing: As described in EIR No. 542, the proposed Project would cumulatively exceed official regional or local population Projections and would induce substantial population growth in an area, both directly, by proposing new homes, and indirectly through the extension of roads, sewer, and other infrastructure. Therefore, based on the data and analysis presented in EIR No. 542, implementation of the proposed Project will cause significant unavoidable adverse population and housing impacts relative to the existing population and housing forecasts for the planning area.

Traffic and Transportation: As described in EIR No. 542, implementing the proposed Project will generate substantial new trips and that are forecast to have an unavoidable adverse impact on the I-215 freeway at the Horizon Year, 2035. Impacts to the local circulation system, especially when coupled with the cumulative development in the area, can be mitigated but with no ability to ensure that the requisite local circulation system improvements are installed prior to the Project's contribution to cumulative traffic. Therefore, a finding of significant adverse impact has been made. With implementation of the identified roadway improvements, the long-term, Project specific and cumulative impacts are not forecast to rise to the level of a significant unavoidable adverse impact if these improvements are completed in their entirety prior to generation of traffic.

However, given the uncertain nature of the timing of all improvements, unavoidable adverse circulation system impacts can be anticipated from the implementation of the proposed Project.

General Plan Amendment

GPA No. 1129 includes the following two types of General Plan Amendments:

- a. General Plan Foundation Component Amendment – Extraordinary
- b. General Plan Entitlement/Policy Amendment

The General Plan Foundation Component Amendment – Extraordinary

GPA No. 1129 proposes to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS). The General Plan requires certain findings be made for an Extraordinary Foundation Component Amendment.

The project is required to show that new conditions or circumstances were disclosed during the review process that justify modifying the General Plan.

The Perris Union High School District (School District) plans on building a new high school (High School #4) adjacent to the proposed project site. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The site for High School #4 was determined by the California Department of Education to be the best site based on selection criteria in consideration of the long range school facility needs. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Additionally, funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development project such as the proposed project. The location of the proposed project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

The project is required to show that it does not conflict with the overall Riverside County Vision.

The General Plan Vision Statement discusses many concepts including, but not limited to, housing, population growth, healthy communities, conservation, and transportation and is summarized by the following:

"Riverside County is a family of special communities

in a remarkable environmental setting.”

The Vision Statement acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. The Vision itself is the County’s blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This project has been reviewed in conjunction with the Vision Statement and does not conflict with it.

Specifically, the Population Growth portion of the Vision Statement provides that population growth follows a framework and is focused where it can best be accommodated, rather than following a pattern of random sprawl. The proposed project is located in an area within the County that is experiencing new development and is expected to see more future growth. The proposed project is a logical expansion of the existing development pattern that includes similar density to the west. Additionally, the project will create a transition of housing density ranges from medium density residential along Scott Road to larger lot requirements to the north. Changing the site’s General Plan Foundation Component to Community Development will enable the site to accommodate new residential land uses that are consistent with the existing development pattern within the area. Furthermore, according to the Housing portion of the Vision Statement, the regional housing needs forecasts are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its General Plan Housing Element. The project’s increased development density will provide housing opportunities that assist the County in meeting its regional housing needs.

The project is required to show that it does not create an internal inconsistency among the elements of the General Plan.

Staff has reviewed this proposed General Plan Foundation Component Amendment in conjunction with each of the nine (9) Riverside County General Plan Elements, including Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this Foundation change is in conformance, provided the project site is removed from the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area. Once removed, there will be no further conflict or internal inconsistency regarding residential development densities.

The project is required to show that a condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes to the Foundation Component.

The Perris Union High School District (School District) plans on building a new high school (High School #4) adjacent to the proposed project site. As provided in the School District’s letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The site for High School #4 was determined by the California Department of Education to be the best site based on selection criteria in consideration of the long range school facility needs. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Additionally, funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development project such as the proposed project. The location of the proposed project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

The project is required to show that it will facilitate the implementation of open space for the adopted MSHCP.

As part of the project, a contribution of \$750,000 will be made to the Riverside Conservation Authority for the acquisition of open space and critical biological habitat to assist in achieving the goals of the Western Riverside County Multiple Species Habitat Plan (MSHCP). Additionally, a contribution of \$4,000 per unit will be made to the County of Riverside for improvements to the local circulation system. These contributions are in addition to fees already required by the Transportation Uniform Mitigation Fee (TUMF), development Impact Fee (DIF) and the Scott Road- Road and Bridges Benefit District (RBBB).

General Plan Entitlement/Policy Amendment Findings (non-extraordinary):

The Project's General Plan Amendment also proposes to modify the project site's land use designation from Estate Density Residential (2 Acre Minimum) to Medium Density (2 – 5 DU/AC) and Open Space Recreation. Additionally, the amendment will revise the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the site from the Policy Area as shown on Figure 4 within the Sun City/Menifee Area Plan. The requirements for the General Plan Entitlement/Policy Amendment are set forth below.

The project is required to show that the proposed change does not involve a change in or conflict with the Riverside County Vision, any General Planning Principle in Appendix B, or any Foundation Component.

As set forth above in the findings for the Extraordinary Foundation Component Amendment, the proposed project does not change or conflict with the Riverside County Vision.

Appendix B of the Riverside County General Plan includes General Planning Principles that consist of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and is consistent with the planning principles contained within.

Specifically, Principle I.C., Maturing Communities, provides that every community in the County is maturing in its own way, at its own pace and within its own context. This community is maturing and is ready for this increase in intensity. More development is envisioned for the area as evidenced by the recent approval of General Plan Amendment Nos. 921 and 928. GPA No. 921 modified the boundary of the Estate Density Residential and Rural Residential Interstate 215 Policy Area, changed the project's Foundation Component from Rural to Community Development and its land use designation from Rural to Medium Density Residential. GPA No. 928 changed the General Plan Foundation Component from Rural to Community Development and the General Plan Land Use Designation from Rural Residential (5 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres. These are similar changes proposed by GPA No. 1129.

The maturing of the community is also shown by the applications for four Foundation Component General Plan Amendments within the Estate Density Residential and Rural Residential Interstate 215 Policy Area which proposed changing their Foundation Components from Rural to Community Development. Furthermore, there is an existing residential tract west of the subject site that includes Medium Density Residential (2-5 du/ac). Changing the project site's land use will enable development at a density that is compatible and consistent with the adjoining development. Moreover, development of the School District's new high school shows the community is maturing and that the community desires change.

Additionally, the proposed change to Figure 4 would encompass only the project site and would remove approximately 170 acres of the total 1,770 acres that make up the Estate Density Residential and Rural Residential Interstate 215 Policy Area. This leaves approximately 1,600 acres in the Policy Area. While this Policy Area was put in place to protect the rural nature of the area, the Policy also provides that the protection should only last until residents and property owners desire a change. This change is evidenced by the recent applications for general plan amendments described above.

Principle II.C. and IV.G., encourages usable open space, parks connected to schools and recreational facilities that are available for persons of all ages to enjoy. The proposed project is consistent with this principle because it will include a park and open space along the eastern edge of the site, bordering the new high school. This park will include ball fields including baseball and soccer fields. These can be used for joint use, allowing the school to have more activities. Additionally, the proposed project will include a park specially designed for person with disabilities.

Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. Moreover, Principle IV.A. 4 provides that low density residential development should not be the predominant use or standard by which residential desirability is determined. The proposed project will result in a land use shift from Rural Residential to Medium Density Residential, in support of the existing growth in the area and anticipated future needs. The project will also create a transition of housing density ranges from

Medium Density Residential along Scott Road to larger lot requirements to the north, which is consistent with the principle to provide a variety of housing products and lot sizes.

Finally, with an approval of the Foundation Component change, the project will not conflict with any Foundation Component designation.

The project is required to show that the proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The General Plan's Vision Statement encourages critical community facilities such as parks, schools, healthcare and mental health facilities to be distributed throughout Riverside County so that they are accessible to and benefit all residents. The Vision Statement also emphasizes the importance of partnerships between school districts and local governments in providing quality educational facilities in the County. GPA No. 1129 contributes to these purposes by facilitating the development of the School District's new high school and by providing parks, including a park specially designed for persons with disabilities, and recreational fields for the community.

The Land Use and Healthy Communities Elements also encourage communities to be designed with a range of facilities that serve all ages and populations including, among others, schools and recreational centers. The Healthy Communities Element encourages the provision of a range of housing options to accommodate a range of income levels and household types and the development of recreational centers to serve all phases of life.

GPA No. 1129 contributes to these goals or, at a minimum, would not be detrimental to them because it will enable medium density residential development within the community. It will also facilitate the development of the School District's new high school as well as parks to be used by the community's residents. The project's design will act as a buffer between the school use and the remaining rural community and provide a transition from the proposed medium density subdivision to the existing rural community.

The project is required to show that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

In 2009, after the preparation began on the County's existing General Plan, development of the School District's new High School #4 was approved by the State. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development project such as the proposed project. The location of the

proposed project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

Additionally, after 2008, GPA No. 921 and GPA No. 928 were approved by the County and are located southeast of the project site. GPA No. 921 modified the boundary of the Estate Density Residential and Rural Residential Interstate 215 Policy Area and changed the project's Foundation Component from Rural to Community Development and its land use designation from Rural to Medium Density Residential. GPA No. 928 changed the General Plan Foundation Component from Rural to Community Development and the General Plan Land Use Designation from Rural Residential (5 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres.

The Estate Density Residential and Rural Residential Policy Area includes a provision that allows for development at a denser range, if there is a general area-wide resident and property owner consensus to change the land use pattern. Applications for four Foundation Component Amendments were for properties along Scott Road, requesting changes from Rural to Community Development in order to enable land use changes to Medium Density Residential. This is the same change being requested by GPA No. 1129. The changing conditions to the community's land use described above reflect a desire by many surrounding land owners to change the rural area to a more urban use. As such, a General Plan modification is justified because of these new circumstances.

The project is required to show that the proposed project will expand basic employment job opportunities and improves the ratio of jobs-to-workers in the County.

The school will provide additional jobs for the area. The project, a land subdivision, will only create construction jobs, however the development of the project site will allow the school district to build the school site sooner through fees to the school and infrastructure development, thus aiding in job creation.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Proposed General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the west, north, and east, and Rural: Rural Residential (R:RR) to the south |
| 3. Proposed Zoning (Ex. #2): | Planned Residential (R-4) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture-5 Acre Minimum (A-1-5) to the north, west, and south, Residential Agricultural-5 |

- | | |
|-----------------------------------|---|
| 5. Existing Land Use (Ex. #1): | Acre Minimum (R-A-5) and Rural Residential (R-R) to the east
Vacant Land to the south, east, and north;
scattered single family residential to the west and north |
| 6. Surrounding Land Use (Ex. #1): | Residential and Open Space |
| 7. Project Data: | Total Acreage: 170.8
Total Proposed Lots: 511
Proposed Min. Lot Size: 5,500 sq. ft.
Schedule: A |
| 8. Environmental Concerns: | See Environmental Impact Report |

RECOMMENDATIONS:

APPROVE PLANNING COMMISSION RESOLUTION #2016-009 recommending adoption of General Plan Amendment No. 1129 to the Riverside County Board of Supervisors; and

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 542, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a resolution for EIR 542; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1129, an Extraordinary Foundation Component Amendment to amend the subject property's land use designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R) as shown on Exhibit 6, and to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area as shown on Figure 4 in the Sun City/Menifee Area Plan by removing the Project site from the policy area, based on the findings and conclusions incorporated in the staff report; pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7856, amending the zoning classification for the subject property from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4) as shown on Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36785, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in EIR No. 542 which are incorporated herein by reference.

1. GPA No. 1129 includes the following two types of General Plan Amendments:

- c. General Plan Foundation Component Amendment – Extraordinary
- d. General Plan Entitlement/Policy Amendment

2. The General Plan Foundation Component Amendment – Extraordinary

GPA No. 1129 proposes to change the Project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS). The required findings for an Extraordinary Foundation Component Amendment are set forth below.

- a. New conditions or circumstances were disclosed during the review process that justify modifying the General Plan, the modifications do not conflict with the overall Riverside County Vision, and the modifications would not create an internal inconsistency among the elements of the General Plan.

The Perris Union High School District (School District) plans on building a new high school (High School #4) adjacent to the proposed Project site. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The site for High School #4 was determined by the California Department of Education to be the best site based on selection criteria in consideration of the long range school facility needs. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Additionally, funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development Project such as the proposed Project. The location of the proposed Project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these Projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

- b. GPA No. 1129 does not conflict with the overall Riverside County Vision.

The General Plan Vision Statement discusses many concepts including, but not limited to, housing, population growth, healthy communities, conservation, and transportation and is summarized by the following:

“Riverside County is a family of special communities in a remarkable environmental setting.”

The Vision Statement acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. The Vision itself is the County’s blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This Project has been reviewed in conjunction with the Vision Statement and does not conflict with it.

Specifically, the Population Growth portion of the Vision Statement provides that population growth follows a framework and is focused where it can best be accommodated, rather than following a pattern of random sprawl. The proposed Project is located in an area within the County that is experiencing new development and is expected to see more future growth. The proposed Project is a logical expansion of the existing development pattern that includes similar density to the west. Additionally, the Project will create a transition of housing density ranges from medium density residential along Scott Road to larger lot requirements to the north. Changing the site’s General Plan Foundation Component to Community Development will enable the site to accommodate new residential land uses that are consistent with the existing development pattern within the area. Furthermore, according to the Housing portion of the Vision Statement, the regional housing needs forecasts are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its General Plan Housing Element. The Project’s increased development density will provide housing opportunities that assist the County in meeting its regional housing needs.

- c. The modifications do not create an internal inconsistency among the elements of the General Plan.

Staff has reviewed this proposed General Plan Foundation Component Amendment in conjunction with each of the nine (9) Riverside County General Plan Elements, including Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this Foundation change is in conformance, provided the Project site is removed from the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area. Once removed, there will be no further conflict or internal inconsistency regarding residential development densities.

- d. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes to the Foundation Component.
- i. High School No. 4

The Perris Union High School District (School District) plans on building a new high school (High School #4) adjacent to the proposed Project site. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The site for High School #4 was determined by the California Department of Education to be the best site based on selection criteria in consideration of the long range school facility needs. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Additionally, funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development Project such as the proposed Project. The location of the proposed Project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these Projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

- ii. GPA No. 1129 will facilitate the implementation of open space for the adopted MSHCP.

As part of the Project, a contribution of \$750,000 will be made to the Riverside Conservation Authority for the acquisition of open space and critical biological habitat to assist in achieving the goals of the Western Riverside County Multiple Species Habitat Plan (MSHCP). Additionally, a contribution of \$4,000 per unit will be made to the County of Riverside for improvements to the local circulation system. These contributions are in addition to fees already required by TUMF, DIF and the Scott Road RBBB.

3. General Plan Entitlement/Policy Amendment Findings:

GPA No. 1129 also modifies the Project site's land use designation from Estate Density Residential (2 Acre Minimum) to Medium Density (2 – 5 DU/AC) and Recreation. Additionally, the amendment will revise the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the site from the Policy Area as shown on Figure 4 within the Sun City/Menifee Area Plan. The required findings for the General Plan Entitlement/Policy Amendment are set forth below.

- a. The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Planning Principle in Appendix B, or any Foundation Component.

- i. As set forth above in the findings for the Extraordinary Foundation Component Amendment, the proposed Project does not change or conflict with the Riverside County Vision.
- ii. Appendix B of the Riverside County General Plan includes General Planning Principles that consist of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This Project has been reviewed in conjunction with these categories and is consistent with the planning principles contained within.

Specifically, Principle I.C., Maturing Communities, provides that every community in the County is maturing in its own way, at its own pace and within its own context. This community is maturing and is ready for this increase in intensity. More development is envisioned for the area as evidenced by the recent approval of General Plan Amendment Nos. 921 and 928. GPA No. 921 modified the boundary of the Estate Density Residential and Rural Residential Interstate 215 Policy Area, changed the Project's Foundation Component from Rural to Community Development and its land use designation from Rural to Medium Density Residential. GPA No. 928 changed the General Plan Foundation Component from Rural to Community Development and the General Plan Land Use Designation from Rural Residential (5 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres. These are similar changes proposed by GPA No. 1129.

The maturing of the community is also shown by the applications for four Foundation Component General Plan Amendments within the Estate Density Residential and Rural Residential Interstate 215 Policy Area which proposed changing their Foundation Components from Rural to Community Development. Furthermore, there is an existing residential tract west of the subject site that includes Medium Density Residential (2-5 du/ac). Changing the Project site's land use will enable development at a density that is compatible and consistent with the adjoining development. Moreover, development of the School District's new high school shows the community is maturing and that the community desires change.

Additionally, the proposed change to Figure 4 would encompass only the Project site and would remove approximately 170 acres of the total 1,770 acres that make up the Estate Density Residential and Rural Residential Interstate 215 Policy Area. This leaves approximately 1,600 acres in the Policy Area. While this Policy Area was put in place to protect the rural nature of the area, the Policy also provides that the protection should only last until residents and property owners desire a change. This change is evidenced by the recent applications for general plan amendments described above.

Principle II.C. and IV.G., encourages usable open space, parks connected to schools and recreational facilities that are available for persons of all ages to enjoy. The

proposed Project is consistent with this principle because it will include a park and open space along the eastern edge of the site, bordering the new high school. This park will include ball fields including baseball and soccer fields. These can be used for joint use, allowing the school to have more activities. Additionally, the proposed Project will include a park specially designed for person with disabilities.

Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. Moreover, Principle IV.A. 4 provides that low density residential development should not be the predominant use or standard by which residential desirability is determined. The proposed Project will result in a land use shift from Rural Residential to Medium Density Residential, in support of the existing growth in the area and anticipated future needs. The Project will also create a transition of housing density ranges from Medium Density Residential along Scott Road to larger lot requirements to the north, which is consistent with the principle to provide a variety of housing products and lot sizes.

- iii. Finally, with an approval of the Foundation Component change, the Project will not conflict with any Foundation Component designation.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The General Plan's Vision Statement encourages critical community facilities such as parks, schools, healthcare and mental health facilities to be distributed throughout Riverside County so that they are accessible to and benefit all residents. The Vision Statement also emphasizes the importance of partnerships between school districts and local governments in providing quality educational facilities in the County. GPA No. 1129 contributes to these purposes by facilitating the development of the School District's new high school and by providing parks, including a park specially designed for persons with disabilities, and recreational fields for the community.

The Land Use and Healthy Communities Elements also encourage communities to be designed with a range of facilities that serve all ages and populations including, among others, schools and recreational centers. The Healthy Communities Element encourages the provision of a range of housing options to accommodate a range of income levels and household types and the development of recreational centers to serve all phases of life.

GPA No. 1129 contributes to these goals or, at a minimum, would not be detrimental to them because it will enable medium density residential development within the community. It will also facilitate the development of the School District's new high school as well as parks to be used by the community's residents. The Project's design will act as a buffer between the school use and the remaining rural community and provide a transition from the proposed medium density subdivision to the existing rural community.

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

In 2009, after the preparation began on the County's existing General Plan, development of the School District's new High School #4 was approved by the State. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development Project such as the proposed Project. The location of the proposed Project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these Projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

Additionally, after 2008, GPA No. 921 and GPA No. 928 were approved by the County and are located southeast of the Project site. GPA No. 921 modified the boundary of the Estate Density Residential and Rural Residential Interstate 215 Policy Area and changed the Project's Foundation Component from Rural to Community Development and its land use designation from Rural to Medium Density Residential. GPA No. 928 changed the General Plan Foundation Component from Rural to Community Development and the General Plan Land Use Designation from Rural Residential (5 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres.

The Estate Density Residential and Rural Residential Policy Area includes a provision that allows for development at a denser range, if there is a general area-wide resident and property owner consensus to change the land use pattern. Applications for four Foundation Component Amendments were for properties along Scott Road, requesting changes from Rural to Community Development in order to enable land use changes to Medium Density Residential. This is the same change being requested by GPA No. 1129. The changing conditions to the community's land use described above reflect a desire by many surrounding land owners to change the rural area to a more urban use. As such, a General Plan modification is justified because of these new circumstances.

d. The proposed Project will expand basic employment job opportunities and improves the ratio of jobs-to-workers in the County.

The school will provide additional jobs for the area. The Project, a land subdivision, will only create construction jobs, however the development of the Project site will allow the school district

to build the school site sooner through fees to the school and infrastructure development, thus aiding in job creation.

4. The Project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Sun City/Menifee Valley Area Plan and within the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area.
5. The proposed Land Use Designation for the Project site is Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R) and to remove the Project site from the boundaries of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area.
6. The proposed Project is consistent with the Community Development: Medium Density Residential (CD:MDR) (2 – 5 DU/AC) and Open Space: Recreation (OS:R) designation with the proposed change to the policy area.
7. The proposed Project is consistent with the densities of the Medium Density Residential (CD:MDR)(2-5 DU/AC) because the Project density is 2.99 DU/AC.
8. A consistency analysis was completed to determine the Project's consistency with the land use designations and policies of the Comprehensive General Plan, Sun City Menifee Valley Area Plan, and SCAG RTP/SCS Regional Goals. (DEIR, pp. 4-216 through 4-259.) The analysis determined that the Project was generally consistent with these plans, goals, and policies as provided in EIR no. 542 on page 5-259.
9. The Project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east, north, and west and Rural: Rural Residential (R:RR) to the south.
10. The proposed Project is located within the Highway 79 Policy Area, which is intended to address transportation infrastructure capacity within the policy area. While Project's change in land use designation will generate additional trips that could conflict with the Highway 79 Policy Area designation, the conditions of approval will ensure the Project is consistent with the policy area intent.
11. The zoning for the subject site is Residential Agricultural-5 Acre Minimum (R-A-5).
12. The proposed zoning for the subject site is Planned Residential (R-4).
13. The Project site is surrounded by properties which are zoned Light Agriculture-5 Acre Minimum (A-1-5) to the north, west, and south, Residential Agricultural-5 Acre Minimum (R-A-5) and Rural Residential (R-R) to the east.
14. Based upon staff's review, the Tract Map No. 36785 is consistent with the fencing requirements and street standards, domestic water, fire protection, sewage disposal, and electrical and communication facilities set forth in Ordinance no. 460. The Tract Map No. 36785 complies with

the regulations of Section 10.5 for Schedule "A" subdivisions per Riverside County Ordinance 460.

15. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from the owners of the properties 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 owners or their successors-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
16. Tract Map No. 36785 will ultimately result in a residential use on the property which is permitted within the Planned Residential (R-4) Zone.
17. The development standards of the proposed Planned Residential (R-4) zone classification require a minimum lot size of 3,500 square feet. The proposed Project will conform to this standard because the minimum lot size of the proposed subdivision will be 5,000 square feet.

The development standards of the proposed Planned Residential (R-4) zone require a minimum average lot depth of 80 feet. The proposed Project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.

The development standards of the proposed Planned Residential (R-4) zone require a minimum average lot width of 40 feet. The proposed Project complies with the minimum average lot width requirements of the Planned Residential (R-4) zone.

Based on the above, the proposed Project will conform to the development standards of the proposed R-4 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

18. Located within the Project vicinity are scattered single family residences to the west and north, and vacant land to the east and south.
19. The proposed zoning classification of Planned Residential (R-4) is consistent with the land use designation of Community Development: Medium Density Residential (CD: MDR) the densities allowed within the Planned Residential (R-4) zone are consistent with the densities within Medium Density Residential (MDR).
20. This Project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
21. The proposed Project is not located within a Sphere of Influence. However, the City of Menifee is located to the west of the Project site. The City of Menifee Sphere of Influence boundaries are contiguous with the City of Menifee incorporated boundaries. The City of Menifee boundary in the Project vicinity is approximately 0.25 miles west of the Project boundary along Briggs Road and approximately 0.5 miles south of the Project boundary along Scott Road west of Leon Road. The City of Murrieta Sphere of Influence in the Project vicinity is approximately 0.5 miles south and 0.25 miles east of the Project boundary along Scott Road east of Leon Road. No part of the

proposed Project is adjacent to either the City boundary or Sphere of Influence. Neither the City of Murrieta nor the City of Menifee has any jurisdiction over the proposed Project.

22. Based on the existing agricultural and suburban rural setting, implementing the Project as proposed would significantly alter the character of the Project site relative to the immediately adjacent properties that are currently low density suburban/rural uses or farmed parcels. However, in the context of the larger area in the immediate vicinity that is already designated or developed as medium density residential uses, the proposed Project will not result in significant incompatibility with the existing or planned surrounding land use based on implementation of the Project's edge design concepts. The proposed Project has been designed to be compatible with the residential density of existing or planned surrounding land uses. These design elements include extensive buffers along each of the roadways.

The landscape plan illustrates the extensive landscape buffers created on the three sides of the Project which clearly show the buffer areas adjacent to those existing areas with low density residential use, i.e., west along El Centro; north along Garbani; and south along Wickerd. The width of these buffers ranges from 42 to 85 feet of onsite landscaping and trails along the periphery of the Project. This onsite buffer does not include the additional buffer provided by installation of the new half-width roadways: Garbani, Wickerd and El Centro. The onsite buffer includes trails and dense landscape planting that will be maintained using recycled water. The buffer area around the periphery of the Project will minimize the visual and noise impacts from the proposed subdivision and noise levels on adjacent roads will be consistent with the County's General Plan requirements for residential use.

23. The proposed Project is not located within either a CAL FIRE state responsibility area or a very high fire hazard severity zone.
24. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

CONCLUSIONS:

1. The proposed Project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed Project is consistent with the Planned Residential (R-4) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed Project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through Project design.
5. The proposed Project is conditionally compatible with the present and future logical development of the area.

6. The proposed Project will have a significant effect on the environment.
7. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The Project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. High fire area; or
 - d. The boundaries of the a city.
3. The Project site is located within:
 - a. The LAKEVIEW/NUEVO/ROMOLAND/HOMELAND County Service Area (#146);
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat; and,
 - d. Low Liquefaction area
4. The subject site is currently designated as Assessor's Parcel Numbers: 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036, 466-210-038.


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Date Prepared: 01/01/01

Date Revised: 05/26/16

Agenda Item No.: _____
 Area Plan: Sun City/Menifee Valley
 Zoning Area: Winchester
 Supervisorial District: Third
 Project Planner: Brett Dawson
 Planning Commission: June 15, 2016
 (Continued from June 1, 2016)

GENERAL PLAN AMENDMENT NO. 1129
 CHANGE OF ZONE NO. 7856
 TENTATIVE TRACT MAP NO. 36785
 ENVIRONMENTAL IMPACT REPORT NO. 542
 Applicant: Joseph Rivani
 Engineer/Representative: Jeff Anderson



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1129 is an Extraordinary Foundation Component Amendment to change the site's General Plan Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS:R) as well as to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the subject site from the policy area as shown on Figure 4 the Sun City/Menifee Area Plan. The General Plan Amendment additionally is amending the Circulation Element to downgrade La Ventana Road within the project boundary (between Garbani Road and Wickerd Road) from a Secondary Highway to a Collector.

CHANGE OF ZONE NO. 7811 proposes to change the site's zoning classification from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 36785 is a schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square feet. The proposed subdivision will also include:

- Park land encompassing approximately 18.7 acres of the proposed site, which includes a 14.9 acre public park (Veterans Park) with two ballfields and a protected cultural area, located on the eastern portion of the Project site, three private neighborhood pocket parks of approximately 0.7 acres in size (total of 2.1 acres), and one private park/basin that is 1.6 acres in size.
- An internal paseo (landscaped walkway area adjacent to major internal roadways) of approximately 1.25 acres through the Project site and a paseo along La Ventana Road which will encompass about 15 acres.
- 8.1 acres of buffer area adjacent to the major parkways (Garbani Road, Wickerd Road, and El Centro Lane) and 4 small open space areas that would remain undeveloped in order to minimize impacts.
- A total of 15 water quality basins to handle future surface runoff.

The proposed Project is located northerly of Wickerd Road, southerly of Garbani Road, easterly of El Centro Lane, and westerly of Leon Road.

Project Background:

This case was presented before the Planning Commission on June 1, 2016, whereby the Commission voted to continue the case to June 15, 2016 to provide more time for the Commissioners to review the staff report package. This staff report details any additional information and changes that have been made to the staff report or conditions of approval since June 1. The previous staff report dated June 1, 2016 contains the original report, conditions of approval, findings and exhibits. Below is a summary of the discussion by the Commission at the June 1 hearing and revisions to conditions and other research performed in response.

At the Planning Commission meeting on June 1, there was interest in providing lighting for the ball fields. After discussing with the applicant, Staff has clarified condition 100.Parks.003 for the park stating, "Prior to the issuance of the 261st building permit, the applicant shall have completed construction of the approximately 15.4 acre Veterans Park located on Lot NN and have scheduled an inspection with Valley Wide Recreation and Parks District for its approval of the completed work. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District."

It was also discussed whether the development of the primary park with ball fields should be advanced in phasing. Conditions 100.Parks.002, 100.Parks.003, 100.Planning.004, 100.Planning.005, 100.Planning.006, and 100.Planning.008 set specific milestones requiring when the parks and trails must be developed.

Questions were raised on the Veteran's Memorial as to who would be involved on the design of it and how it would be funded. We have revised Condition of Approval 100.Planning.001 "...the Veteran's Memorial design shall be coordinated between the County of Riverside, developer, and the Veterans group(s) and shall be funded by the developer and grants, as may be available"

The Transportation Department has updated Conditions 20.Trans.001 and 60.Trans.3 to clarify the \$2,000 per unit specified in each of the conditions are not duplicative but are separate requirements.

Commissioner Sanchez questioned whether a bus turnout should be provided by the project to serve the student population generated by the project. Rather than require a bus turnout at a certain location based on current Menifee Union School District locations and service areas, condition 50.Planning.074 has been added that would require the developer to verify the desirability of a bus turnout with the district prior to map recordation and prior to street improvement plans being approved, whichever occurs first.

There was interest in the striping of bike lanes along the perimeter roads. Transportation has added a condition requiring the striping of the bike lanes as Condition 50.Trans.10.

We have removed condition 10.Planning.78 as it was a duplicate.

The applicant has installed 5 additional hearing notification signs in response to the concerns addressed at the previous hearing that additional signage should be provided.

Commissioner Hake inquired how the existing high pressure gas line will be signed or otherwise made aware to the public. Staff or the applicant will present samples of gas line signage at the June 15 hearing.

Commissioner Hake also inquired whether the special needs park would be served by additional or enhanced parking to meet the needs of the users. At the time of writing this staff report no confirmation has been received from the applicant on this matter but information is anticipated at the June 15 hearing.

Chairwoman Leach noted that certain road related mitigation measures from the EIR were included as Planning conditions of approval, but thought it best that they should be Transportation conditions of approval instead. The road related mitigation measures have been moved from Planning to Transportation conditions as 10.Trans.9, 60.Trans.4, and 10.Trans.10.

The applicant has provided communication to the Transportation Department providing that the adjoining property owner of APN 466-220-027 is willing to cooperate related to right of way dedication needed for acceptance of drainage discharges from TR36785.

RECOMMENDATIONS:

APPROVE PLANNING COMMISSION RESOLUTION #2016-009 recommending adoption of General Plan Amendment No. 1129 to the Riverside County Board of Supervisors; and

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 542, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a resolution for EIR 542; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1129, an Extraordinary Foundation Component Amendment to amend the subject property's land use designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R) as shown on Exhibit 6, and to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area as shown on Figure 4 in the Sun City/Menifee Area Plan by removing the Project site from the policy area, based on the findings and conclusions incorporated in the staff report; pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7856, amending the zoning classification for the subject property from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4) as shown on Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors; and,

GENERAL PLAN AMENDMENT NO.1129
CHANGE OF ZONE NO. 7856
TENTATIVE TRACT MAP NO. 36785
ENVIRONMENTAL IMPACT REPORT NO. 542
Planning Commission Staff Report: June 15, 2016
Page 4 of 4

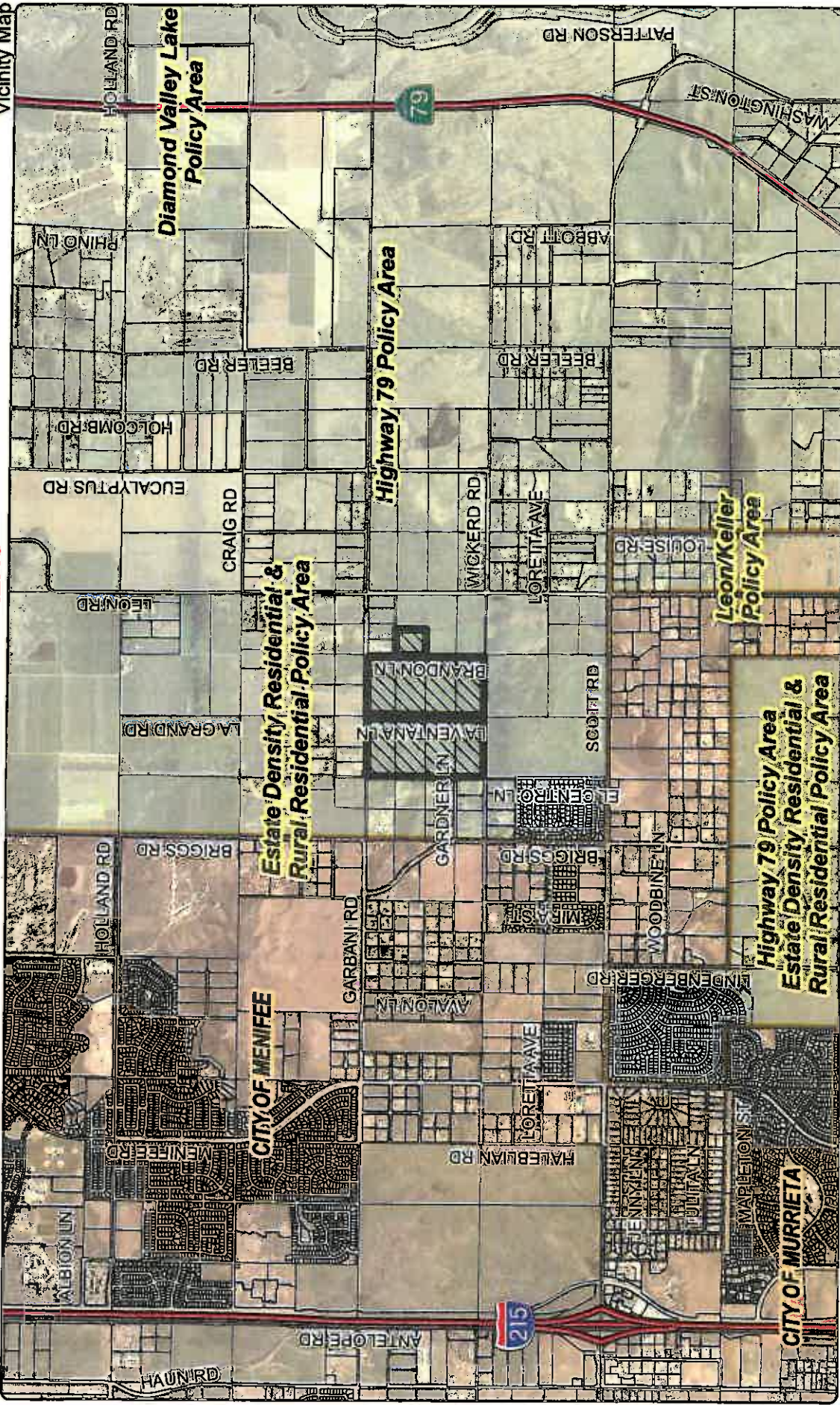
APPROVE TENTATIVE TRACT MAP NO. 36785, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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Date Prepared: 01/01/01
Date Revised: 06/09/16

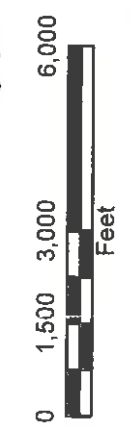
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542
VICINITY/POLICY AREAS**

Supervisor Washington
District 3

Date Drawn: 04/13/2016
Vicinity Map



Author: Vinnie Nguyen



Zoning Area: Winchester

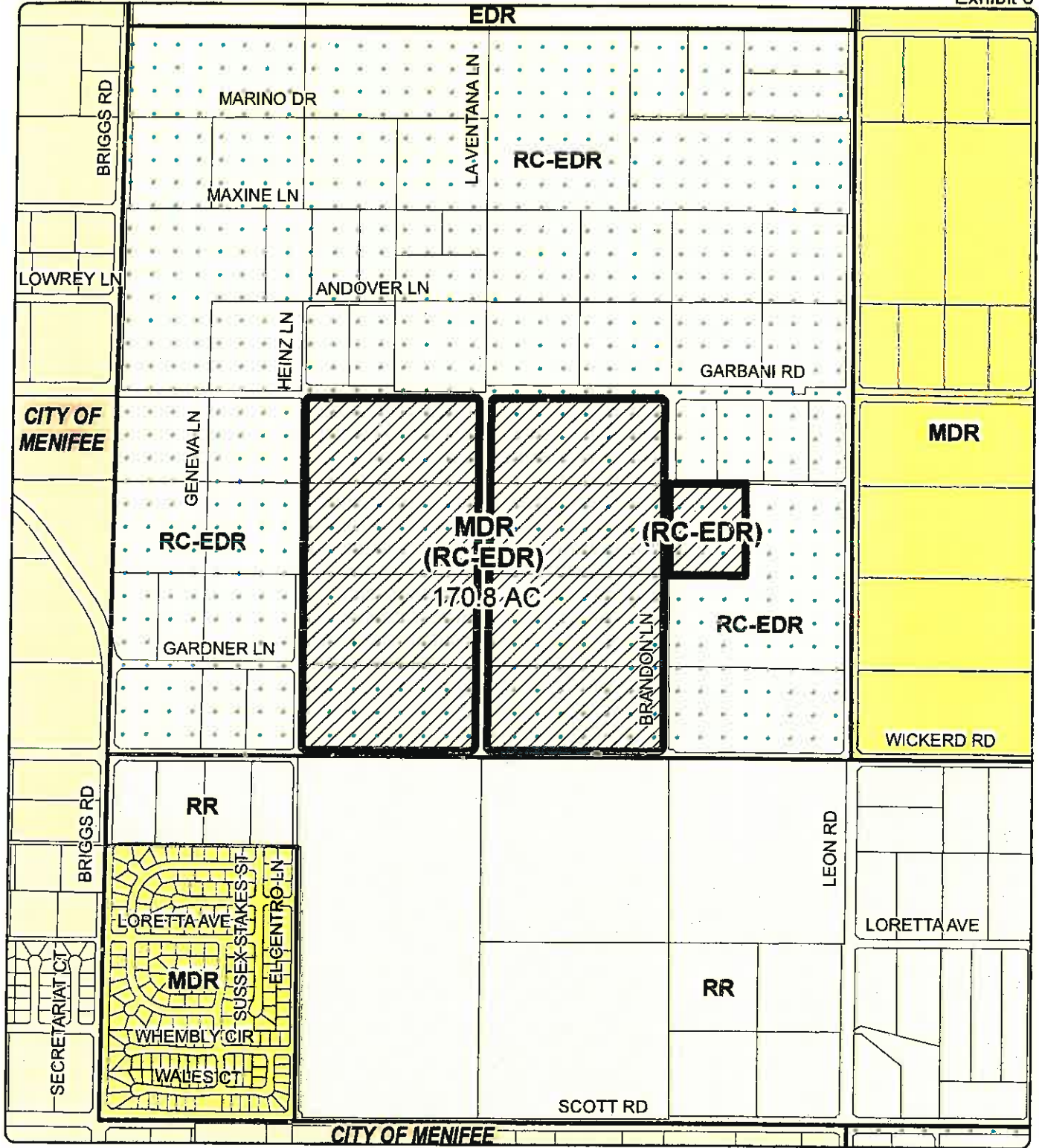
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. Any planning and land use designations for unincorporated Riverside County areas shown on this map are based on the current General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County) or in Palm Desert at (951) 955-5277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542

Supervisor: Washington
 District 3

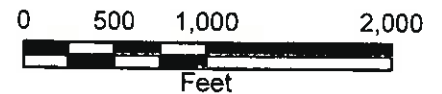
PROPOSED GENERAL PLAN

Date Drawn: 04/13/2016
 Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



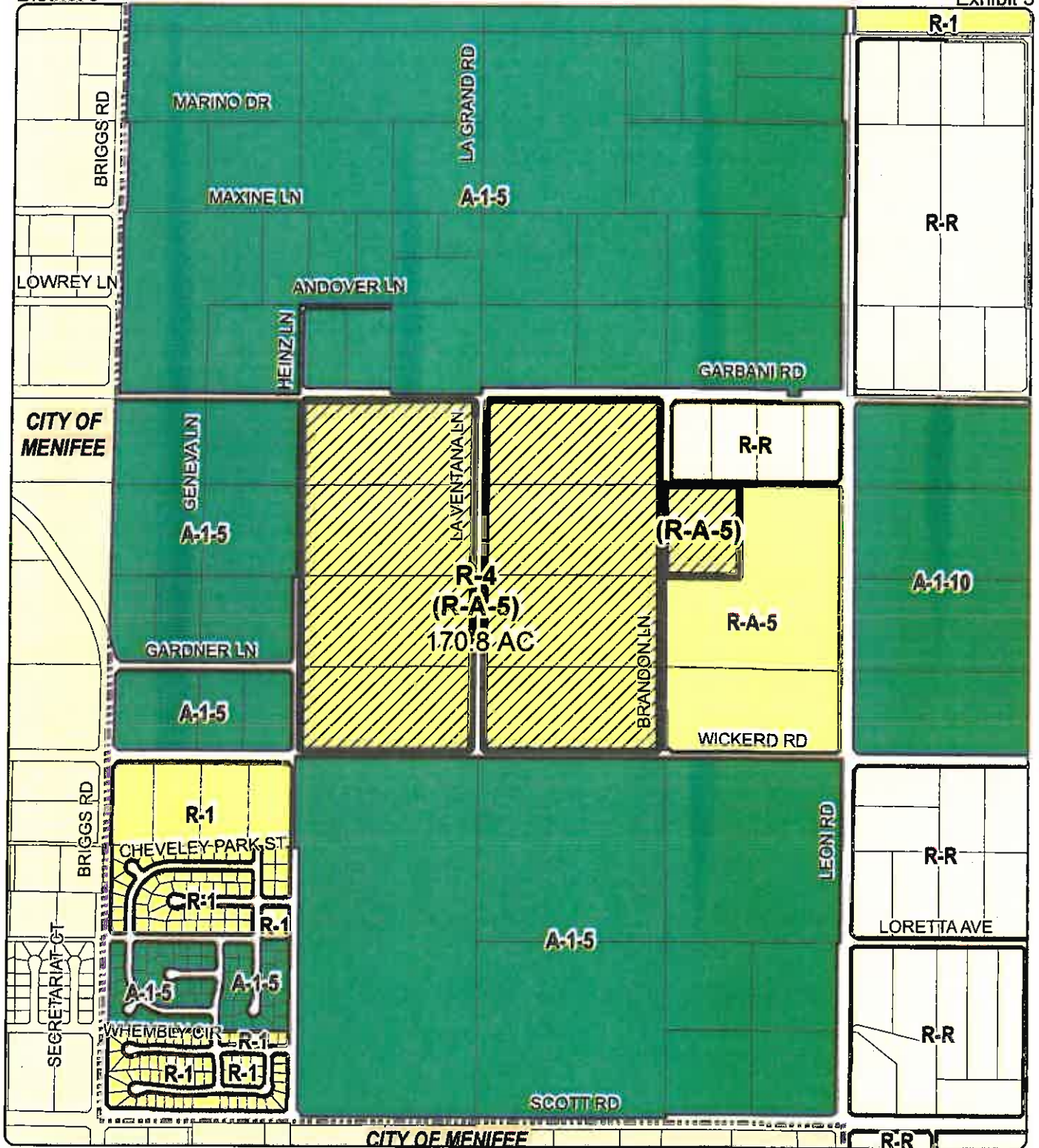
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542

Supervisor: Washington
 District 3

PROPOSED ZONING

Date Drawn: 04/13/2016
 Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



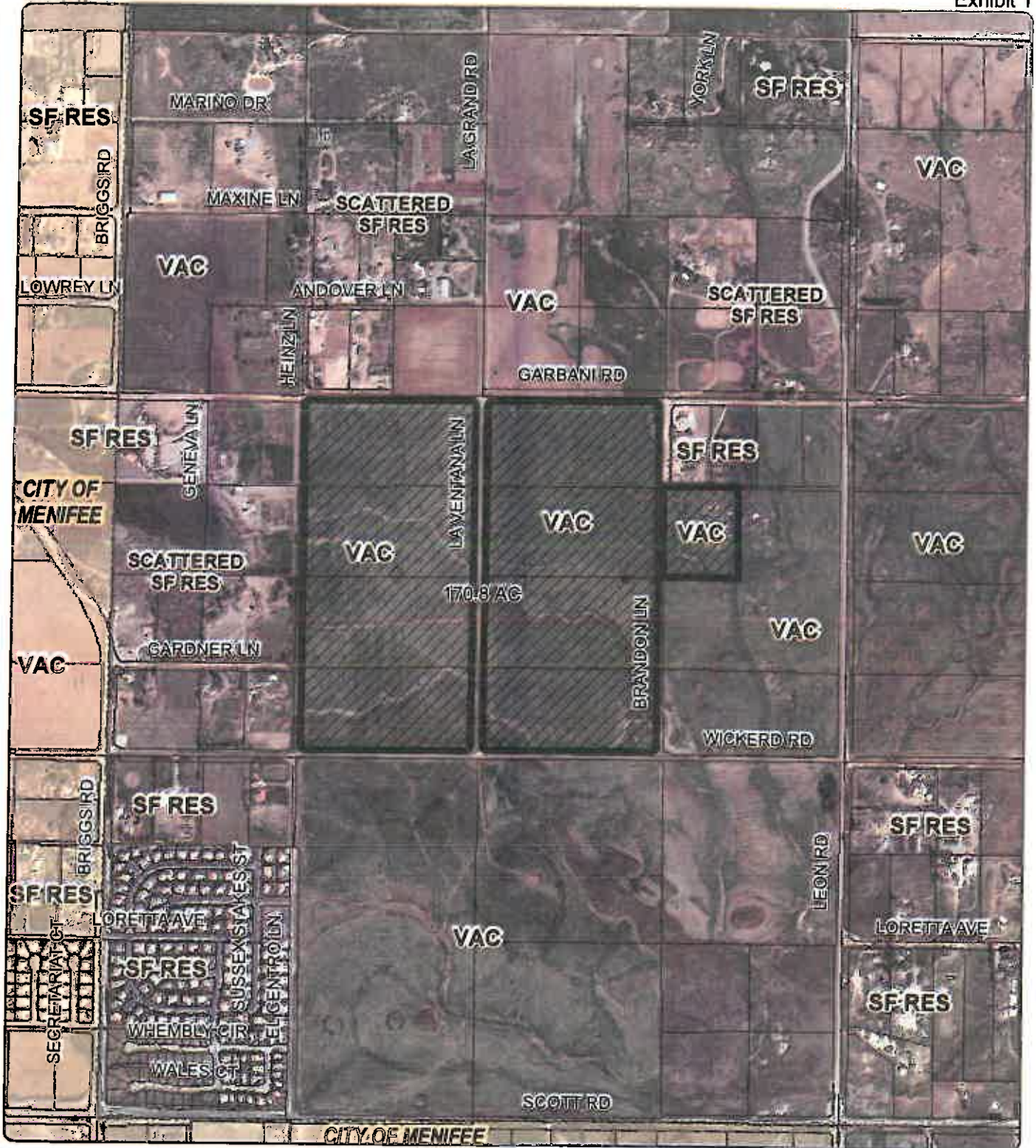
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RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07856 GPA01129 TR36785 EIR00542

Supervisor: Washington
 District 3

LAND USE

Date Drawn: 04/13/2016
 Exhibit 1



Zoning Area: Winchester


Author: Vinnie Nguyen



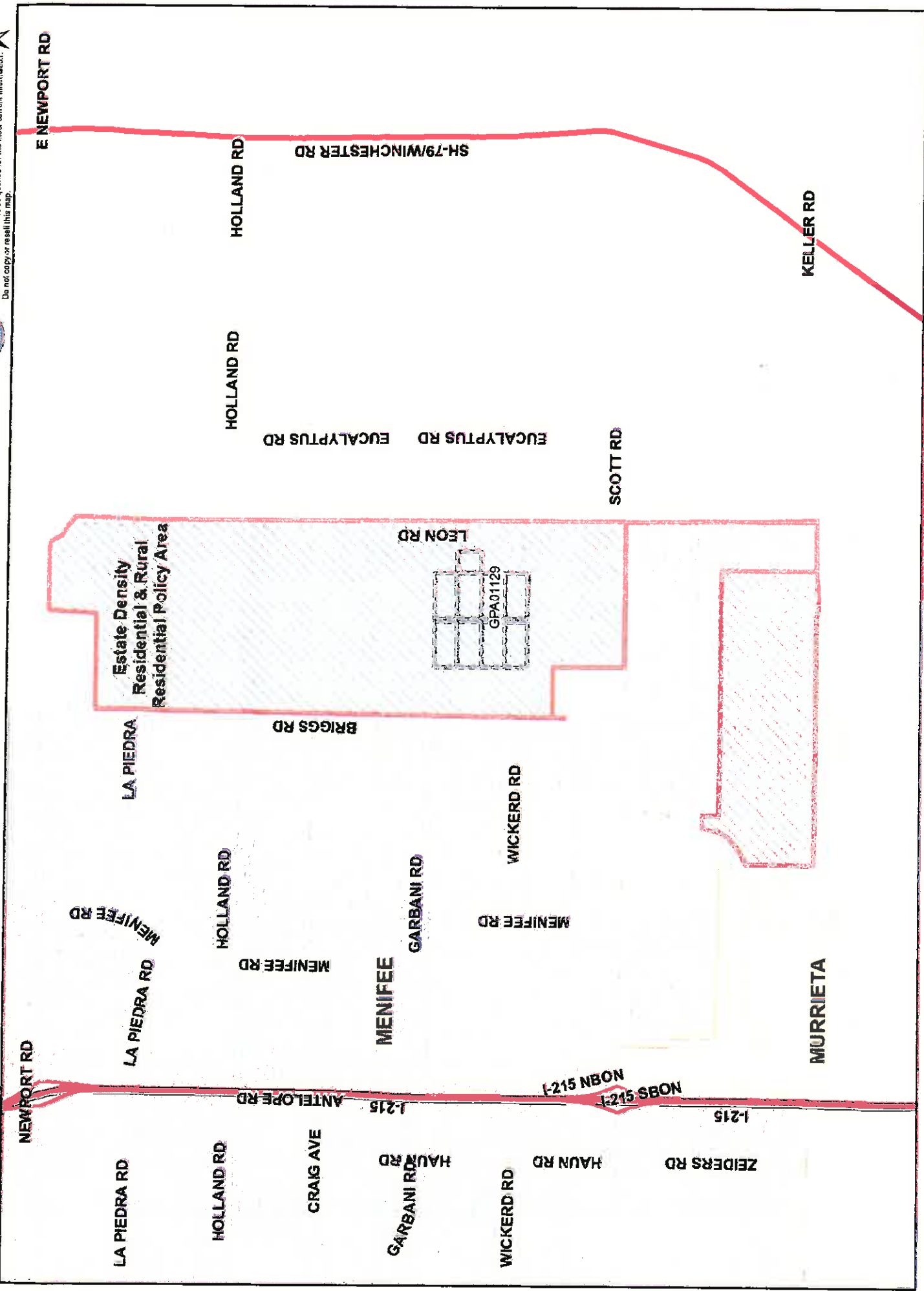
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Estate Density Residential & Rural Residential Policy Area

0 1,850 3,300 6,600 Feet
 1 inch = 3,300 feet
 Prepared by Flovin 2/11 (MR, CV) or 4/07 (REMAP, B/11e)
 Printed by mstratte on 4/28/2014



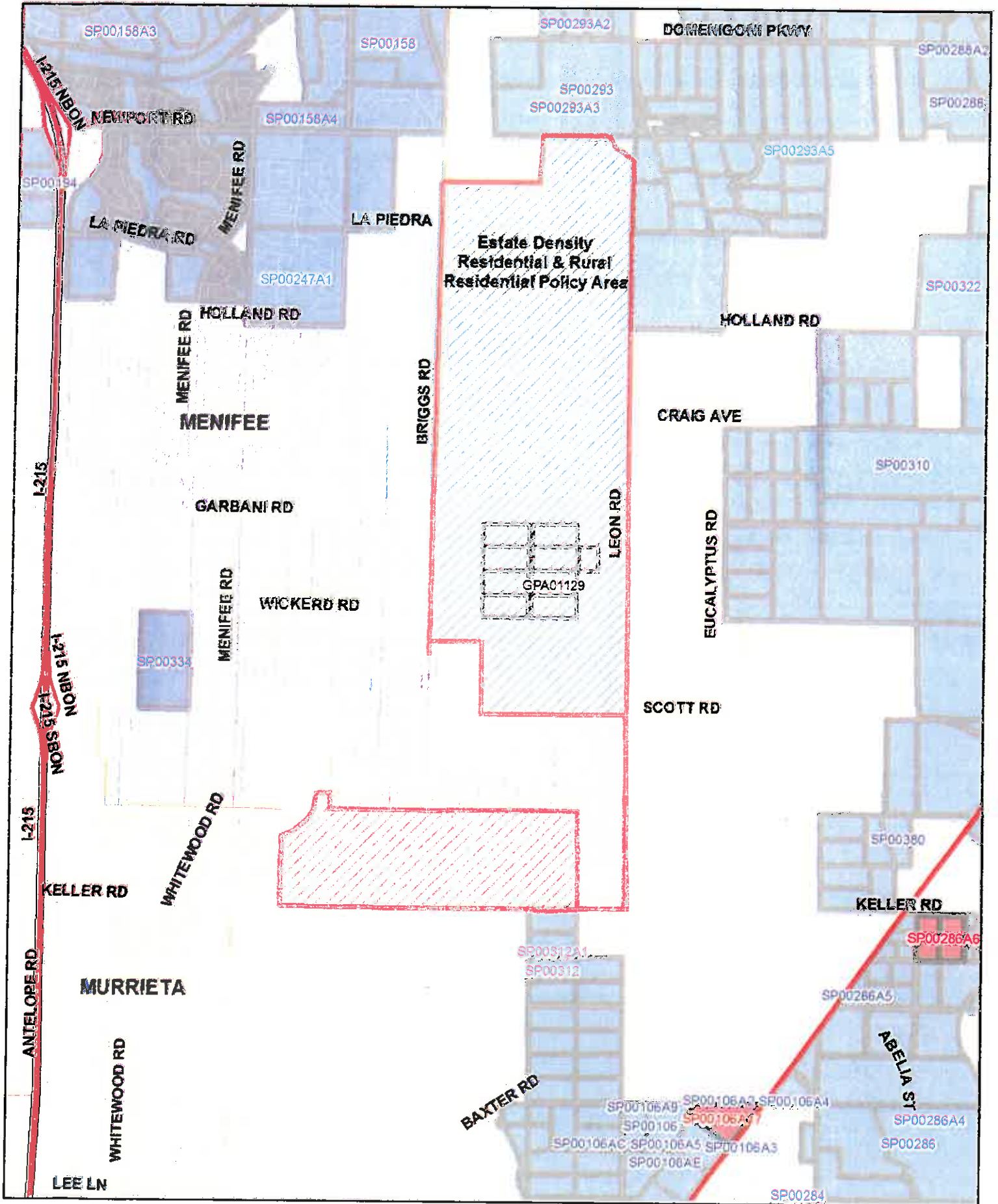
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Estate Density Residential & Rural Residential Policy Area



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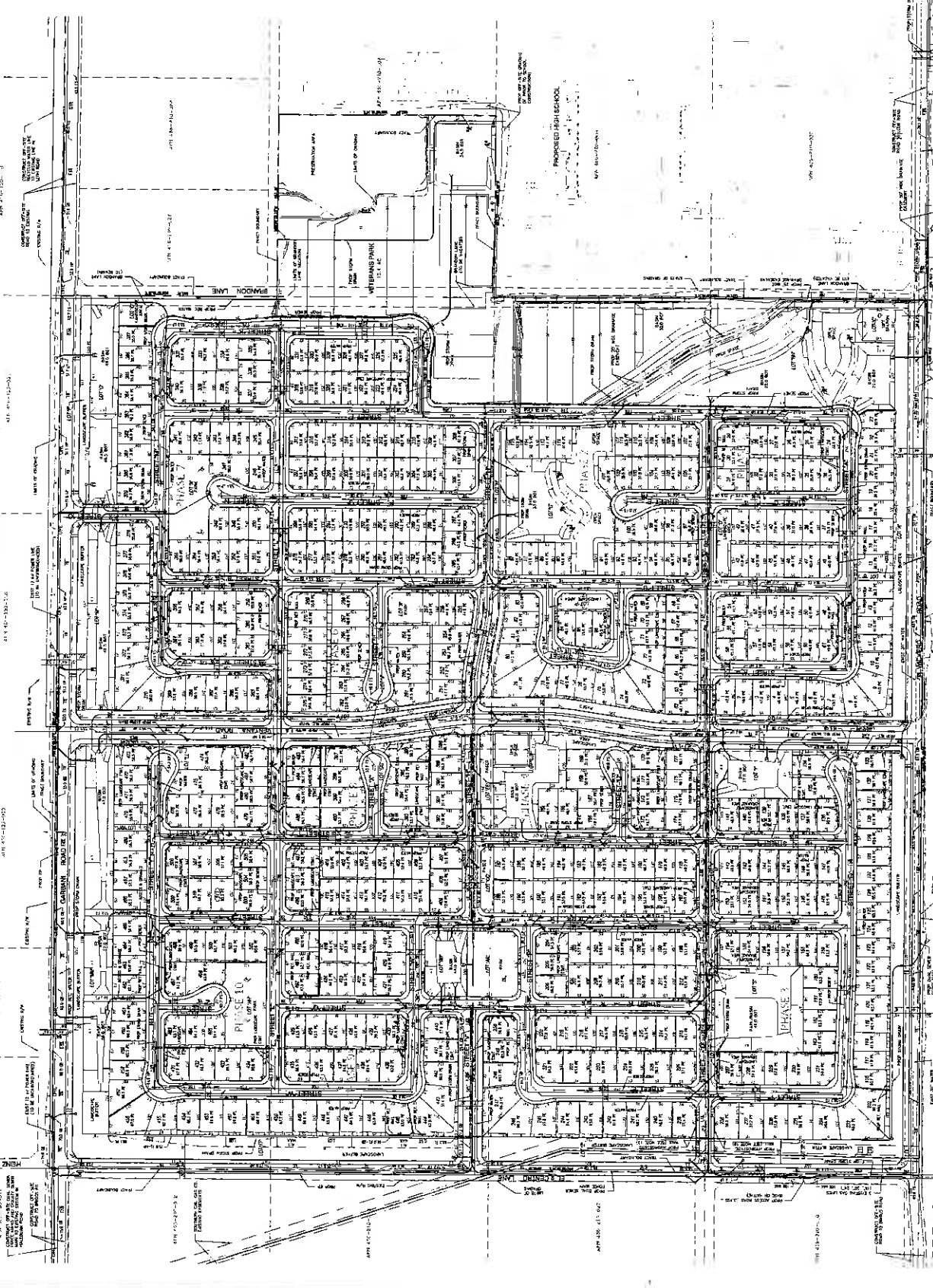
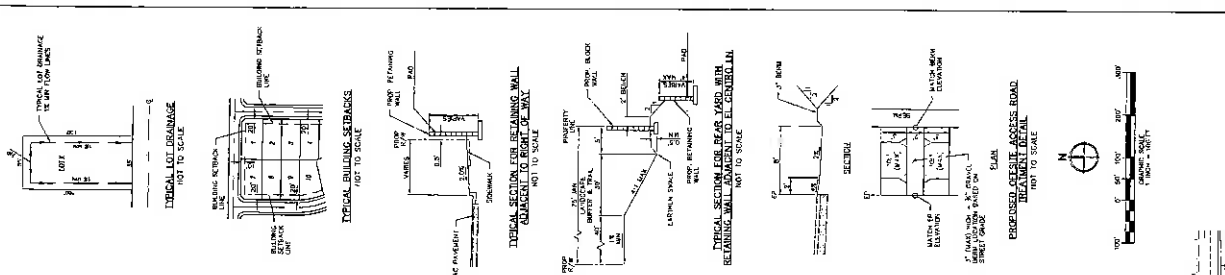
TENTATIVE TRACT MAP NO. 36785 AMENDMENT NO. 2

PARTS OF TRACTS 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, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APR 2016

EASEMENT NOTES

- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 4" MINIMUM WIDTH, SHALL BE 10' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 6" MINIMUM WIDTH, SHALL BE 12' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 8" MINIMUM WIDTH, SHALL BE 14' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 10" MINIMUM WIDTH, SHALL BE 16' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 12" MINIMUM WIDTH, SHALL BE 18' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 14" MINIMUM WIDTH, SHALL BE 20' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 16" MINIMUM WIDTH, SHALL BE 22' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 18" MINIMUM WIDTH, SHALL BE 24' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 20" MINIMUM WIDTH, SHALL BE 26' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 22" MINIMUM WIDTH, SHALL BE 28' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 24" MINIMUM WIDTH, SHALL BE 30' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 26" MINIMUM WIDTH, SHALL BE 32' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 28" MINIMUM WIDTH, SHALL BE 34' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 30" MINIMUM WIDTH, SHALL BE 36' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 32" MINIMUM WIDTH, SHALL BE 38' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 34" MINIMUM WIDTH, SHALL BE 40' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 36" MINIMUM WIDTH, SHALL BE 42' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 38" MINIMUM WIDTH, SHALL BE 44' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 40" MINIMUM WIDTH, SHALL BE 46' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 42" MINIMUM WIDTH, SHALL BE 48' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 44" MINIMUM WIDTH, SHALL BE 50' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 46" MINIMUM WIDTH, SHALL BE 52' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 48" MINIMUM WIDTH, SHALL BE 54' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 50" MINIMUM WIDTH, SHALL BE 56' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 52" MINIMUM WIDTH, SHALL BE 58' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 54" MINIMUM WIDTH, SHALL BE 60' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 56" MINIMUM WIDTH, SHALL BE 62' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 58" MINIMUM WIDTH, SHALL BE 64' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 60" MINIMUM WIDTH, SHALL BE 66' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 62" MINIMUM WIDTH, SHALL BE 68' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 64" MINIMUM WIDTH, SHALL BE 70' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 66" MINIMUM WIDTH, SHALL BE 72' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 68" MINIMUM WIDTH, SHALL BE 74' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 70" MINIMUM WIDTH, SHALL BE 76' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 72" MINIMUM WIDTH, SHALL BE 78' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 74" MINIMUM WIDTH, SHALL BE 80' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 76" MINIMUM WIDTH, SHALL BE 82' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 78" MINIMUM WIDTH, SHALL BE 84' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 80" MINIMUM WIDTH, SHALL BE 86' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 82" MINIMUM WIDTH, SHALL BE 88' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 84" MINIMUM WIDTH, SHALL BE 90' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 86" MINIMUM WIDTH, SHALL BE 92' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 88" MINIMUM WIDTH, SHALL BE 94' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 90" MINIMUM WIDTH, SHALL BE 96' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 92" MINIMUM WIDTH, SHALL BE 98' FROM THE PROPERTY LINE.
- ALL EASEMENTS FOR UTILITY AND MECHANICAL SERVICES, 94" MINIMUM WIDTH, SHALL BE 100' FROM THE PROPERTY LINE.



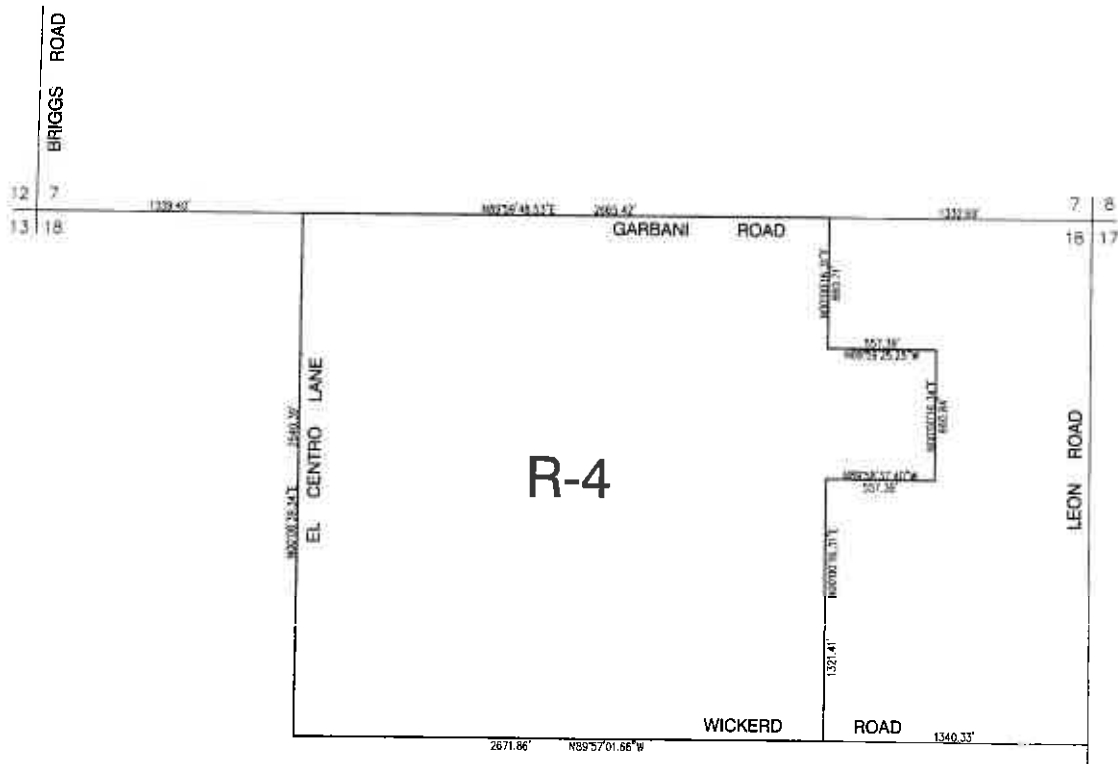
ANDERSON ENGINEERS, INC.
12345 MAIN STREET, SUITE 100
RIVERSIDE, CA 92504
(951) 941-1234

**TENTATIVE TRACT MAP NO. 36785
AMENDMENT NO. 2**
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SITE PLAN

SHEET 1 OF 3

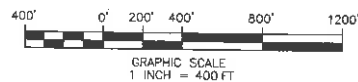
WINCHESTER ZONING AREA

SEC. 18 T.6S., R.2W. S.B.B. & M



LEGEND

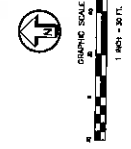
R-4 PLANNED RESIDENTIAL



MAP NO.
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO 348
CHANGE OF ZONE CASE NO. 7856
ADOPTED BY ORDINANCE NO.
DATE:

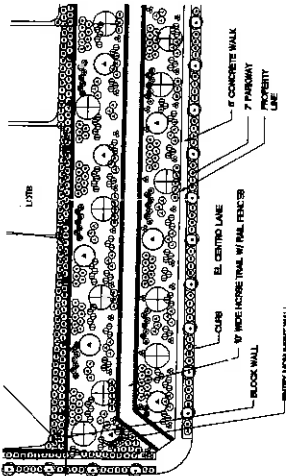
RIVERSIDE COUNTY BOARD OF SUPERVISORS

LA VENTANA RANCH COMPREHENSIVE LANDSCAPE PLAN TENTATIVE TRACT MAP 36785 AMENDMENT NO. 2

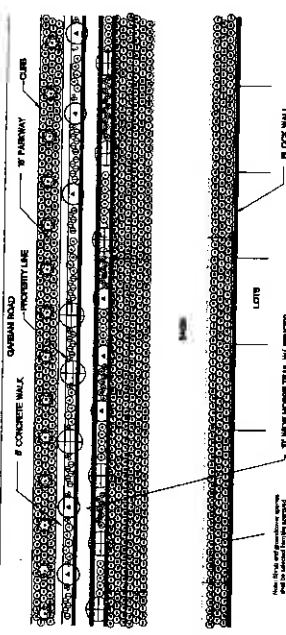


PLANT LEGEND

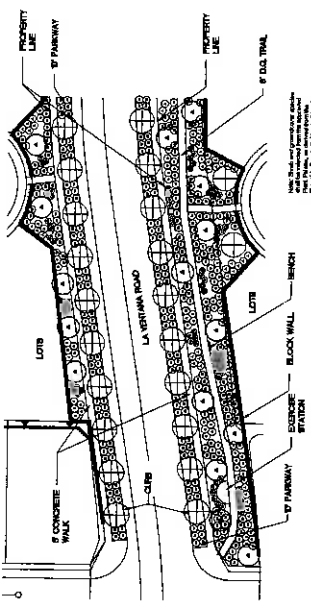
SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	PLACEMENT	NOTES
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN
(Symbol)	WIDE HORSE SHOE	SPERMATOPHYTES	WIDE HORSE SHOE	12" DIA.	---	PLACEMENT AS SHOWN



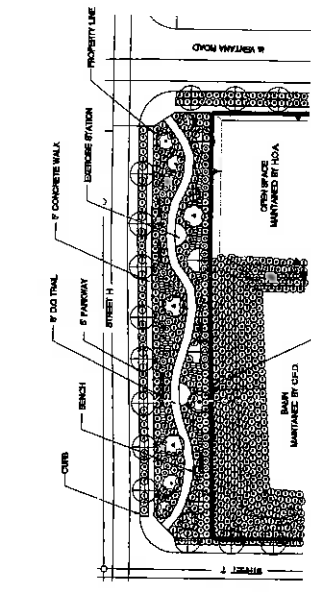
EL CENTRO LANE PLANTING MAINTAINED BY HOA



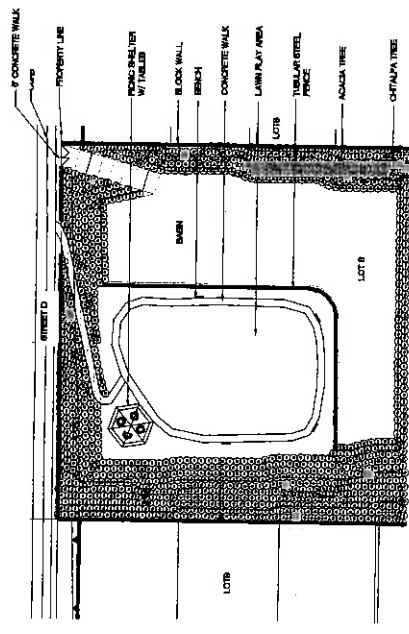
OVERMAN ROAD PLANTING MAINTAINED BY HOA



LA VENTANA ROAD PLANTING MAINTAINED BY HOA



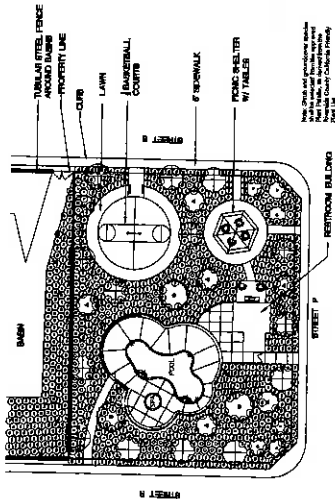
LA VENTANA ROAD PLANTING MAINTAINED BY HOA



PARK B PLANTING MAINTAINED BY HOA

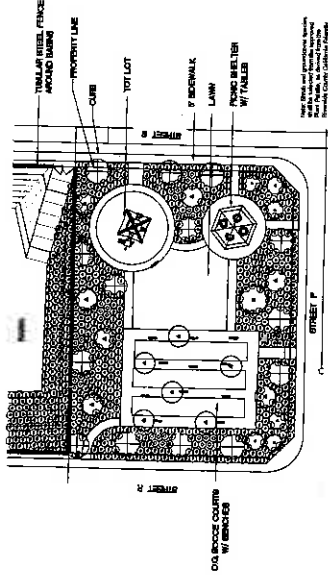
PREPARED BY:

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
RECREATION FACILITIES PLANNING
1115 SOUTH UNIVERSITY AVENUE
SUITE 100, ANIMAS VALLEY, CA 95008

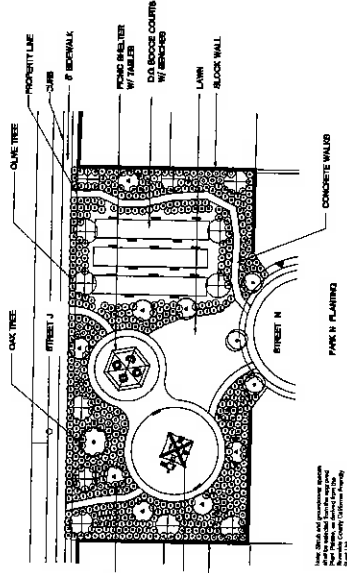


PARK A PLANTING ALTERNATIVE 1

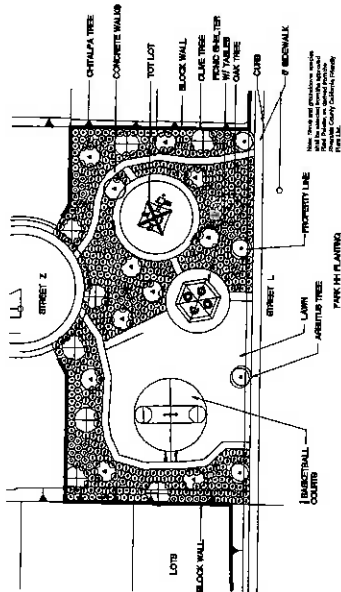
VINFIELD - VALLEY WIDE PARKS AND RECREATION DISTRICT
 CITY OF CALIFORNIA
 COMMUNITY FACILITIES DISTRICT



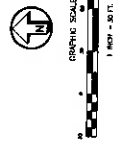
PARK A PLANTING ALTERNATIVE 2



PARK B PLANTING



PARK H PLANTING



PLANT LEGEND

SYMBOL	LANDSCAPE ELEMENT NAME	LANDSCAPE NAME	SIZE	QUANTITY	NOTES
(Symbol)	1" OAK	1" OAK	1"	1	1" OAK
(Symbol)	2" OAK	2" OAK	2"	1	2" OAK
(Symbol)	3" OAK	3" OAK	3"	1	3" OAK
(Symbol)	4" OAK	4" OAK	4"	1	4" OAK
(Symbol)	5" OAK	5" OAK	5"	1	5" OAK
(Symbol)	6" OAK	6" OAK	6"	1	6" OAK
(Symbol)	7" OAK	7" OAK	7"	1	7" OAK
(Symbol)	8" OAK	8" OAK	8"	1	8" OAK
(Symbol)	9" OAK	9" OAK	9"	1	9" OAK
(Symbol)	10" OAK	10" OAK	10"	1	10" OAK
(Symbol)	11" OAK	11" OAK	11"	1	11" OAK
(Symbol)	12" OAK	12" OAK	12"	1	12" OAK
(Symbol)	13" OAK	13" OAK	13"	1	13" OAK
(Symbol)	14" OAK	14" OAK	14"	1	14" OAK
(Symbol)	15" OAK	15" OAK	15"	1	15" OAK
(Symbol)	16" OAK	16" OAK	16"	1	16" OAK
(Symbol)	17" OAK	17" OAK	17"	1	17" OAK
(Symbol)	18" OAK	18" OAK	18"	1	18" OAK
(Symbol)	19" OAK	19" OAK	19"	1	19" OAK
(Symbol)	20" OAK	20" OAK	20"	1	20" OAK
(Symbol)	21" OAK	21" OAK	21"	1	21" OAK
(Symbol)	22" OAK	22" OAK	22"	1	22" OAK
(Symbol)	23" OAK	23" OAK	23"	1	23" OAK
(Symbol)	24" OAK	24" OAK	24"	1	24" OAK
(Symbol)	25" OAK	25" OAK	25"	1	25" OAK
(Symbol)	26" OAK	26" OAK	26"	1	26" OAK
(Symbol)	27" OAK	27" OAK	27"	1	27" OAK
(Symbol)	28" OAK	28" OAK	28"	1	28" OAK
(Symbol)	29" OAK	29" OAK	29"	1	29" OAK
(Symbol)	30" OAK	30" OAK	30"	1	30" OAK
(Symbol)	31" OAK	31" OAK	31"	1	31" OAK
(Symbol)	32" OAK	32" OAK	32"	1	32" OAK
(Symbol)	33" OAK	33" OAK	33"	1	33" OAK
(Symbol)	34" OAK	34" OAK	34"	1	34" OAK
(Symbol)	35" OAK	35" OAK	35"	1	35" OAK
(Symbol)	36" OAK	36" OAK	36"	1	36" OAK
(Symbol)	37" OAK	37" OAK	37"	1	37" OAK
(Symbol)	38" OAK	38" OAK	38"	1	38" OAK
(Symbol)	39" OAK	39" OAK	39"	1	39" OAK
(Symbol)	40" OAK	40" OAK	40"	1	40" OAK
(Symbol)	41" OAK	41" OAK	41"	1	41" OAK
(Symbol)	42" OAK	42" OAK	42"	1	42" OAK
(Symbol)	43" OAK	43" OAK	43"	1	43" OAK
(Symbol)	44" OAK	44" OAK	44"	1	44" OAK
(Symbol)	45" OAK	45" OAK	45"	1	45" OAK
(Symbol)	46" OAK	46" OAK	46"	1	46" OAK
(Symbol)	47" OAK	47" OAK	47"	1	47" OAK
(Symbol)	48" OAK	48" OAK	48"	1	48" OAK
(Symbol)	49" OAK	49" OAK	49"	1	49" OAK
(Symbol)	50" OAK	50" OAK	50"	1	50" OAK
(Symbol)	51" OAK	51" OAK	51"	1	51" OAK
(Symbol)	52" OAK	52" OAK	52"	1	52" OAK
(Symbol)	53" OAK	53" OAK	53"	1	53" OAK
(Symbol)	54" OAK	54" OAK	54"	1	54" OAK
(Symbol)	55" OAK	55" OAK	55"	1	55" OAK
(Symbol)	56" OAK	56" OAK	56"	1	56" OAK
(Symbol)	57" OAK	57" OAK	57"	1	57" OAK
(Symbol)	58" OAK	58" OAK	58"	1	58" OAK
(Symbol)	59" OAK	59" OAK	59"	1	59" OAK
(Symbol)	60" OAK	60" OAK	60"	1	60" OAK
(Symbol)	61" OAK	61" OAK	61"	1	61" OAK
(Symbol)	62" OAK	62" OAK	62"	1	62" OAK
(Symbol)	63" OAK	63" OAK	63"	1	63" OAK
(Symbol)	64" OAK	64" OAK	64"	1	64" OAK
(Symbol)	65" OAK	65" OAK	65"	1	65" OAK
(Symbol)	66" OAK	66" OAK	66"	1	66" OAK
(Symbol)	67" OAK	67" OAK	67"	1	67" OAK
(Symbol)	68" OAK	68" OAK	68"	1	68" OAK
(Symbol)	69" OAK	69" OAK	69"	1	69" OAK
(Symbol)	70" OAK	70" OAK	70"	1	70" OAK
(Symbol)	71" OAK	71" OAK	71"	1	71" OAK
(Symbol)	72" OAK	72" OAK	72"	1	72" OAK
(Symbol)	73" OAK	73" OAK	73"	1	73" OAK
(Symbol)	74" OAK	74" OAK	74"	1	74" OAK
(Symbol)	75" OAK	75" OAK	75"	1	75" OAK
(Symbol)	76" OAK	76" OAK	76"	1	76" OAK
(Symbol)	77" OAK	77" OAK	77"	1	77" OAK
(Symbol)	78" OAK	78" OAK	78"	1	78" OAK
(Symbol)	79" OAK	79" OAK	79"	1	79" OAK
(Symbol)	80" OAK	80" OAK	80"	1	80" OAK
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LA VENTANA RANCH
 COMPREHENSIVE LANDSCAPE PLAN
 TENTATIVE TRACT MAP 36785
 AMENDMENT NO. 2

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LaVentana Ranch

Conceptual Design Manual

Tract 36785

May 2016

Submitted to:

County of Riverside, California

May 2016

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1. Purpose

The purpose of the *LaVentana Ranch* Design Manual is to illustrate the overall design concept for Tentative Tract Map (TTM) No. 36785 and outline the design features that will be integrated into the final project design. This manual includes both design standards and design guidelines. Should the final project design vary from either the design standards or guidelines these changes may be considered by the Riverside County Planning Commission. The guidelines herein will lay out practical and aesthetic design concepts as a global approach to be utilized upon development of the *LaVentana Ranch* project. The main objective is to establish a consistent theme throughout the entire project area, all inclusive of streetscapes, open spaces, parks, architecture, landscaping and signage. *LaVentana Ranch* Design Manual will establish the overall Ranch theme, architectural styles, walls and fencing as well as the pedestrian connectivity to be used at project buildout. This Design Manual is being processed in conformance with Riverside county Zoning Ordinance No. 348, Article VIII d, Section 8.95b.

2. Project Location & Description

The *LaVentana Ranch* project is located in Riverside County, in the Menifee Valley (please refer to Figure 1 Vicinity Map). The project site is bounded by two (2) existing east-west roadways; Garbani Road on the north and Wickerd Road on the south and by two (2) proposed north-south roadways; El Centro Lane on the west and Brandon Lane on the east. The project is located just west of the proposed High School site for the Perris Union High School District that will be located at Leon Road and Wickerd Road (please refer to Figure 2 Project Site Map, Figure 3 Existing General Plan Circulation, & Figure 4 Proposed General Plan Circulation). The project proposes to subdivide one hundred seventy (170) acres into five hundred eleven (511) single family detached lots. The dwelling units will be a mix of seven thousand square feet (7,000 sf) minimum, six thousand square feet (6,000 sf) minimum, five thousand five hundred square feet (5,500 sf) minimums, down to five thousand square feet (5,000 sf) minimum single family detached lots. There are several drainage basins that will be located throughout the *LaVentana Ranch* project. The project is being designed to include a fifteen (15) acre Veterans Park along with several smaller pocket parks with an interconnecting trail system. The project is consistent with the County of Riverside's R-4 zoning designation.

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a. Existing Conditions

The *LaVentana Ranch* project is located in an area that is relatively flat with low rolling topography with occasional bedrock outcroppings. Under existing conditions the site is undeveloped and the onsite soils have historically been used to support dry land farming activities. The site is situated in an area of mixed open space and single family residential uses of varying density. Some of the adjacent property in the project area is being used for dry land farming and other areas are not being actively farmed and have a ground cover of non-native weeds/plants. Surrounding land uses include the following: north of the site consists of Garbani Road, open space and low density residential uses; east of the site land uses consist of low-density residential uses, open space and a site for a proposed high school planned by the Perris Union High School District; immediately south of the project site is Wickerd Road with open space immediately south, and medium-density residential uses to the southwest; and to the west is a mix of low-density residential uses and open space.

The property ranges in elevation from about one thousand four-hundred eighty feet (1,480') above mean sea level (amsl) and one thousand four-hundred thirty feet (1,430') amsl (please refer to Figure 5 USGS Map). The topography trends from the northwest to the southeast. The site does not have any major drainage channels and experiences sheet flow across most of the property. However, there are two (2) small channels located just north of Wickerd Road that cross this roadway in small culverts and drain to the southeast to ultimately join Warm Springs Creek about two (2) miles south of the project site. Warm Springs Creek flows into Murrieta Creek which then combines with Temecula Creek in south Temecula to create the Santa Margarita River which flows into the Pacific Ocean through Camp Pendleton Marine Corps Base in northern San Diego County. The northern portion of the property drains to the Santa Ana River watershed flowing first to Salt Creek; then to Lake Elsinore; and finally down Temescal Creek to the Santa Ana River.

The existing Land Use Designation is Rural Community: Estate Residential (RC:EDR, 2-acre minimum) however the project proposes a General Plan Amendment #1129 to change the land use designation to Community Development: Medium Density Residential (CD:MDR, 2-5 Dwelling Units/Acre (DU/AC)); and Open Space Recreation (OS-R). The project is consistent with the proposed land use designation of MDR. In conjunction with the GPA the project

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is changing the zoning from the existing R-A-5 (Residential Agriculture) to R-4 (Planned Residential).

b. Relationship to Surrounding Properties

The surrounding properties in the area include vacant land, dry land farming, low density residential, medium density residential, open space, proposed high school site project, and previously farmed agricultural fields.

The surrounding General Plan land use designations are as follows:

North: RC-EDR (*Rural Community – Estate Density Residential*)
South: RR (*Rural – Rural Residential*)
East: RC-EDR (*Rural Community – Estate Density Residential*)
& Proposed High School site
West: RC-EDR (*Rural Community – Estate Density Residential*)

The surrounding zoning designations are as follows:

North: A-1-5 (*Light Agriculture*)
South: A-1-5 (*Light Agriculture*)
East: R-A-5 & R-R (*Residential Agriculture & Rural Residential*)
& Proposed High School site
West: A-1-5 (*Light Agriculture*)

Surrounding land uses include:

North: Garbani Road, open space and low density residential uses
South: Wickerd Road with open space immediately south, and medium-density residential uses to the southwest
East: Low-density residential uses, open space and a new high school planned by the Perris Union High School District
West: Low-density residential uses and open space

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c. Utilities

The project site is currently undeveloped the following companies and/or agencies will provide utilities and services to the single family residential community when it is built and occupied. (See Figure 47 Off-Site Utilities).

Electricity	Southern California Edison
Natural Gas	Southern California Gas
Water	Eastern Municipal Water District
Sewer / WWTP	Eastern Municipal Water District
Cable	Time Warner Cable
Solid Waste	Waste Management
Drainage	Riverside County Flood Control & Water Conservation District

d. Covenants, Conditions and Restrictions (CC&R's)

Within *LaVentana Ranch* the majority of the project's open space, parks, common areas, side lots and landscaping will be maintained by the Homeowner's Association (HOA). The CC&R's for *LaVentana Ranch* will include language for the formation of an HOA and provision for creation of liens in conjunction with the HOA for maintenance funding that will be provided prior to recordation of the final map. However, Veterans Park will be maintained by the Parks and Recreation District, the project will be annexed into Valley Wide Parks and Recreation District and a CFD will be created as appropriate.

3. Preliminary Development Plan Overview

a. Proposed Project

The *LaVentana Ranch* project is intended as a planned residential community which includes a variety of residential lot sizes ranging from seven thousand square feet (7,000 sf) minimums down to five thousand square feet (5,000 sf) minimum lots. In addition, the development will incorporate an assortment of community amenities and open space areas (including but not limited to pocket parks, multi-use trails, a fifteen (15) acre Veterans Park and water quality basins.

La Ventana Ranch proposes five hundred eleven (511) single family residential lots on approximately one hundred seventy (170) acres, with areas of open space, parks and water basins, which conforms to the General Plan

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designation of Medium Density Residential (MDR). The *LaVentana Ranch* Development Plan is for single family lots and open space.

b. Single Family Residential

The single family residential (SFR) portion of the project covers approximately one hundred twenty (120) acres. The residential area has been designed to create a safe, attractive pedestrian-friendly community. The design allows for internal and external linkages for pedestrians and automobiles, as well as walkable linkages to the proposed community amenities. *LaVentana Ranch* was planned to provide a timeless and inviting design that respects the local setting. Promoting “architecture forward” design along the community streetscapes, multiple internal parks and interconnecting trails create useable recreation amenities while in-turn connecting neighborhoods. The project has built in landscape buffers along the major roadways to transition the existing surrounding land uses to the *LaVentana Ranch* community. *La Ventana Ranch* will create diversity, through the design features within their traditional single family residential lots of four typical lot sizes, the dwelling units will be a mix of seven thousand square feet (7,000 sf), six thousand square feet (6,000 sf) minimum, and five thousand five hundred square feet (5,500 sf) minimums, down to five thousand square feet (5,000 sf) as depicted on TTM No. 36785. (See Figure 6 General Plan Land Use, & Figure 7 Proposed Land Use Plan), the single family residential portions of the project will be subject to Riverside County’s R-4 development standards and permitted uses. See the table on the following page.

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TABLE 2 - Riverside County R-4 Development Standards	
Minimum Lot Size	3,500 sf
Average Lot Size	6,000 sf
Minimum Lot Width	40'
Minimum Lot Depth	80'
Front Setbacks	
Minimum Typical Front Yard	20'
Rear Setbacks	
Minimum Rear	10'
Side Setbacks	
Minimum Lot Side Yard	5'
Minimum Corner Lot Side Yard	10'
Maximum Building Height	
Dwelling Unit Maximum Two Stories	40'
Accessory Structures	50'
<i>R-4 Standards from Riverside County Ordinance No. 348.4802 Section 8.93 Land Use Regulations</i>	

c. Community Amenities

In accordance with the *Sun City/Menifee Valley Area Plan*, the *LaVentana Ranch* project will offer several trails that interconnect throughout and around the community. A thirty feet (30') wide central paseo traverses the site north and south, located along the east side of LaVentana Road (please refer to Figure 8 Conceptual LaVentana Road and Figure 9 LaVentana Landscape Details) and a forty feet (40') paseo will traverse the site east to west along the south side of the Street "H" that will connect to the project's Veterans Park (please refer to Figure 10 Conceptual Entry Road and Figure 11 Typical Paseo Landscape Details / Lot EE). Veterans Park will be approximately fifteen (15) acres and include a variety of uses including active, passive outdoor activity areas and approximately two point six (2.6) acres of preservation area that may be fenced off (to be determined at a later date), in the northeastern portion of Veterans park. Pocket parks will be located throughout the community, within a short walking distance to /from most residences, providing passive and active recreation opportunities for residents.

Landscaped parkways/ buffers will be provided along the project boundary roadways (Wickerd Road, El Centro Lane and Garbani Road.) These enhanced landscapes will provide a landscape buffer to transition from the surrounding existing land uses to the LaVentana Ranch community. In some

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instances such as along Garbani Road the landscape parkway not only provides a visual buffer but, also serves a functional duty as water quality basins and/or water quality facilities. El Centro Lane, Wickerd Road, and Garbani Road, have proposed paseos and landscaped parkways and sidewalks (please refer to Figure 12 - 17 Conceptual Street Sections and Landscape Sections.) Garbani Road also has areas for water quality basins and/or water quality facilities within the landscape setback. In addition to the enhanced parkways and paseos along the project's perimeter streetscapes, there will be enhanced landscaping and paseos within the *LaVentana Ranch* community itself. Along "H" Street the central east/west roadway there will be a Paseo (please refer to Figure 10 Conceptual Entry Road and Figure 11 Typical Paseo Landscape Details / Lot EE). LaVentana Road that travels north/south through the project will have a Paseo in addition to the parkway and sidewalk (please refer to Figure 8 Conceptual LaVentana Road and Paseo Section). The enhanced parkways and Paseo system will create a physical and visual buffer and transition from surrounding land uses as well as provide a looping recreational system of trails to the project parks and amenities found within *LaVentana Ranch* (please refer to Figure 18 Conceptual Neighborhood Parkway Section, Figure 19 Conceptual Parkway, Figure 20 Conceptual Project Entry and Figure 21 Conceptual Paseo and Clubhouse).

In total, the *LaVentana Ranch* project offers approximately forty-five (45) acres of open space, recreation and conservation/preservation areas that will benefit *LaVentana Ranch* residents and the surrounding area. Within the approximately forty-five (45) acres there is approximately two point six (2.6) acres of preservation area in the northeastern portion of Veterans park reducing the total to approximately forty-two point four (42.4) acres overall.

Amenities that shall be but not limited to be included in the pocket parks within *LaVentana Ranch* are: picnic areas, shelters, tot lots, Bocce courts, neighborhood vegetable gardens, dog park(s), half-court basketball courts, volleyball court, outdoor exercise equipment, neighborhood pool(s), and benches. The listed amenities are optional and may change; a minimum of two (2) of these amenities will be included in each pocket park and final design will be determined at the time of development by the project builder with approval by the County of Riverside Planning. Please refer to Figure 22 Conceptual Neighborhood Park.

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d. Transition and Buffer Zones

Landscaped parkways/ buffers will be provided to physically and aesthetically transition and buffer the existing surrounding residents from the *La Ventana Ranch* project. These buffers are important design features for the project in order to assure not only conformity to the *Sun City/Menifee Valley Area Plan* but also, to transition from the surrounding existing land uses. Landscaped parkways/ buffers will be provided along the project boundary roadways (Wickerd Road, El Centro Lane and Garbani Road.) These enhanced landscapes will provide a landscape buffer to transition from the existing land uses to the *La Ventana Ranch* community. Along Garbani Road the landscape parkway will not only provide a visual buffer but a portion of the area will be used for water basins. El Centro Lane has a proposed seventy-five feet (75') wide Paseo / Easement/Landscape setback beyond the twelve feet (12') of parkway and paved sidewalk. Wickerd Road has a proposed forty feet (40') wide Paseo / Landscape setback beyond the eighteen feet (18') of parkway, and sidewalk. Garbani Road has a proposed thirty feet (30') wide Paseo/ Landscape setback and eighty-five feet (85') +/- for a water quality basin beyond the twenty-one feet (21') of parkway and sidewalk. Please refer to Figures 8 - 21 for the conceptual streetscape transition / buffers.

e. Entry Monuments, Walls & Project Theme

The *La Ventana Ranch* Monuments features and entry landscaping is designed to reflect the overall "Ranch" theme. The Main Entry will appear somewhat rustic with large boulders in the fore ground and the entry signage with a rock veneer and metal lettering. The materials, colors, and type of construction are subject to variation, as long as the character of the Monuments is preserved per the approval of the Riverside County Planning Department. The primary community entry location will be at the intersection of Wickerd and La Ventana Roads. A comprehensive signage plan will be provided for the development prior to buildout. (Please refer to Figure 20 Conceptual Project Entry and Figure 23 Entry Monument Details.)

Walls and Fencing materials, design and colors will continue the project's "Ranch" theme established in the entry Monuments signage and landscaping. (Please refer to Figure 24 Fence Details, and Figure 25 Wall Details.)

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f. Open Space

The LaVentana Ranch project has approximately forty-five (45) acres of open space, recreation areas for residents to utilize. The open space areas that are required conservation/preservation areas will have limited or no residential/public access. Open space includes the paseo system, pocket parks and Veterans Park. There is open space within walking distance of all the homes within the project, allowing residents to enjoy an extensive outdoor community area. These open space areas can be used for passive outdoor activities as well as active recreational options such as using the bocce ball courts, or ball fields. The residents will have ample opportunity to get out and move, while not relying on automobiles.

g. Veterans Park

The Veterans Park will be an approximately Fifteen (15) acres, which includes approximately two point six (2.6) acres of preservation area that may be fenced off (to be determined at a later date), in the northeastern portion of Veterans park. Veterans Park will provide a variety of uses such as: active recreation areas, passive open space areas, parking, and basin facilities (please refer to Figure 26 Conceptual Veterans Park Plan and Figure 27 Conceptual Veterans Park Landscape Details). The park is located west of the proposed High School, which is adjacent to the east side of Veterans Park. The park will meet the needs for many project residents and area residents, there will be ballfields, a soccer field, half-court basketball, special needs play area, picnic areas, shaded picnic areas, walking trails with benches, quiet shaded areas, two restrooms and one or two snack bars, information kiosks, parking and water basins and/or water quality facility areas. Additionally there are areas set aside to honor and show respect for all of the branches of the United States Military. Veterans park is not only to provide needed active and passive recreation activities to the area residents but, plans to truly honor our United States military services members, past, present and future. The park will be easily accessible to all age levels from young supervised children to seniors who want a place to enjoy the outside. The overall design and layout of the park will enable families to spend time together in the outdoors. Having the ballfields in the same park and in close proximity to the special needs play area, enables parents who may have older children in sports be able to take them to their game or practice while allowing the younger children to play all within the same park. Consolidating the active and passive activities within one park gives the parents/guardians the ability to keep an eye on all their kids without driving all over to meet the different activity needs of the entire family.

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Park Components:

Military Monuments - The project proponent has put together an Ad Hoc committee with members that were or currently are active duty members of the Army, Navy, Air Force, Marines and Coast Guard (please refer to Figure 28 Veterans Memorials). The Ad Hoc members are providing insight as to what they envision the Veterans Park "Veterans Monument" to ultimately look like. The "Veterans Monument" area is proposed near the front of the park near the parking area which will be ADA accessible and may include; a Flag pole with lighting for flying of the United States Flag, plaques with the emblems of each of the branches of service, stories of local purple heart recipients, fallen heroes, veterans and/or current military service men or women. This area may also have a seat wall and T-trellis, the actual design has not been determined. The ultimate design and location of these items will be decided by the Ad Hoc Committee and may include those items listed and/or others, to be decided and approved at buildout. The areas may include space to perform ceremonies and/or hold small community gatherings.

Active Recreation Field Areas - The Park proposes two (2) Baseball fields with grand stands in the northern portion of the park with a restroom/snack bar located nearby. In the southern portion of the park are the soccer field and viewing area, a half-court basketball court with another restroom facility located close by. Two of the fields are planned to be lighted, which fields that will have lighting has not been decided as of this time and may be up to the Parks and Recreation Department to make the final decision.

Special Needs Play Area - The Special Needs Play Area will not be restrictive to age or ability level, it will be available to all children (please refer to Figure 29 Special Needs Play Area). Specialized fencing may be installed around the area to allow one way in and one way out to provide for children's safety. The Special Needs Play area is intended to be a place of fun and learning for not only special needs youth but all children, creating a safe play area for all. The special needs play area may include: specially-designed swings, gliders, play areas, sensory garden, rubberized padding for comfort and safety, equipment that can make it easy for children to slide, sway, crawl and play. This area will be easily supervised by the children's parents/guardians, while allowing the children to explore safely and learn on their own.

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Accessory Uses - There will be two Restrooms and one Snack bar facility located within the park property. These convenience facilities will be located within the vicinity of the Baseball fields and the Soccer Field, for close proximity of the majority of the park users. The buildings in the park will be: pre-manufactured structures from Public Restroom Company. The building near the soccer fields will be restrooms and storage only. The building near the ballfields will include restrooms, storage, and a snack bar with a roll up door. Both buildings will be completely wired and plumbed and set in place. The construction will be split face block with a standing seam metal roof. Colors and actual design of the facilities will be established during final park design. The snack bar hours and function will be decided by Valley Wide Park and Recreation District, for use by sport leagues and organizations that utilize the park's fields. There are Picnic Areas located around the Special Needs Play Area, shaded and non-shaded picnic areas with benches and tables. The picnic areas provide much needed areas for families to gather and celebrate while enjoying the outdoors, fresh air and sunshine. Walking trails will be composed of decomposed granite to allow visitors to hike through the park. While walking along the park trails residents may go past some natural rock outcroppings, native plantings, and be able enjoy scenic views. Placed along the trails and landscape there may be park benches to allow people to stop and rest or take in the views in a peaceful quiet setting.

Miscellaneous - Landscaping of the park will primarily be drought tolerant and/or native plants for landscaping with turf only being used on the recreation fields. Decomposed granite (DG) will be used in lieu of turf for the trail surfaces, and in the picnic areas. The landscaping will be watered using drip irrigation with exception of the turf areas on the recreation fields. All of the landscaping and turf areas within Veterans Park will be watered with recycled water. Parking will be provided along the southwestern portion of the park area with trails leading from the parking lot areas into the different areas of the park and to the park's trail system. Water basins and/or water quality facility areas will be located as needed in the park to capture and treat storm water.

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High School Interface - Veterans Park is directly west and adjacent to the proposed High School site and the facilities at the park may be used to augment the athletic facilities provided by the High School. The park district and Perris Union High School District would need to work out an agreement on how and when the park facilities could be utilized by the high school and vice versa. There will be a ten feet (10') wide trail/sidewalk along the basin(s) and perimeter of Veterans Park that will connect to the high school property with controlled access point(s) for safety, limiting access to/from the high school site and the park site. There will be appropriate signage at the school entrance/exit location into/out of the park. The final design and location will be determined during the final design of Veterans Park, with further coordination with the Perris Union High School District and Valley Wide Park and Recreation District.

All amenities and other park equipment proposed above may be modified and/or require final approval by Valley Wide Parks and Recreation District.

h. Pocket Parks

Throughout *LaVentana Ranch* pocket parks will be located for ease of access to neighborhood residents (please refer to Figure 22 Conceptual Neighborhood Park). The pocket parks will be located adjacent to community streets for visibility and safety as well as connection to the community wide trail system. The project will have a contiguous looping trail system, allowing project residents to walk, bike or jog most anywhere within the project area. Amenities to be included in *LaVentana Ranch* pocket parks are optional, and will be determined at the time of development by the project builder. Pocket parks could include; HOA picnic areas, shelters, tot lots, Bocce courts, neighborhood vegetable gardens, dog park(s), half-court basketball courts, volleyball court, outdoor exercise equipment, neighborhood pool(s), and benches. Should a pool be included in one of the pocket parks the conceptual pool design, as proposed is a pool approximately eleven hundred square feet (1,100 sf) and spa approximately seventy-nine square feet (79 sf) the actual design, location, and materials may vary. The pool entry will be fenced and gated with an automated keyed entry for residents. Landscaping of the pocket parks will primarily be drought tolerant landscaping with turf only being used where absolutely necessary. Decomposed granite (DG) will be used in lieu of turf for the trail surfaces, the landscaping will be watered

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using drip irrigation or other water saving devices. Landscaping will be mostly irrigated by recycled water with exception to the areas that are water basins and/or water quality areas (please refer to Figure 30 Potable & Recycled Water).

i. Phasing

Phasing of the project will take place in four phases (please refer to Figure 31 Phasing Plan), 1st phase will be the southeast corner of the project and Wickerd Road and a portion of El Centro Lane. Construct off-site road to Briggs Road, construct lift station, construct off-site road to Leon Road. Phase 2, includes the southwest corner of the project. Phase 3 is the northeast portion of the site, Veterans Park, eastern most water quality basins, a portion of Brandon Lane, construct off-site road to Briggs Road and construct off-site road to Leon Road. Phase 4 is the northwest portion of the site including the remaining section of El Centro Lane to Garbani Road. For more detailed phasing information please see the TTM 36785 Phasing Plan.

j. Water Quality

Water quality management plans (WQMP) for the *La Ventana Ranch* project was prepared for the northern and southern portions of the project site. To address project impacts on the northern portion of the site, which flows to the Santa Ana River Watershed, a project specific WQMP was prepared. A similar WQMP was prepared for the southern portion of the project site that flows to the Santa Margarita River Watershed.

The bioretention basins have been designed so that the water quality volume will not pond higher than six inches (6") above the soil media. The remaining volume in the basins will be utilized for meeting the Hydrologic Conditions of Concern (HCOC)'s on the property and to mitigate for increased runoff. The offsite streets will convey runoff into the adjacent landscaped buffer areas, which will be depressed a minimum of one foot (1'), which is required for the landscaped area to be a self-retaining area. The flows from the landscaped buffers will be collected and discharged north of Garbani Road. Also the project will implement structural and operational source control Best Management Practices (BMP)'s. The project proposes bioretention basins (infiltration basins) which are identified as having medium to high removal efficiency for nutrients and pathogens (bacteria and viruses). Based on this method of treatment, the proposed project is not forecast to cause a

La Ventana Ranch

significant degradation to water quality within the Santa Ana River Watershed.

The Santa Margarita WQMP was prepared for the nine (9) southerly basins and exterior streets associated with the proposed project. The project site will utilize bioretention basins to treat for water quality purposes. The Hydromodification model utilized nine (9) sand filter basins to represent the nine (9) bioretention basins. Based on the model, the proposed bioretention basins adequately address hydromodifications within the portion of the project contributing runoff to the Santa Margarita River Watershed. The required water quality volume of the basins was determined using the Hydromodification model. The effective impervious fraction was calculated based upon the tributary land use designations, and assuming sixty-five percent (65%) impervious surface for the residential lots, considered conservative.

The bioretention basins have been designed so that the water quality volume will not pond higher than six inches (6") above the soil media. The remaining volume in the basins will be utilized for meeting the HCOCs on the property and to mitigate for increased runoff. The offsite streets will convey runoff into the adjacent landscaped buffer areas, which will be depressed a minimum of one foot (1'), which is required for the landscaped area to be a self-retaining area. The flows from the landscaped buffers will be collected and discharged south of Wickerd Road. The project proposes bioretention basins (infiltration basins) which are identified as having medium to high removal efficiency for nutrients and pathogens (bacteria and viruses). Removal efficiency for pesticides, specifically Chlorpyrifos, is considered unknown. However, the recent tests for pesticides from the project site indicate it is not an existing source of pesticides. Further, the project will implement structural and operational source control BMPs. Based on implementing these structural and occupancy BMPs and based on the proposed onsite method of treatment, the proposed project is not forecast to cause a significant degradation to water quality within the Santa Margarita River Watershed.

Incorporated into the *La Ventana Ranch* project along the southeasterly border is a swath of open space which is a combination of uses; including storm

La Ventana Ranch

drainages, water basins, a lift station and a “natural” drainage feature that will be left as natural as possible. Directly east of this open space area is the proposed Perris Unified School District High School parking lot area. There will be a decomposed granite walking path approximately ten feet (10’) wide along the project and school property boundaries.

4. Landscape Design

a. Community Landscape, Entry Monuments, Walls and Fencing

The *LaVentana Ranch* landscaping is designed to reflect the overall “Ranch” theme. The Main Entry will appear somewhat rustic with large boulders in the fore ground and the entry signage with a rock veneer and metal lettering. Neighborhood and other monument signage will continue the “Ranch” theme, and will be located within the landscape setback on a smaller scale than the Main Entry monument. The materials, colors, and type of construction are subject to variation, as long as the character of the Monuments is preserved per the approval of the Riverside County Planning Department. The primary community entry location will be at the intersection of Wickerd and La Ventana Roads. A comprehensive signage plan will be provided for the development prior to buildout if deemed necessary by Riverside County Planning Department. (Please refer to Figure 23 Entry Monument Details.)

Entry Monuments, Walls and Fencing materials, design and colors will continue the project’s “Ranch” theme established in the entry Monument signage and landscaping. (Please refer to Figure 24 Fence Details, Figure 25 Wall Details, and Figure 32 Wall & Fence Plan.) Wall and fence heights will be limited to a maximum of six (6) feet, measured from the high side grade. Decorative pilasters and posts may extend up to an additional fourteen (14) inches above the maximum wall heights. Materials, colors, and type of construction for the Ranch theme, view walls and accent walls or Three-rail fencing are subject to variation, as long as the character of the Monuments is preserved per the approval of the Riverside County Planning Department. View walls may be used in areas where view opportunities exists or as needed for public safety. These areas may be adjoining the buffers or opens space areas within the development. Three-rail fencing will be used along the trails and within the open space areas when a physical separation is necessary.

La Ventana Ranch

While in some areas of the community, homes will have one or more community walls or view fences, the majority of the development will be separated by slump block walls (neighborhood walls) at the interior rear and side yards. Neighborhood walls or yard fencing within the residential areas of the project will be placed along the property lines in order to separate the residential lots. The wall and fence plan proposed indicates where the *LaVentana Ranch* anticipates locating the various walls and fences within the project. (Please refer to Figure 24 Fence Details, Figure 25 Wall Details, and Figure 32 Wall & Fence Plan.)

General Guidelines

- No fence should exceed six (6) feet in height measured from the high side grade
- All walls and fences should end in a pilaster or post. The design of the pilaster should reflect the shape of the supports used in the fencing
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve (12) inches in height
- Side yard gates are required on one side of the front yard and shall be constructed of tubular steel or wood. Side and rear yard fencing shall be masonry, slump stone, vinyl or other materials of similar appearance, maintenance and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. Applicants shall provide specification which shall be approved by the Riverside County Planning Department.
- All wall and fence plans with the addition of materials must conform to Riverside County guidelines. Written approval from each agency is required and must be submitted to the master developer prior to installation.

b. Front Yard Landscaping

Within *LaVentana Ranch* front yard landscaping is required for all houses to be approved by the County of Riverside Planning Department and will be provided by the builder. The front yard landscaping should be provided by the builder within one (1) month of closing. The County of Riverside Planning Department may consent to time extensions to allow for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by the developer shall be subject to the review and approval of the Riverside County Planning Department

La Ventana Ranch

and shall comply with the Riverside County California Friendly Plant List with drip irrigation per Riverside County regulations.

c. Trails

The trails that will be built as part of the *LaVentana Ranch* project will be landscaped per the County regulations with drought resistant plantings and drip irrigation. Landscaping will be mostly irrigated by recycled water with exception to the areas that are water basins and/or water quality facility areas. Within *LaVentana Ranch* the majority of the project's open space, parks, common areas and landscaping will be maintained by the Homeowner's Association (HOA). (Please refer to Figure 11 Typical Paseo Landscape Details / Lot EE) for an example of the typical trail landscaping and amenities.)

d. Private Open Space

Private Open Space is an area of land within each residential lot that is available for private use. The private open space is typically the yard area that is available for private recreation. Every residence shall have adequate private outdoor open space that can be utilized for passive outdoor activities, gardening, barbequing, private parties, reading, eating, area for children and somewhere for pets to have outdoor play time.

e. Open Space

The *LaVentana Ranch* project has approximately forty-five (45) acres of open space, recreation for residents to utilize. The open space areas that are required conservation/preservation areas will have limited or no residential/public access. This includes the paseo system, pocket parks and the Veterans Park. There is open space within walking distance of all the homes within the project, allowing residents to enjoy an extensive outdoor community area. These open space areas will be landscaped per the County regulations with drought resistant plantings and drip irrigation.

Landscaping will be mostly irrigated by recycled water with exception to the areas that are water basins and/or water quality areas. Within *LaVentana Ranch* the majority of the project's open space, parks, common areas and landscaping will be maintained by the Homeowner's Association (HOA). (Please refer to Figure 33A Open Space, 33B Sub-Regional Parks, 33C Sub-Regional Trails, Figure 33D Trails Connectivity, Figure 32 Wall and Fence

La Ventana Ranch

Plan, and Figure 38A, 38B & 38C Master Landscape Plans and TTM No. 36785.)

f. Parks

Throughout *LaVentana Ranch* parks will be located for ease of access to neighborhood residents. The pocket parks will be located adjacent to community streets for visibility and safety as well as connection to the community wide trail system. Amenities to be included in *LaVentana Ranch* pocket parks are optional, and will be determined at the time of development by the project builder. Pocket parks could include; HOA picnic areas, shelters, tot lots, Bocce courts, neighborhood vegetable gardens, dog park(s), half-court basketball courts, volleyball court, outdoor exercise equipment, neighborhood pool(s), and benches. Veterans Park will be an approximately Fifteen (15) acres that will provide active recreation areas, passive open space areas, parking, and basins and approximately two point six (2.6) acres of preservation area that may be fenced off (to be determined at a later date), in the northeastern portion of Veterans park. (please refer to Figure 26 Conceptual Veterans Park Plan and Figure 27 Veterans Park Landscape Details). Veterans Park will be a “regional park” in nature, providing the type and size of facilities provided at a typical “regional Park”. The Veterans Park will meet the needs for many project residents and area residents, there will be ballfields, a soccer field, half-court basketball, special needs play area, picnic areas, shaded picnic areas, walking trails with benches, quiet shaded areas, two restrooms, one snack bar, information kiosk, parking and water basins and/or water quality facility areas. Landscaping of the pocket parks and Veterans Park will primarily be drought tolerant landscaping with turf only being used where absolutely necessary (i.e. recreation fields.) Decomposed granite (DG) will be used in lieu of turf for the trail surfaces, the landscaping will be watered using drip irrigation or other water saving devices. Landscaping will be mostly irrigated by recycled water with exception to the areas that are water basins and/or water quality areas (Please refer to Figure 34A Park AA, Figure 34B Conceptual Design Park AA Pool Alternative, Figure 35 Park HH, Figure 36 Park N and Figure 37 Park S.)

g. Water Quality Basins / Water Quality Facilities

The *LaVentana Ranch* Landscaping of the water quality basins will be minimal and will be irrigated with potable water with drip irrigation in the areas that are water quality basins and/or water quality facilities. The slopes of the

La Ventana Ranch

water quality basins and the majority of the water quality basin open space will be planted. The slopes of open space conservation areas adjacent to some of the water quality basins/water quality facilities will be sprayed with a seed mixture for slope stability, water permeability and landscape purposes. The conservation areas will have limited or no residential/public access. Within *LaVentana Ranch* the majority of the project's open space, parks, common areas and landscaping will be maintained by the Homeowner's Association (HOA). (Please refer to Figure 30 Potable recycled water irrigation, Figure 32 Wall and Fence Plan, Figures 38A, 38B & 38C Master Landscape Plan and TTM No. 36785.)

h. Irrigation/Water Use

The *LaVentana Ranch* Landscaping will be mostly irrigated by recycled water with exception to the water quality basins and/or water quality facilities. Within *LaVentana Ranch* the majority of the project's open space, parks, common areas and landscaping will be maintained by the Homeowner's Association (HOA). (Please refer to Figure 30 Potable Recycled Water Irrigation, Figures 38A, 38B & 38C Comprehensive Landscape Plan, and Figure 39 Landscape Plant Palette.)

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5. Architectural Design

The *LaVentana Ranch* architectural design guidelines have been developed to ensure architectural continuity and compatibility throughout the project; to encourage a unique architectural Ranch theme; and to avoid a monotonous replication of similar architectural elements. These guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these design guidelines to require that all of the identified design components and elements be incorporated into the actual building designs. These guidelines are more of a “palette” of character defining elements that can be used in the home and community designs (please refer to Figure 40 Conceptual Architecture). The actual detailed architectural design elements and details will be decided at time of buildout by the developer with approval by the County of Riverside Planning Department.

The proposed designs and concepts should be incorporated to provide an assortment of housing styles within the *LaVentana Ranch* community.

ARCHITECTURAL GUIDELINES

ARCHITECTURAL STYLES

La Ventana Ranch is envisioned as a community with a variety of home styles where architectural massing, roof forms, detailing, walls and landscape are integrated to reflect historic, regional, and climate-appropriate styles. Five “traditional” styles have been chosen for the La Ventana Ranch community. This collection represents traditional American styles found throughout the country and southern California.

- ❖ Ranch
- ❖ Farmhouse
- ❖ Prairie
- ❖ Craftsman
- ❖ Monterey



La Ventana Ranch

a. General Guidelines

The following general guidelines should be considered in the architectural design and overall layout of the *LaVentana Ranch* project:

- ◆ A common set of design styles and elements should be included and used throughout the *LaVentana Ranch* project
- ◆ It is important to provide variation in front elevation massing, building types and architectural styles along any neighborhood street to provide diversity and allow homes to undulate along the streetscape
- ◆ Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features should occur on those facades of the residence that are visible from the street or open space areas.
- ◆ Visual impact of garages shall be reduced to the maximum extent practicable

b. Architectural Styles

Five architectural styles have been set forth in this design manual for the LaVentana Ranch project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variability. *Ranch, Farmhouse, Prairie, Craftsman and Monterey* architectural styles establish the types and levels of architectural detail which will assist in achieving the project design objectives. The builder will be required to come back before the Riverside County Planning Commission with detailed floor plans, elevations, and lot floor exhibits that will identify the specific design features that will be incorporated into this project. In addition, these design guidelines can be modified during the formal minor permit review process initiated by the builder, at the discretion of the Riverside County Planning Department.

La Ventana Ranch

1. Ranch

The Ranch style is an American domestic architectural style. It evolved from the large ranches in the late nineteenth century to the contemporary family lifestyle. The Ranch style became extremely popular in the United States after World War II.

The typical Ranch home is a single-story building with a primarily gable roof. This style is noted for its long, close-to-the-ground profile, and minimal use of exterior decoration. Contemporary Ranch style homes are often accented with details borrowed from Mediterranean or Colonial styles.

Identifying Characteristics

- ❖ Informal, asymmetrical building form with horizontal emphasis
- ❖ Rustic appearance
- ❖ Gable and shed roof forms
- ❖ Flat shake-like concrete roof shingles
- ❖ Siding and/or stone accents

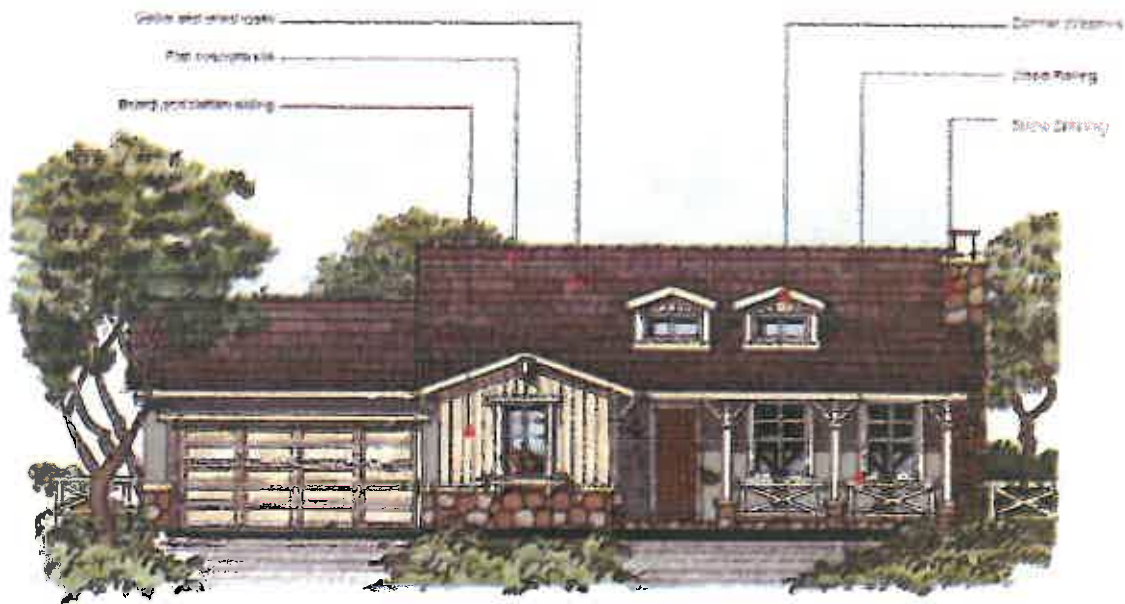


Figure 41 Ranch Style



La Ventana Ranch

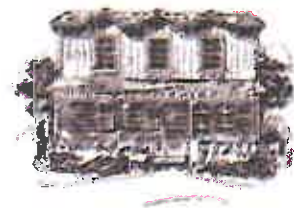
Style Elements	Required
Form	<ul style="list-style-type: none"> • Informal, asymmetrical building form with horizontal emphasis
Roof	<ul style="list-style-type: none"> • Steeper 6:12 to 8:12 roof pitches or lower roof pitches 3:12 to 5:12 • Predominant gable and shed roofs, with 12" rake and 18" to 24" eaves • Flat concrete tile • Occasional standing seam or corrugated metal roof
Walls	<ul style="list-style-type: none"> • Light to medium sand finish stucco • Brick, adobe or stone used as wall mass or accent • Horizontal lap siding • Board and batten siding
Windows	<ul style="list-style-type: none"> • Square or rectilinear window shapes with standard divided lights
Details	<ul style="list-style-type: none"> • wooden or timber detailing • Heavy square post and beam porches • Window header beams • Stone chimney
Colors	<ul style="list-style-type: none"> • Wide range of light to dark earth tones building color • Off-white, light or dark tones in contrast to field trim • Light or dark tones in contrast to field accents



Rustic Appearance



Deep Eaves



Porch

Graphics shown are for illustrative purpose only



La Ventana Ranch

2. Farmhouse

The American Farmhouse style is defined by simple practicality. Homes were designed to provide basic comfort and utility, be attractive, and offer flexibility to grow and change uses over time. The American Farmhouse is traced back to Colonial styles from New England and later the Mid-west. Well into the early 20th century, most homes were designed and built by local craftsmen, resulting in substantial regional deviations across the country.

Identifying Characteristics

- ❖ Typically two stories in height with high pitch gabled roof
- ❖ Wood siding combination with stucco
- ❖ Large, covered porches with simple wood columns and railings

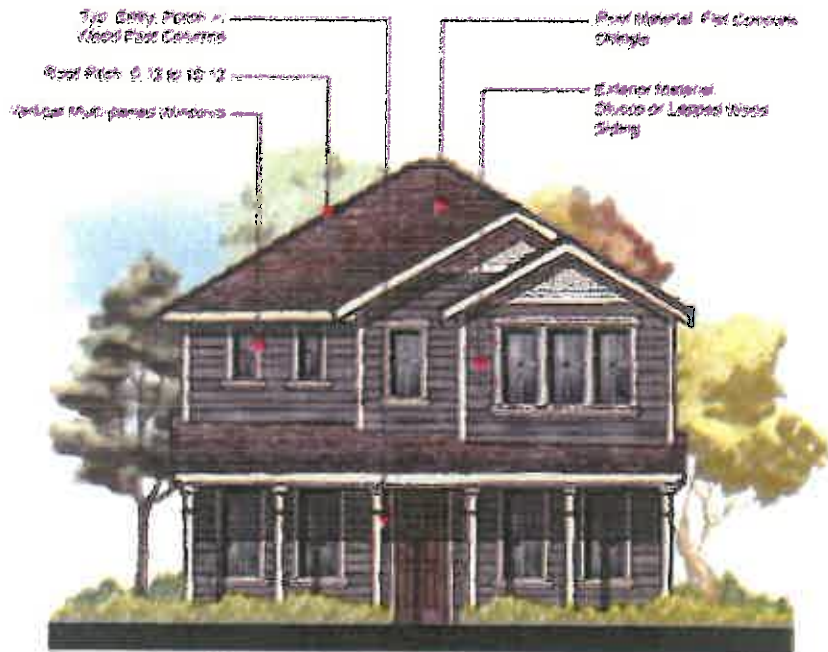
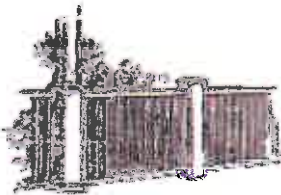


Figure 42 Farmhouse Style



La Ventana Ranch

Style Elements	Required
Form	<ul style="list-style-type: none"> • Simple plan form massing • Front porch integral to plan form
Roof	<ul style="list-style-type: none"> • Roof pitch: 5:12 to 10:12 • 12" overhangs • Flat concrete shingle • Steep front-facing gable at front elevation with moderate cross gable
Walls	<ul style="list-style-type: none"> • Light to medium sand finish stucco or blended siding and stucco
Windows	<ul style="list-style-type: none"> • Vertical multi-paned windows • Built up header trims at front windows
Details	<ul style="list-style-type: none"> • Porches with simple square wood posts and railings • Stucco finish or horizontal siding wrapped chimney • Wood pot shelves • Dormer windows
Colors	<ul style="list-style-type: none"> • Whites or dark building color • Contrasting cool or warm trims • White or dark accent color



Simple Railing



Vertical Multi-paned Windows



Square Post Porch

Graphics shown are for illustrative purpose only



La Ventana Ranch

3. Prairie

Frank Lloyd Wright's Prairie style grew in popularity during the first decade of the twentieth century. The Prairie style spread throughout the country, along with Wright's belief that a building shall fulfill its primary function while also exuding character, life, spirit, and beauty. Horizontal massing and clean lines are two important elements of Prairie design.

Identifying Characteristics

- ❖ Lower pitched roofs with broad overhangs
- ❖ Detailing emphasizing horizontal lines
- ❖ Horizontal massing
- ❖ Stone horizontal base
- ❖ Grouped articulated windows with break-ups

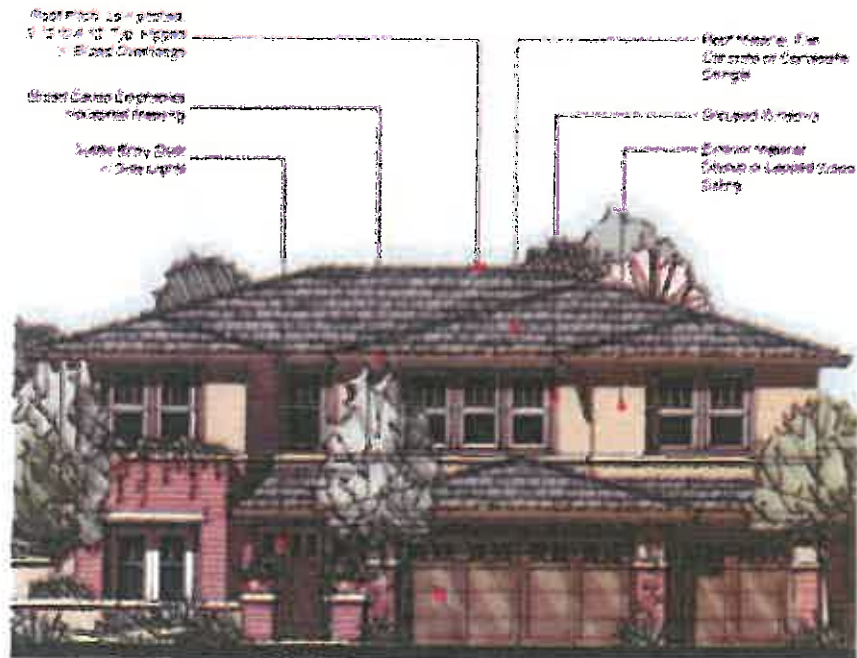
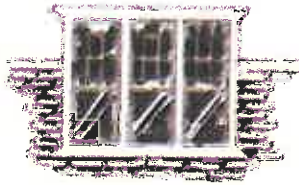


Figure 43 Prairie Style

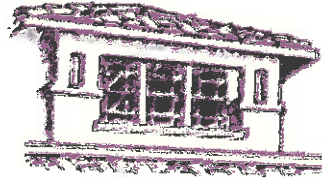


La Ventana Ranch

Style Elements	Required
Form	<ul style="list-style-type: none"> • A horizontal character achieved through the use of single-story elements and plate lines, along with low roof pitches.
Roof	<ul style="list-style-type: none"> • Roof pitch: 4:12 preferred, 3:12 to 4:12 permitted • 18"-36" overhangs • Flat concrete shingle • Primary roof form shall be hipped to emphasize the horizontality of the building • Low pitched gable roofs maybe used as secondary elements only
Walls	<ul style="list-style-type: none"> • Stucco and/or stone are the primary wall materials • Stone or brick, when used, maybe applied to an entire wall surface or as a wainscot to emphasize the building base
Windows	<ul style="list-style-type: none"> • Windows arranged as horizontal bands below the eave line • Window boxes or plant shelves • Trim used to unify window bands
Details	<ul style="list-style-type: none"> • Structure integrated with the landscape by extending stone or brick from porch columns to the ground and continuing along the base of the house • Contrasting wall materials or trim emphasizing horizontality.
Colors	<ul style="list-style-type: none"> • Off-white and cream building color • Contrasting colors on eaves and trim • Dark color accent



Ribbon Windows with Inserts on top Panes



Horizontal Second Story Massing



Overhang without Brackets

Graphics shown are for illustrative purpose only

La Ventana Ranch

4. Craftsman

The Craftsman style grew out of Bungalow architecture and was strongly influenced by the English Arts and Crafts movement of the late 19th century. Originating in California, this American style quickly spread across the country during the 1920s and 1930s. The Craftsman style sought the elimination of superfluous ornamentation, creating beauty instead through the simplified lines and masses of the building itself. This unique style promoted hand crafted quality to create natural, warm and livable homes.

Identifying Characteristics

- ❖ Low-pitched gable roofs, occasionally hipped
- ❖ Wide projecting eaves with exposed rafter tails, and decorative beam or braces added under the gables
- ❖ Porches, either full or partial-width, with roof supported by square columns
- ❖ Columns or column bases frequently continue to ground level

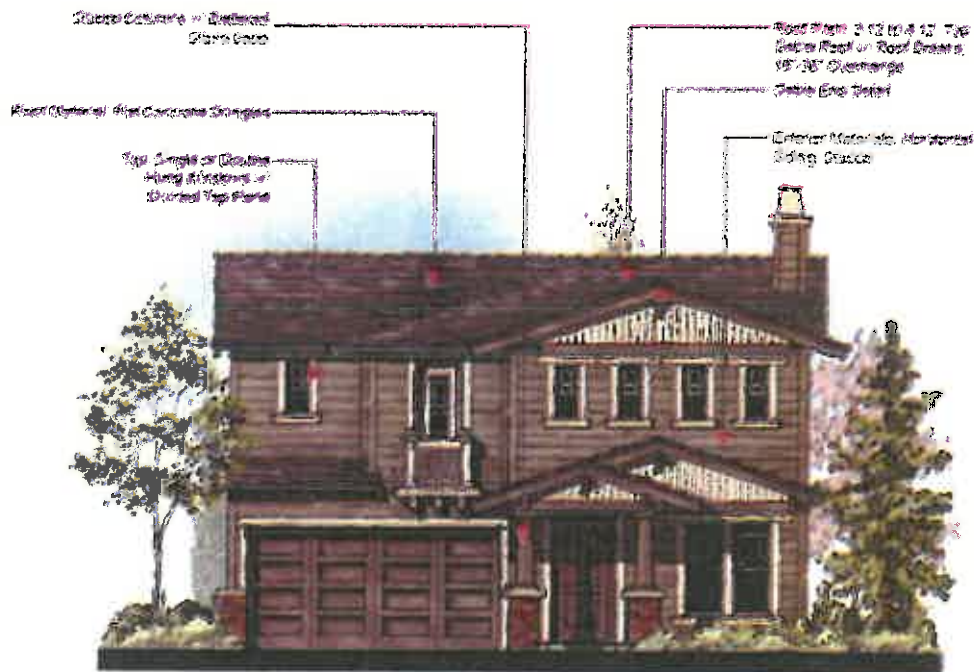


Figure 44 Craftsman Style



La Ventana Ranch

Style Elements	Required
Form	<ul style="list-style-type: none"> • Simple boxed massing with vertical and horizontal breaks • Front porch integral to plan form
Roof	<ul style="list-style-type: none"> • Roof pitch: 3:12 to 4:12 • 18" to 30" overhangs • Flat concrete shingle • Basic side-to-side gable with cross gables
Walls	<ul style="list-style-type: none"> • Stucco and/or stone are the primary wall materials • Stone, when used, maybe applied to an entire wall surface or as a wainscot to emphasize the building base
Windows	<ul style="list-style-type: none"> • Vertical multi-paned windows at front elevations and in high visibility public view areas • Windows used individually or grouped • Windows trim surrounds with headers and sills proportionate to window size • Built up header trims at front windows
Details	<ul style="list-style-type: none"> • Decorative use of cross beams, braces, and rafter tails • Porches often feature tapered columns and pilasters • Brick or stone elements visually anchoring the building mass to the ground plane
Colors	<ul style="list-style-type: none"> • Light earth tone building color • Playful or dark accent color



Outlookers



Ribbon Window



Battered Columns

Graphics shown are for illustrative purpose only



La Ventana Ranch

5. *Monterey*

The Monterey style emerged in the town of Monterey on California's central coast in the mid-19th Century. The style developed from a combination of two-story New England colonial house with an Adobe brick exterior. Later, the Monterey style was merged with elements from the Spanish Eclectic and Colonial Revival styles. Regardless of this evolution, the defining feature of the Monterey style remained the same: a prominent second-floor balcony.

Identifying Characteristics

- ❖ Simple 2-story building forms
- ❖ Cantilevered balconies on front facades
- ❖ Pot shelves and decorative vents

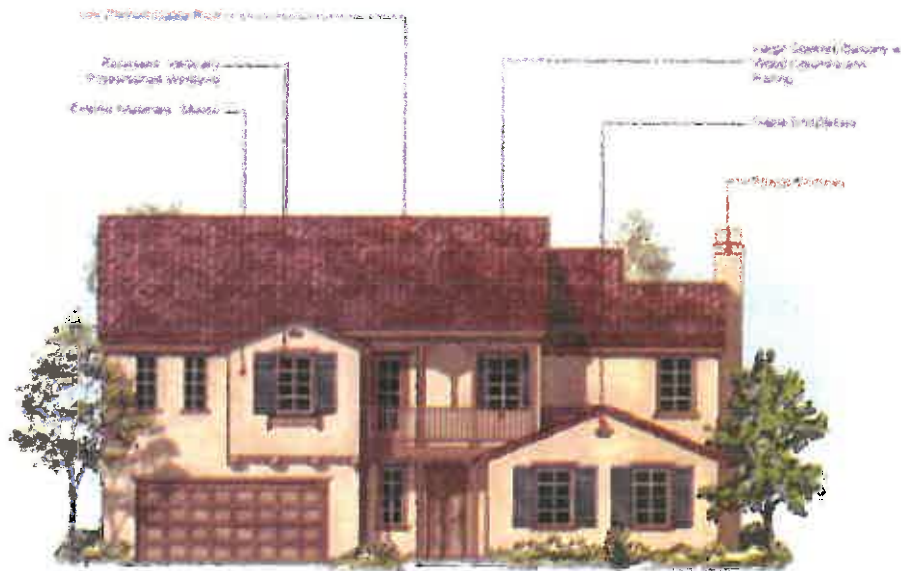


Figure 45 Monterey Style



La Ventana Ranch

Style Elements	Required
Form	<ul style="list-style-type: none"> • Typically two stories with simple building massing
Roof	<ul style="list-style-type: none"> • Low pitched gable roofs (occasionally hipped), 3.5:12 to 4:12 • 12" to 24" overhangs • Shallow sloped, concrete 'S' tile roofs in variegated colors (red clay is predominant color) • Flat concrete shingle
Walls	<ul style="list-style-type: none"> • Stucco exterior walls, smooth to light sand finish • Brick or siding (shingle, or vertical board-and-batten) • First and second stories frequently have different finish materials, with wood over brick being most common
Windows	<ul style="list-style-type: none"> • Rectangular, vertically proportioned windows • Paired windows • Full length window opening onto balcony • Simple window trim
Details	<ul style="list-style-type: none"> • Wood balcony and railing • Decorative shaped rafter tails • Ornate chimney cap • Round tile attic vents • Shutters as occasional accents
Colors	<ul style="list-style-type: none"> • Whites, painted brick building color • White or dark brown trim



Cantilevered Second



Shutter and Window



Pot Shelves

Graphics shown are for illustrative purpose only



La Ventana Ranch

LaVentana Ranch Design Manual Figures

NOTE:

Figures 41 - 45

**Are located within the LaVentana Ranch Design Manual text in Section 5
Architectural Design.**

LA VENTANA RANCH

Vicinity Map
Figure 1



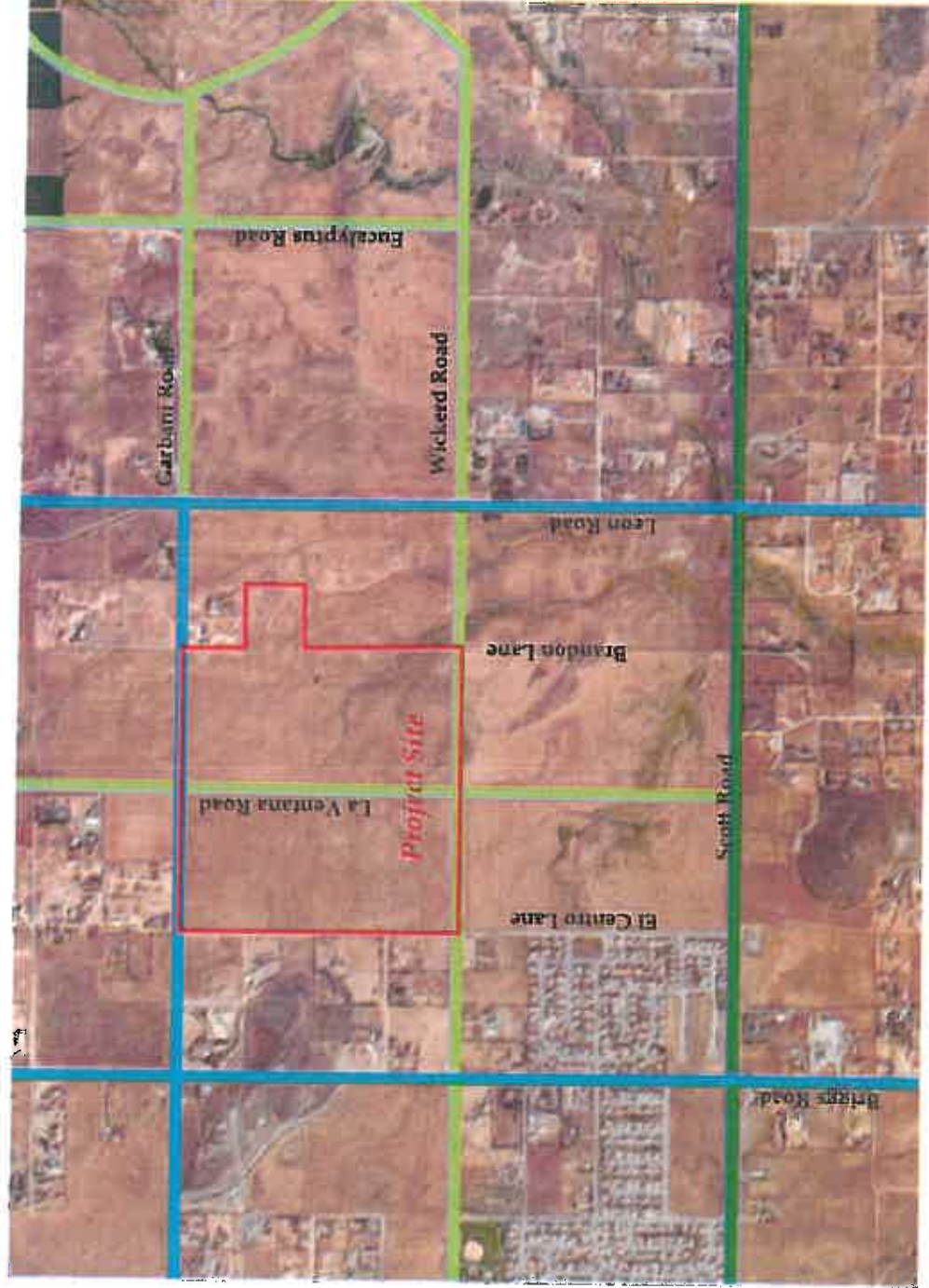
LA VENTANA RANCH

Project Site Aerial
Figure 2



LA VENTANA RANCH

Existing GP Circulation
Figure 3



Urban Arterial 152' ROW

Major 118' ROW

Secondary 100' ROW

LA VENTANA RANCH

Proposed GP Circulation
Figure 4



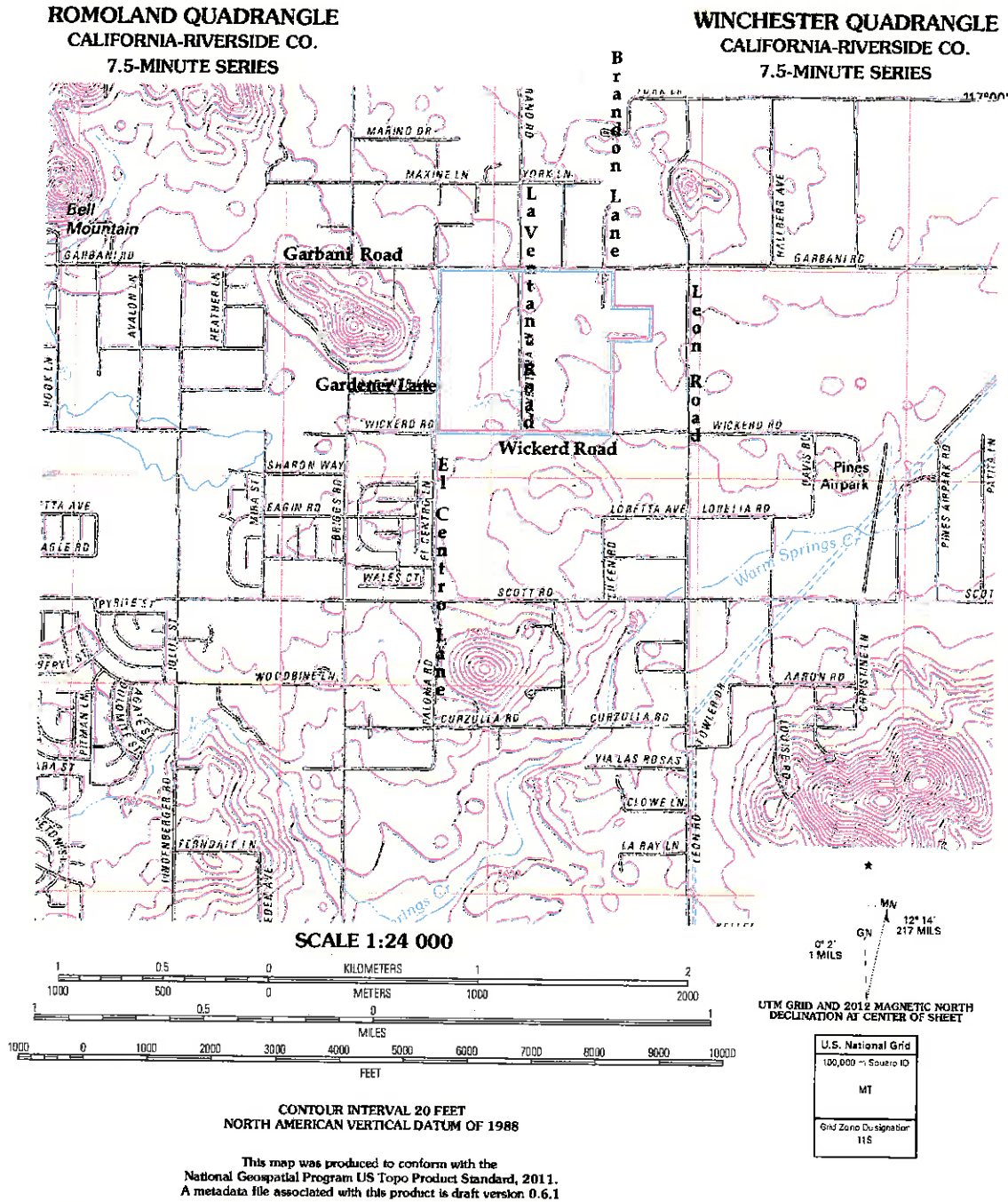
- Urban Arterial 152' ROW
- Major 118' ROW
- Secondary 100' ROW
- Collector 74' ROW

LA VENTANA RANCH

USGS Location Map Figure 5

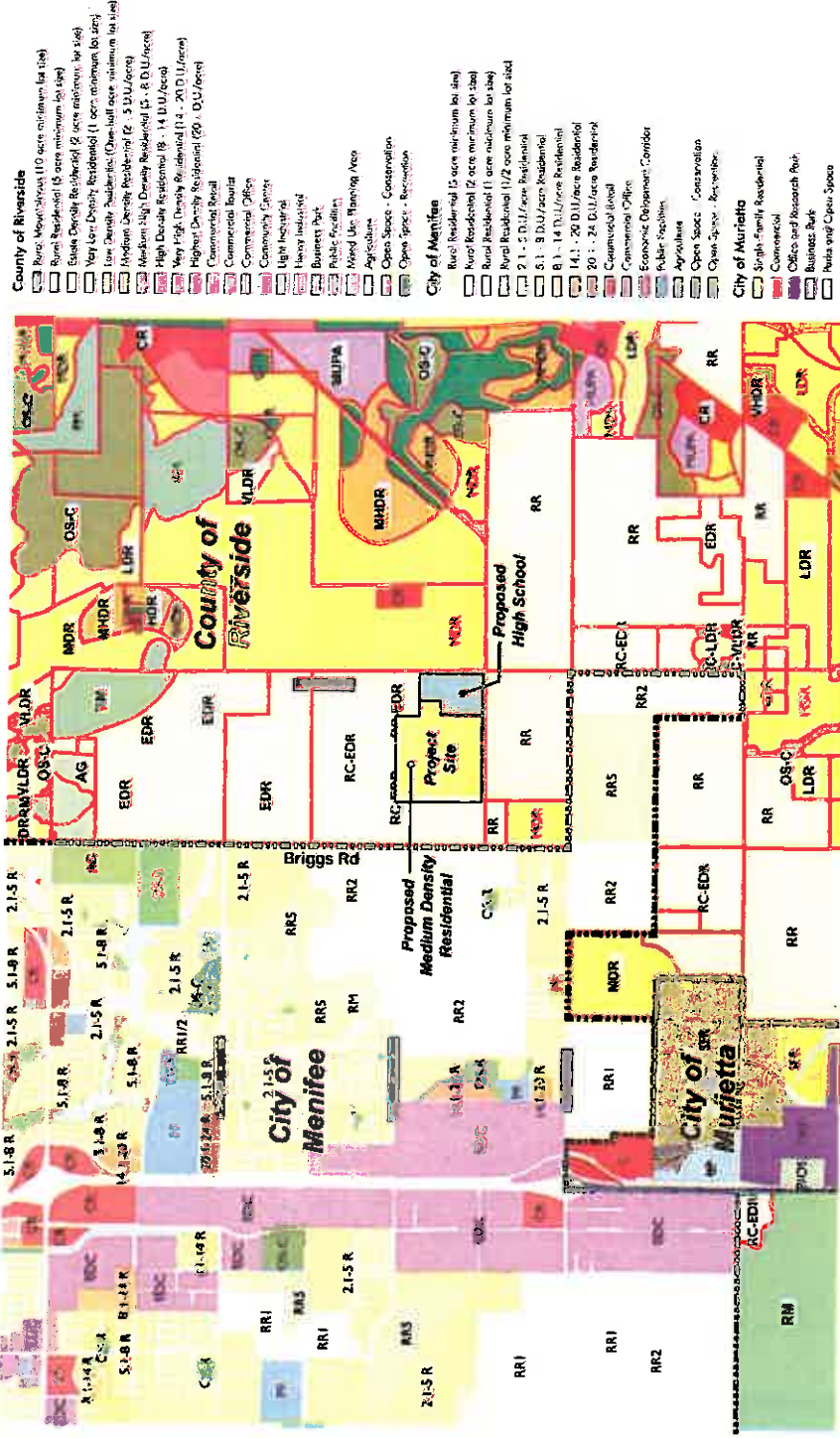
USGS Map

Section 18, Township 6S, Range 2W



LA VENTANA RANCH

General Plan Land Use Figure 6

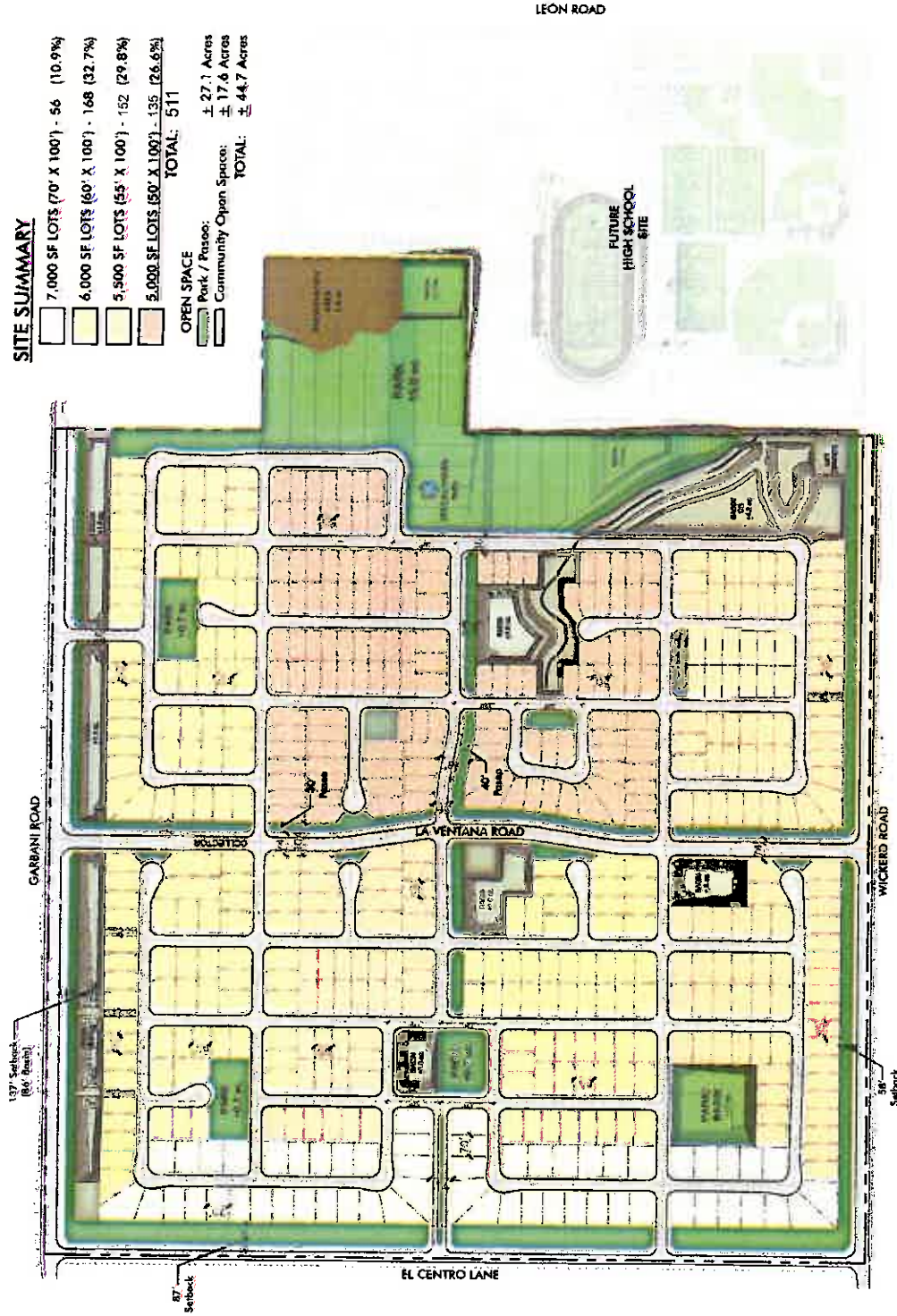


Medium density residential areas currently exist to the southwest of the proposed development, and extensively to the northwest and east.



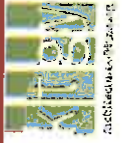
LA VENTANA RANCH

Conceptual Land Use Plan
Figure 7



SITE SUMMARY

	7,000 SF LOTS (70' X 100') - 56	(10.9%)
	6,000 SF LOTS (60' X 100') - 168	(32.7%)
	5,900 SF LOTS (55' X 100') - 152	(29.8%)
	5,000 SF LOTS (50' X 100') - 135	(26.6%)
TOTAL: 511		
	OPEN SPACE	
	Park / Paseo:	± 27.1 Acres
	Community Open Space:	± 17.6 Acres
TOTAL:		± 44.7 Acres



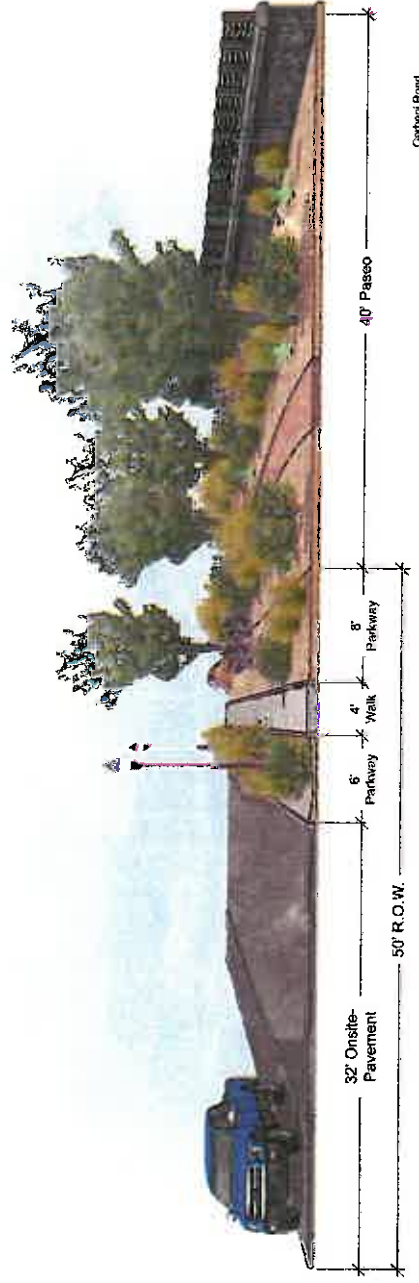
LA VENTANA RANCH

Conceptual El Centro Lane & Paseo / Landscape Section
Figure 12



LA VENTANA RANCH

**Conceptual Wickard Road
and Paseo Section
Figure 14**



El Centro Lana



Note: This is a conceptual section of what Wickard Road and the Paseo / Landscape setback area may look like in the LaVentana Ranch community, the actual design and materials may vary.



LA VENTANA RANCH

Conceptual LaVentana Road
and Paseo Section
Figure 8



Note: This is a conceptual section of what LaVentana Road and Paseo areas may look like in the LaVentana Ranch community, the actual design and materials may vary.

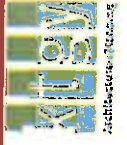


LA VENTANA RANCH

Conceptual Entry Road and
Paseo Section
Figure 10



Note: This is a conceptual section of what Entry Road and the Paseo / Landscape setback area may look like in the La Ventana Ranch community, the actual design and materials may vary.



LA VENTANA RANCH

La Ventana Road Landscaping
Figure 9

