

EL NIDO

SPECIFIC PLAN OF LAND USE NO. 130-W

AS RECOMMENDED BY
RIVERSIDE COUNTY PLANNING COMMISSION
APRIL 30, 1980

AS ADOPTED BY THE
BOARD OF SUPERVISORS
RESOLUTION NO. 80-336

prepared by: J. P. KAPP AND ASSOCIATES, INC.
501 Park Center Drive
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September 24, 1979

Revised: November 12, 1979

EXHIBIT B

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SECTION I - INTRODUCTION

A. PURPOSE

The purpose of the El Nido Specific Plan is to provide for the development of the 444 acre parcel with 170 residential lots ranging in size from 1.8 acres to more than 4 gross acres.

B. REASON FOR THE SPECIFIC PLAN

Because of the rural setting and number of lots proposed California State Government Code Section 65450 et seq. requires that a specific plan be prepared. The Government Code classifies any development of more than 50 lots with fewer than 1500 registered voters within a two mile radius of the site as a "land project". A specific plan is required for any "land project".

According to the Riverside County Election Department there are 258 registered voters within a two mile radius of the proposed site. The project also proposes more than 50 lots, 170 are proposed for the 444 acre site.

C. AUTHORITY

The El Nido Specific Plan was prepared in accordance with Ordinance 348 of Riverside County. The direction and assistance of the Riverside County Planning Department, Plan Review Section, is also acknowledged and appreciated.

D. DOCUMENTS ACCOMPANYING THE SPECIFIC PLAN

A zone change application and tentative tract map accompany the El Nido Specific Plan. The requested zone change is from R-A-5 to R-A-2.5. The tentative map,

Tract 14116, is essentially identical to the specific plan. The project calls for only one land use rather than several mixed uses and only one density type rather than several varying densities.

SECTION II - PROJECT DESCRIPTION

A. PURPOSE

The purpose of this section is to describe the project setting, the proposed development, and the contribution of the project to the area.

B. GENERAL LOCATION

The project site occupies 444 acres in the eastern foothills of the Santa Ana Mountains in Riverside County. Lake Mathews lies in a northwest direction within a distance of 5 miles. To the east is Perris and to the south is Lake Elsinore. The site is located between Interstate 15 and 15E south of the Riverside Freeway. (See Figure 1)

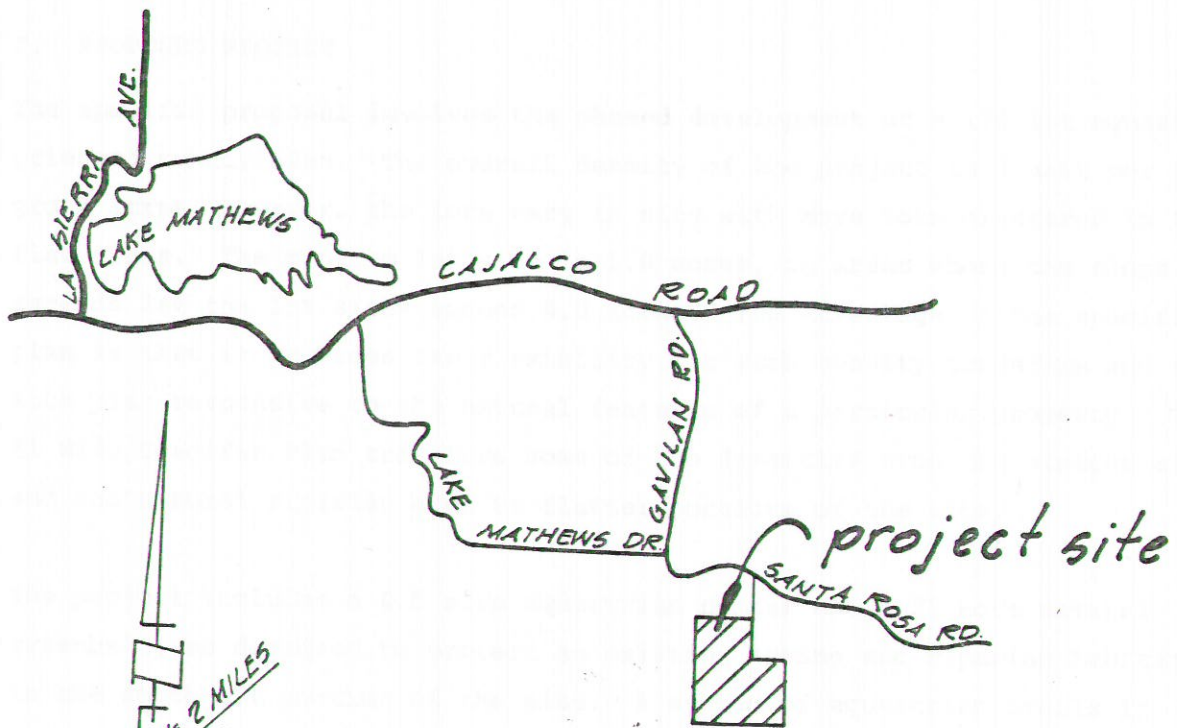
The Lake Mathews area is experiencing recent growth. Development has been gradual giving the area a feeling of remoteness. However, the area is within 30 minutes from the City of Riverside and an hour from Orange County employment centers. The area was bypassed as such areas as Riverside and Sunnymead were developed. As evidenced by the recent tract maps submitted, the Lake Mathews area is becoming a focal point of interest for the type of development not found closer to urban areas, i.e., equestrian oriented, large lot communities.

The area has been planned to accommodate additional growth in the County's Masterplan of Highways. As development occurs there may be a need for small scale commercial centers and additional school sites. Traditionally, these follow development as the demand is created rather than precede it.

C. SPECIFIC LOCATION

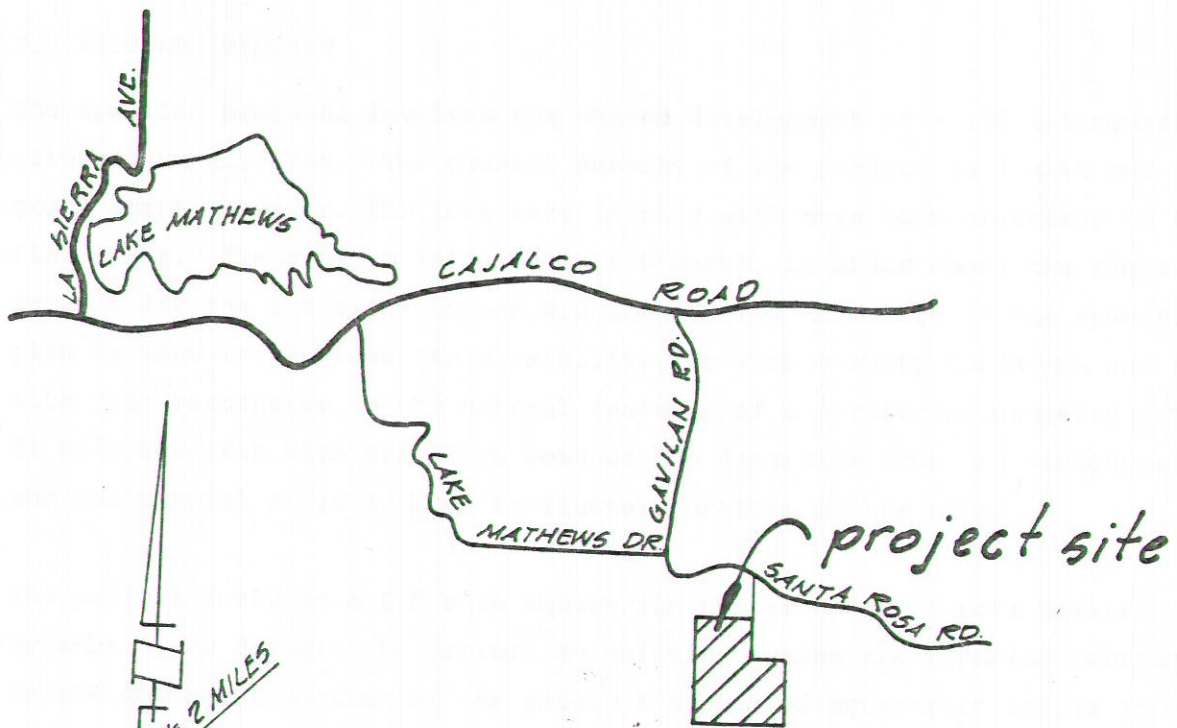
The subject property consists of four parcels (Assessor's Parcel No. 289:260:004, 289:250:002 and 003, and 321:230:001) and occupies portions of Section 31, Township 4 South, Range 4 West and Section 36, Township 4 South, Range 5 West, San Bernardino Base and Meridian.

The site lies southeast of Gavilan Road and Santa Rosa Road in Gavilan Hills area. (See Figure 2).



VICINITY MAP

FIGURE 2



VICINITY MAP

FIGURE 2

D. GENERAL PLAN DESIGNATION

The Riverside County General Plan designates the majority of the property as Open Space and Other Agricultural Lands , a designation permitting up to 1 dwelling unit per 2.5 gross acres. A very small portion of the northwest corner of the property is designated as "Agricultural Reserve", a designation permitting 1 dwelling unit per 5 gross acres. (See Figure 3)

E. EXISTING ZONING

Although the General Plan permits lots of 2.5 gross acres the existing zoning permits only lots of 5.0 acres.

F. PROPOSED PROJECT

The specific proposal involves the phased development of a 170 lot equestrian oriented subdivision. The overall density of the project is 1 unit per 2.62 gross acres; however, the lots vary in size with more lots clustered in the flat areas. The minimum lot size is 1.8 acres, in areas where the slope exceeds 24% the lot sizes exceed 4.0 acres. The advantage of the specific plan is that it provides the flexibility for such density transfers and a site plan responsive to the natural features of a particular property. The El Nido Specific Plan transfers some of the densities from the steeper areas and the natural riparian area to flatter portions of the site.

The project includes a 4.5 acre equestrian center and a 22 acre natural greenbelt, so designed to protect an existing spring and riparian habitat in the southeast portion of the site. A system of equestrian trails is designed throughout the project. (See Figure 4)

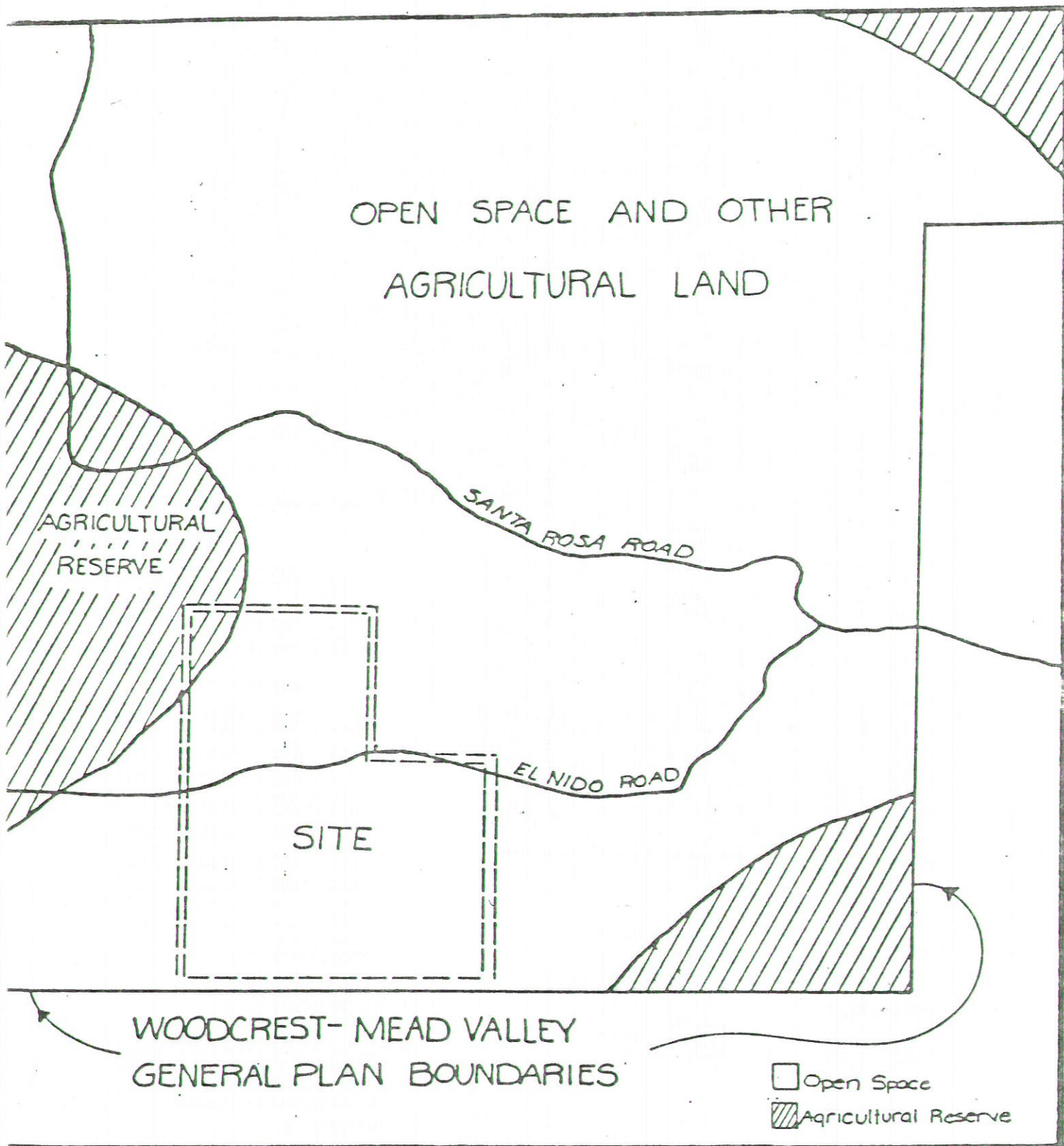
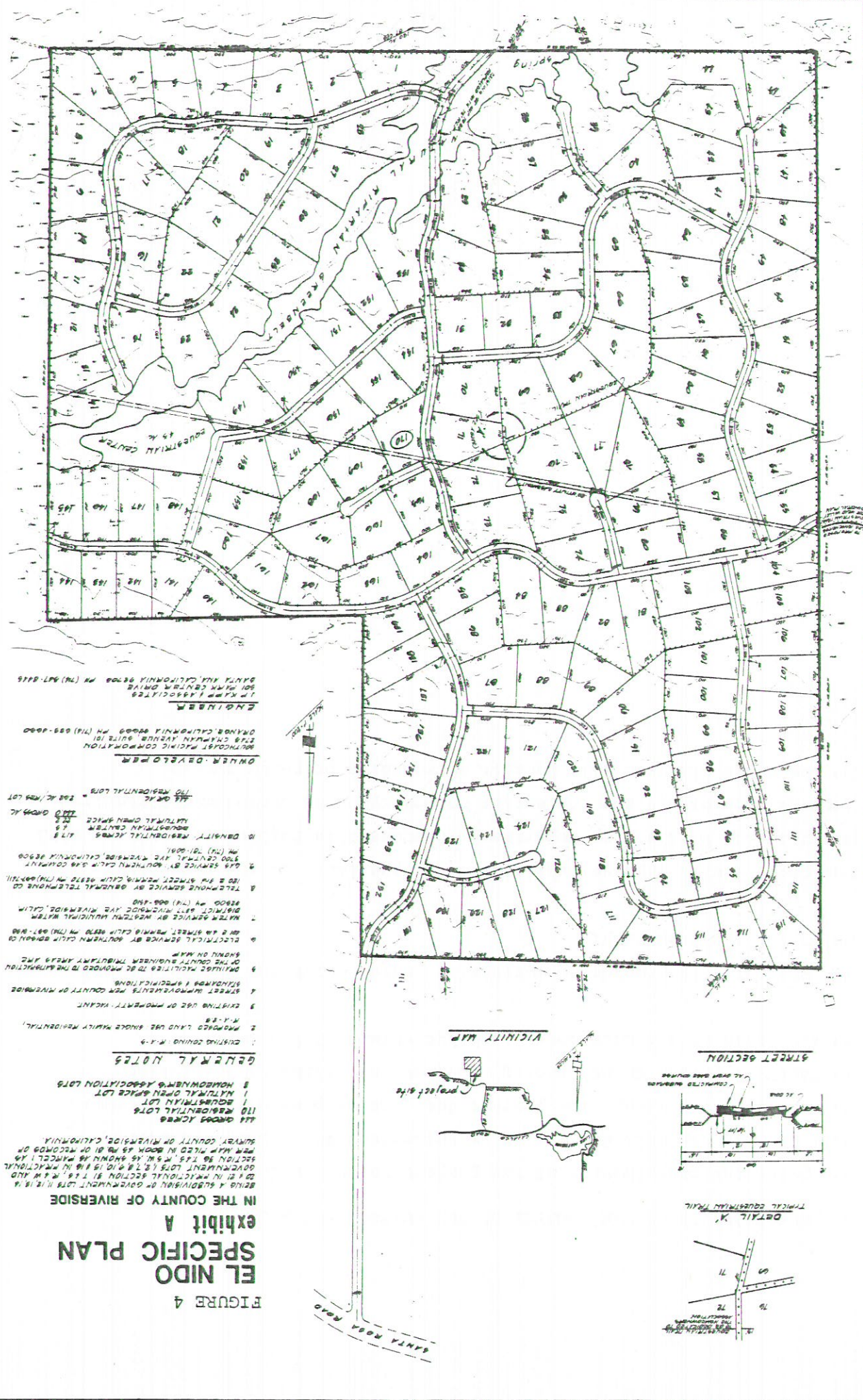


FIGURE 3 WOODCREST-MEAD VALLEY
GENERAL PLAN



OWNER-DEVELOPER
 BOUTCHOFF PACIFIC CORPORATION
 2738 CHAMPAIGN AVENUE SUITE 101
 ORANGE, CALIFORNIA 92666 PH (714) 993-4900
 ENGINEER
 J.P. GARD ASSOCIATES
 1001 MAIN CENTER DRIVE
 SANTA ANA, CALIFORNIA 92705 PH (714) 947-8415

- 110 RESIDENTIAL LOTS - 100 AC./RES. LOT
 110 GROUP ACRES
 1. NATURAL OPEN SPACE LOT
 2. EQUESTRIAN LOT
 3. RESIDENTIAL LOTS
 4. 2.5 ACRES
 5. 2.5 ACRES
 6. 2.5 ACRES
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GENERAL NOTES
 1. EXISTING ROAD M.A. 4
 2. PROPOSED LAND USE SHOWN EXCEPT RESIDENTIAL
 M.A. 28
 3. EXISTING USE OF PROPERTY VACANT
 4. STREET IMPROVEMENTS PER COUNTY OF RIVERSIDE
 STANDARDS & SPECIFICATIONS
 5. DETAIL FACILITIES TO BE PROVIDED TO THE SATISFACTION
 OF THE COUNTY ENGINEER THROUGH TRIBUTARY AREAS AND
 SPREADS ON MAP
 6. ELECTRICAL SERVICES BY SOUTHERN CALIFORNIA Edison Co.
 602 E. 10th STREET, P.O. BOX 9878, SANTA ANA, CALIF. 92709-9878
 7. WATER SERVICE BY RIVERSIDE MUNICIPAL WATER
 DEPARTMENT, 1500 W. RIVERSIDE, CALIF.
 92503, PH (714) 946-4300
 8. TELEPHONE SERVICE BY SOUTHERN TELEPHONE CO.
 100 E. 10th STREET, P.O. BOX 9878, SANTA ANA, CALIF. 92709-9878
 9. 600 SERVICE BY SOUTHERN CALIF. Edison Co.
 PH (714) 946-4300
 10. DONATION: RESIDENTIAL LOTS 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

IN THE COUNTY OF RIVERSIDE
 Exhibit A
 EL NIDO
 SPECIFIC PLAN
 FIGURE 4

G. CONTRIBUTION OF THE PROJECT TO THE SURROUNDING AREA

One principal contribution of the project to the surrounding community will be that the well designed plan reinforces the rural, equestrian character of the area. The project does not propose any mobile homes; in fact, Riverside County zoning restrictions, although permitting mobile homes on 4.5 acre lots, prohibit them on 2.5 acre lots.

The project will provide an equestrian center which may become a focal point for the community.

The project will improve public services available to the community. The contribution to the Fire Department, discussed in following sections, will improve fire safety for the entire community. The improvements required by the Water District will benefit surrounding property owners.

SECTION III - THE EL NIDO DEVELOPMENT PLAN

A. PURPOSE

The purpose of this section is to describe the various phases of the development plan and to explain the design objectives of the plan.

B. DESIGN OBJECTIVES OF THE DEVELOPMENT PLAN

The site design was dictated by the natural features existing on the site, discussed in following sections, and by the equestrian theme. The project was designed to preserve the maximum amount of significant natural area and existing topography. An existing riparian area cuts across the southeast portion of the property, this perennial stream constitutes the major landscape feature on the site with dwarf oak, cypress and eucalyptus trees adjacent to the stream. The plan was designed to protect this habitat area and landscape feature under common ownership of the homeowners within the development.

The circulation system was designed to follow the natural terrain of the site, it follows the existing pattern of unpaved roads currently crossing the property. Construction of the streets within the project will require minimal grading.

A system of equestrian trails links each lot with the equestrian center. The trail is separated from the street and runs along the rear property line of each lot. The trails will be privately owned by the homeowners and maintained by the homeowners association. The trail system provides several north/south trending trails including one along the western property line. These trails are intended to be links within the Los Rancheros Equestrian Trail, a trail within Riverside County's Masterplan of Trails.

C. PHASING OF THE PLAN

The project will be constructed in four phases, (See Figure 5) Each phase is expected to be completed on an annual basis over the next 4 years. Table 1 summarizes the number of lots and land area within each phase.

FIGURE 5

PHASING PROGRAM
EL NIDO
SPECIFIC PLAN
 exhibit A

IN THE COUNTY OF RIVERSIDE

BEING A SUBDIVISION OF GOVERNMENT LOTS 11, 12, 13, 14, 20, 21 & 22 IN FRACTIONAL SECTION 31 T 4 S, R 4 W AND GOVERNMENT LOTS 1, 2, 7, 8, 9, 10, 19, 20, 21, 22 IN FRACTIONAL SECTION 30 T 4 S, R 4 W AS SHOWN AS PARCEL 1 AS PER MAP FILED IN BOOK 45 PG. 81 OF RECORDS OF SURVEY COUNTY OF RIVERSIDE, CALIFORNIA

- 444 GROSS ACRES
 170 RESIDENTIAL LOTS
 1 INDUSTRIAL LOT
 1 NATURAL OPEN SPACE LOT
 8 HOMEOWNER'S ASSOCIATION LOTS

GENERAL NOTES

- EXISTING ZONING R-4-S
- PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL, R-4-S
- EXISTING USE OF PROPERTY VACANT
- STREET IMPROVEMENTS PER COUNTY OF RIVERSIDE STANDARDS & SPECIFICATIONS
- SEWERAGE FACILITIES TO BE PROVIDED TO THE SATISFACTION OF THE COUNTY ENGINEER. TRIBUTARY AREAS ARE SHOWN ON MAP
- ELECTRICAL SERVICE BY SOUTHERN CALIF EDISON CO. 401 E 4th STREET, PERRIS, CALIF 92570 PH (714) 987-8400
- WATER SERVICE BY WESTERN MUNICIPAL WATER DISTRICT, 4877 RIVERMADE AVE, RIVERSIDE, CALIF 92503 PH (714) 966-1400
- TELEPHONE SERVICE BY GENERAL TELEPHONE CO. 100 E 7th STREET, PERRIS, CALIF 92570 PH (714) 987-7411
- GAS SERVICE BY SOUTHERN CALIF GAS COMPANY, 5900 CENTRAL AVE, RIVERSIDE, CALIF 92503 PH (714) 951-5001

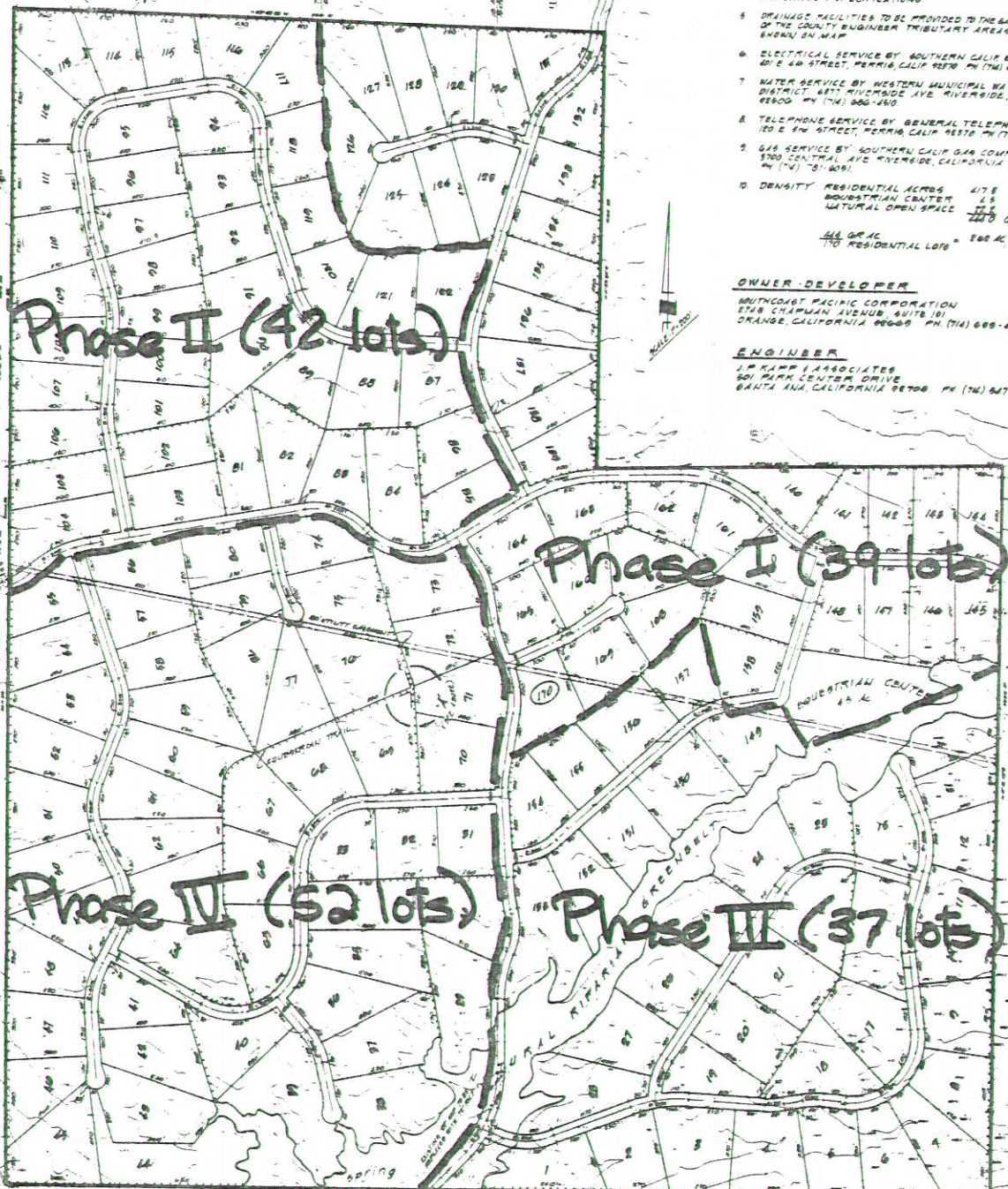
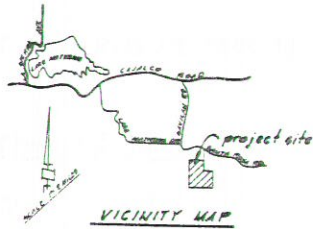
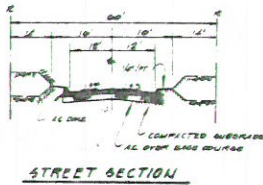
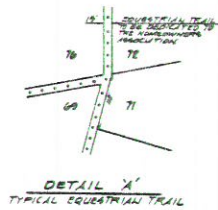
D. DENSITY	RESIDENTIAL ACRES	417.8
	INDUSTRIAL CRATER	1.5
	NATURAL OPEN SPACE	24.7
	444 GROSS AC	
	170 RESIDENTIAL LOTS	260 AC / 1000 LOT

OWNER-DEVELOPER

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ENGINEER

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 501 PARK CENTER DRIVE
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JP
 130

TABLE 1
PHASING PROGRAM OF THE EL NIDO PROJECT

<u>Phase</u>	<u>Number of Lots</u>	<u>Number of Acres</u>	<u>% of Total Area</u>
Phase I	39	85.2	20%
Phase II	42	94.4	23%
Phase III	37	115.6	28%
Phase IV	52	122.1	29%
	170	417.3	100%

Phase I includes the equestrian center and the 39 lots located along the streets leading to the equestrian center. The boundaries for the various phases were established by the circulation system and by the desire to have the number of lots in each phase approximately equal.

SECTION IV - THE EL NIDO DEVELOPMENT PROGRAM

A. PURPOSE

The purpose of this section is to provide the statistical information concerning the intended land use for the El Nido project.

B. INVENTORY OF LAND USES

TABLE 2
LAND USE SUMMARY

<u>Land Use</u>	<u>Gross Acres</u>	<u>% of Total Area</u>
Residential .	417.3	94%
Equestrian Center	4.5	1%
Natural Open Space	22.2	5%

C. PROPOSED LAND USES

TABLE 3
PROPOSED LAND USES

<u>Lot Size</u>	<u># of Units</u>	<u>% of Total Units</u>
1.8 - 2.0 acres	2	1%
2.0 - 2.5 acres	18	11%
2.5 - 3.0 acres	125	74%
3.0 - 3.5 acres	20	12%
3.5 - 4.0 acres	5	3%
	<u>170</u>	<u>100%</u>

SECTION V - CIRCULATION SYSTEM

A. PURPOSE

The purpose of this section is to describe the off-site circulation system and the impact the proposed project can be expected to have on that system and to describe the proposed on-site circulation system.

B. OFF-SITE CIRCULATION SYSTEM

The major roads providing access to the site are Santa Rosa Road and Gavilan Road. The Riverside County General Plan of Highways designates Santa Rosa Road and Gavilan Road, to the immediate north of the property, as arterial highways. Both roads are to have at least 4 lanes and a right-of-way width of 110 feet. The design capacity of arterial highways far exceeds existing traffic and the traffic anticipated from the El Nido project. The average daily traffic on Santa Rosa Road recorded by the Riverside County Road Department through 1976 was between 100 and 500 ADT and the average daily traffic recorded on Gavilan Road was between 500 and 1000 ADT. The California State Department of Transportation estimates 10 average daily trips per unit in a residential development, therefore, the proposed project can be expected to generate an ultimate 1700 ADT. According to the Riverside County Road Department the design capacity of the 4 lane arterial roads will be roughly 1000 cars per lane, or 4000 trips per hour. It is clear that the road system has been planned to accommodate further development in the area.

The project will have an impact on the road system as it currently exists. Both Santa Rosa Road and Gavilan Road are 2 lane roads. Since the project will be phased over a four year period the impact will be minimized. However,

if past traffic patterns prevail the first phase of the project will approximately double the existing traffic on Santa Rosa Road. Until Santa Rosa Road and Gavilan Road are improved to their design capacity the project will adversely affect the off-site circulation system. On the other hand, it is only as the area develops that there will be adequate funds and need for the full improvements. Santa Rosa Road is in need of improvement. A few hundred feet east of the project access road to the El Nido project, Santa Rosa Road becomes flooded during heavy rains.

In addition to these two major roads there are two existing unpaved roads providing access to and across the property. El Toro Road is a dirt road running in a north-south direction. It terminates at the intersection with El Nido Road, an east-west dirt road running across the property. (See Figure 6, an aerial photograph showing the existing circulation system on the property.) The on-site circulation system was designed to retain these existing patterns. The on-site roads connect with both El Toro Road and El Nido Road at the property lines.

C. ON-SITE CIRCULATION SYSTEM

All of the streets within the project are designed according to the Schedule C design requirements of the Riverside County Road Department. All roads will have a 60 foot right-of-way with 24 feet of paving, curb to curb. (See Figure 7) On November 8, 1979 the County Planning Department required Schedule B improvements rather than Schedule C. Therefore, there will be 26 feet of paving, curb to curb. Access to the site will be from Santa Rosa Road along a fully improved road, through an easement acquired from the adjacent property owner. The road will be constructed as part of Phase I. The entry will be landscaped and designed with supplemental trees and equestrian type fencing. It will be an aesthetic contribution to the community as well as to the future residents. (See Figure 12)

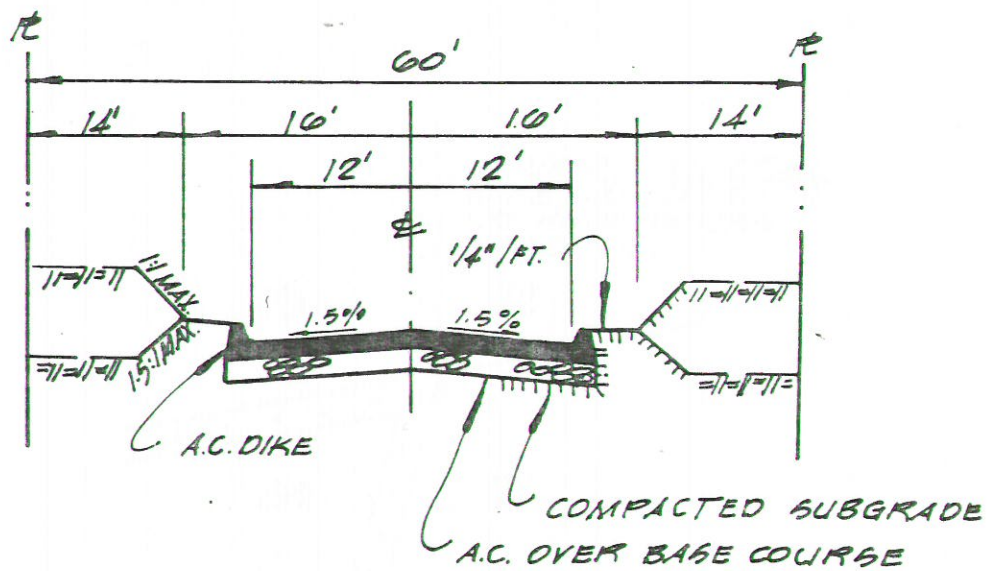
All roads within the development and the access road will be public streets and will connect with the existing unimproved roads currently crossing the property. (See Figure 6 overlay)

In addition to the road system the project includes an equestrian trail system. A 15 foot wide trail, separated from the streets, will run along the rear property line of each lot and connect with the equestrian center. The trail will be dedicated to and maintained by the homeowners association. (See Figure 9) The trail will be coordinated with the Los Rancheros Equestrian Trail.



AERIAL PHOTOGRAPH OF SITE AND OVERLAY OF
PROPOSED CIRCULATION SYSTEM

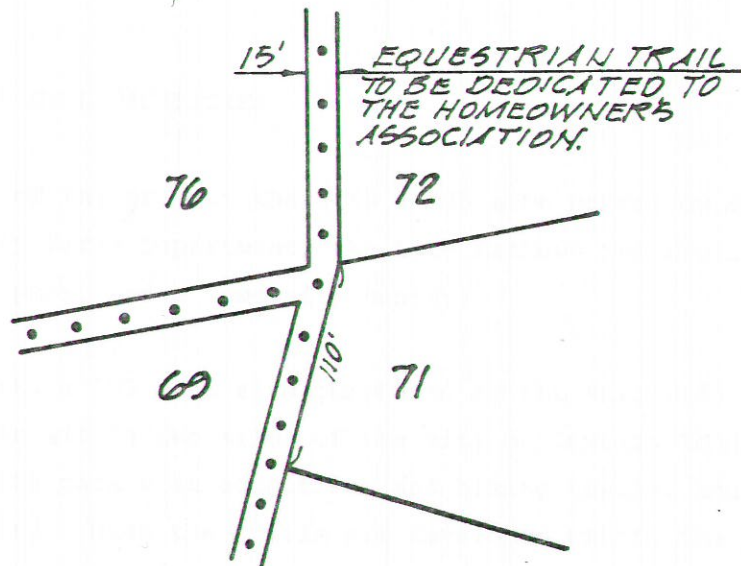
FIGURE 6



STREET SECTION

FIGURE 7

The street section shown is Schedule C. To conform to the revised requirement from the County Road Department on November 8, 1979, the street standard will be revised to Schedule B with 26 feet of pavement.



DETAIL 'A'
TYPICAL EQUESTRIAN TRAIL

FIGURE 8

SECTION VI - RECREATION AND OPEN SPACE

A. PURPOSE

The purpose of this section is to describe the existing recreational facilities in the area and the on-site facilities that are proposed with the project.

B. OFF-SITE RECREATIONAL FACILITIES

Within a few miles of the project there is a 525 acre parcel owned by the Riverside County Parks Department, the Lake Mathews reservoir, a 4.5 acre community park, and a community center.

Harford Springs Park, a 525 acre site purchased by the Riverside County Parks Department, is within two miles of the site on Gavilan Road. Although planned as a wildlife park with equestrian and hiking trails, the site has not yet been improved. When the trails are developed within the park they will complement the trail system within the El Nido project. Conversely the equestrian center within the project may serve as a focal point for the community enhancing the value of the future park.

Lake Mathews is controlled by the Metropolitan Water District and currently not available for public recreation. However, the County Park Department has proposed that wildlife viewing sites, camping, limited boating, equestrian, and day use recreational areas be developed at the Lake as the Mockingbird Canyon Park.

The Henry Upton Park is a 4.25 acre site at Wood Road and Ontario Avenue within 5 miles of the site. The facilities are minimal: restrooms and picnic table.

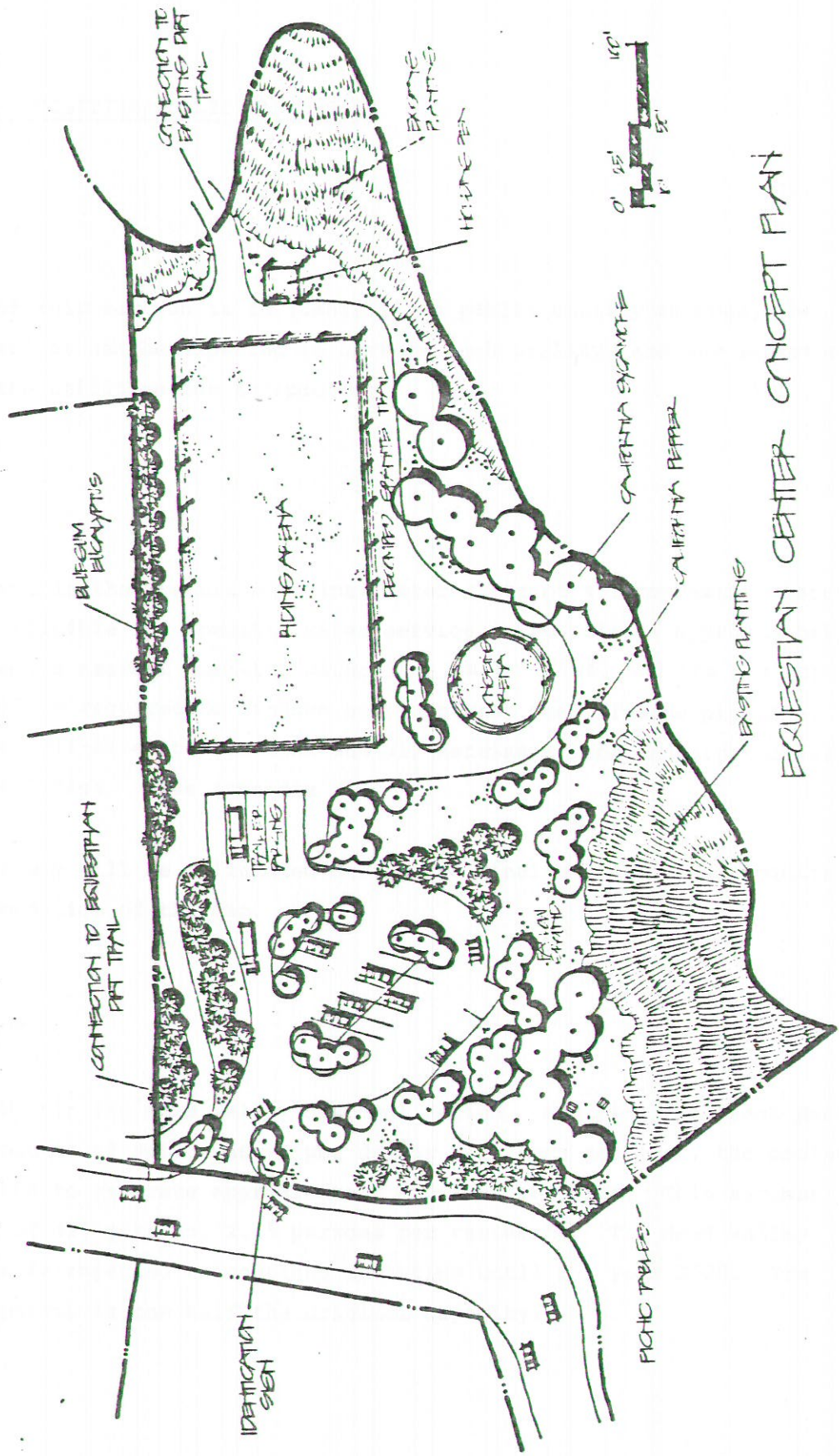
The community center is a 6 acre site in the center of Mead Valley. It includes a basketball court and playground area as well as a meeting area.

C. ON-SITE RECREATIONAL FACILITIES AND OPEN SPACE

The 4.5 acre equestrian center will be improved with the development of phase I of the project. It will include a rink, parking facilities, water, electricity, and lighting. (See Figure 9) The center will be owned and maintained by the homeowner's association.

Connecting each lot with the center will be 15 foot wide equestrian trails around the perimeter of the project and along the rear property line of each lot. The trails will be dedicated by the individual property owners to the homeowners association. Maintenance of the trail will be the association's responsibility. The 22.2 acre greenbelt was not designed for intensive recreational use. It is intended to remain an undisturbed natural area enabling the continued existence of the natural springs, dwarf California oaks, cypress, and eucalyptus trees. Access to the greenbelt will be limited and vehicular access will be prohibited. The greenbelt will be owned by the homeowner's association. The association will be responsible for the maintenance and protection of the greenbelt.

The landscaped entry area on Santa Rosa Road will also be maintained by the homeowner's association.



EQUESTRIAN CENTER CONCEPT PLAN

EQUESTRIAN CENTER

FIGURE 9

SECTION VII - UTILITIES/PUBLIC FACILITIES

A. PURPOSE

The purpose of this section is to identify the public utility sources, the impact the project can be expected to have on each utility, and any improvements required by the utilities for the project.

B. WATER

The site is within the Western Municipal Water District's Improvement District No. 4 and is eligible for domestic water service. The site is approximately 1/2 mile from the nearest domestic water line, a 10" line, and the project developer will be required to finance and construct the off-site pipeline, pumping plant, off-site storage tank and all necessary land and right-of-way for these facilities. (See Appendix C)

The rights-of-way will be delineated during the final map stage and acquired prior to recordation of the map.

C. SOLID WASTE

The site is within the Mead Valley Disposal Region. Assuming that each person generates 5 pounds of solid waste per day or 0.96 tons per year, the project can be expected to generate approximately 400 tons per year. This assumes a population of 417 persons, 2.45 persons per residence. The Mead Valley disposal site is expected to continue operating until the year 2000. Its remaining capacity is one half the original capacity.

D. GAS, ELECTRICITY, AND TELEPHONE

Southern California Edison Company, Southern California Gas Company, and Pacific Telephone will provide electricity, gas, and telephone service, respectively, to the site. The nearest electricity is 500 ft. west of the site. The developer will be paying \$1400 per lot to connect the project to the line. The nearest gas line is 10,000 feet north of the site. The developer will be paying \$150 per lot to extend the gas line to the project. Telephone service is available to the site.

E. POLICE PROTECTION

The site is served by the Corona-Norco and Moreno Valley Sheriff teams. The police response time for the area is an average of 19 minutes for routine calls and 9.2 minutes for emergency calls.

F. FIRE PROTECTION

The site is located midway between Cajalco Station #4 and the Goodmeadow station. The Goodmeadow station is currently a volunteer operation but a manned station has been funded and designed for the station.

The project site falls within the area designated by the County Fire Department as needing a fire station. Response time from existing stations exceeds 5 minutes. The Planning Office of the County Fire Department has indicated that they will require either the donation of a 2 acre site or participation in the acquisition of a site if the Fire Department finds that the subject property would not make an ideal location for the station. The project developer will comply with the requirements of the Fire Department and, in addition, offers to construct a temporary facility in connection with the equestrian center as part of Phase I manned by a volunteer force.

In addition to the fire station, the Fire Department will require hydrants at every intersection and at 1000 foot intervals along the streets. Fire flow requirements are 500 gallons per minute in addition to domestic water requirements.

G. SCHOOLS

The site is within the Perris School District and the Perris Union High School District. According to information provided by Dr. Bonngard, Superintendent of the Perris School District, an average of 0.6 K-6 grade students are generated by each household. This project would generate 102 elementary students. (See Appendix D) The school facilities are presently overcrowded; however, the District has a bonding capacity of \$1.3 million and revenue generated by this project could increase funds available for the needed expansion of the District's facilities. The project developer would voluntarily agree to participate in the acquisition of additional school facilities.

The Perris Union High School is also overcrowded. Dr. Lusk, the business manager for the District, estimates the project will generate 51 students for grades 7 through 12 phased over a period of several years. (See Appendix E) The School District Board voted not to permit developers offering a voluntary school fee; however, the Board would consider the donation of school site. The project developer offers to participate in the acquisition of additional school sites or facilities. The High School District has a bonding capacity of \$6.4 million and revenue generated by this project could increase the funds available for the needed expansion of the District's facilities.

H. LIQUID WASTE

Liquid waste from the project will be disposed of on site. Current plans call for septic tanks on each lot. The Santa Ana Regional Water Quality Control Board is setting waste discharge requirements for the project which will be met prior to the final map.

SECTION VIII - TOPOGRAPHY

A. PURPOSE

The purpose of this section is to discuss the existing topography and the grading proposed with the project.

B. EXISTING TOPOGRAPHY

The 444 acre property is composed of shallow rolling hills with partly incised northerly and southerly flowing drainages. Site elevations range from 2280 feet on a northeast hill down to 2100 feet along the south central property line.

A slope analysis was prepared for the site according to the Riverside County Planning Department recommendations. Four slope classifications were mapped and the total land area within each classification tabulated. (See Figure 10)

TABLE 4.
SLOPE ANALYSIS

<u>Slope</u>	<u>Acres</u>	<u>% of Entire Site</u>
0 - 8%	213	48%
8 - 12%	84	19%
12 - 24%	107	24%
Over 24%	<u>40</u>	<u>9%</u>
	444	100%



Figure 10
SLOPE ANALYSIS

SLOPE ANALYSIS

- 0-8%
- 8-12%
- 12-24%
- OVER 24%

C. PROPOSED GRADING

The project was designed for minimal grading. The only grading will be for the construction of the streets. The homes will be tailored to fit the existing topography, grading will be minimized on each lot.

All of the streets will be graded at one time as part of phase I. The equestrian center will also be graded as part of phase I. Any grading required for the individual homes will be conducted during the appropriate phase.

SECTION IX - SOILS

A. PURPOSE

The purpose of this section is to describe the various soil series existing on the property and to give an explanation of each series.

B. SOIL SERIES

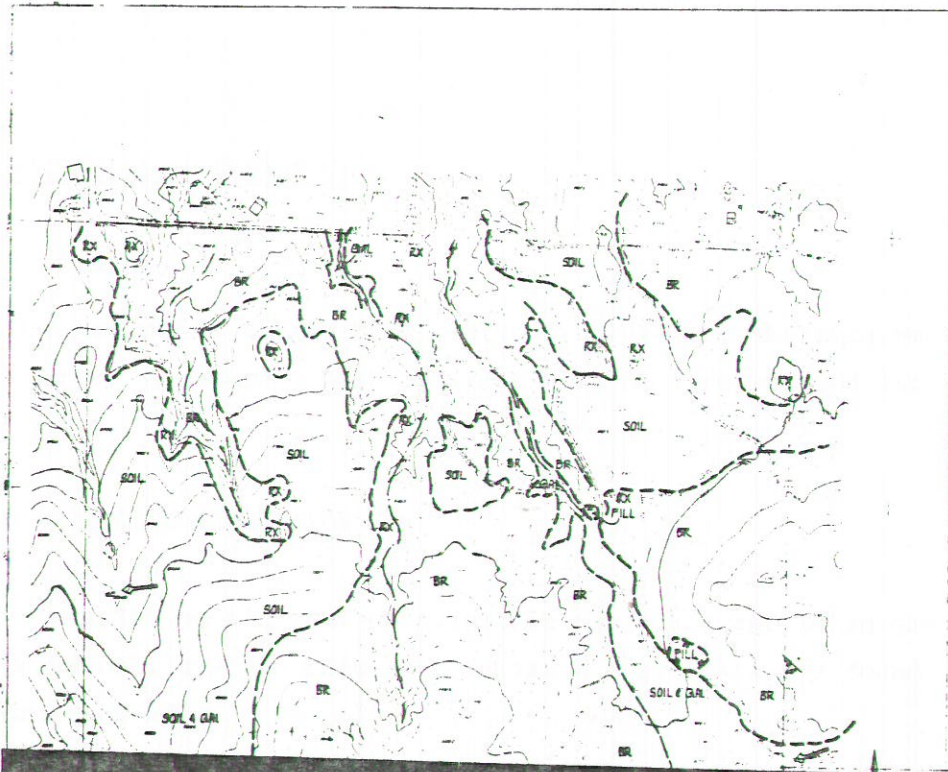
The topsoils on the site are composed of silty sand, clayey silty sand, and sandy clay. The soil association covering the property is Cieneba-Rockland-Fallbrook Association. This association has well drained and somewhat excessively drained soils.

TABLE 5
SOIL PROPERTIES

<u>Soil Group</u>	<u>Permeability</u>	<u>Shearing Strength</u>	<u>Compressibility</u>	<u>Workability as a Construction Material</u>
silty sand	semipervious to impervious	good	low	fair
clayey silty sand	impervious	good to fair	low	good
sandy clay	impervious	fair	medium	good to fair

Source: U.S. Department of the Interior, Bureau of Reclamation, Earth Manual, 1968. While these soil types may be suitable for agriculture the shallow soil depth on the site precludes any agricultural operation. Within very short distances the density of the top soils varies from loose and porous to very dense and relatively impermeable thus making agriculture economically infeasible.

RECONNAISSANCE GEOLOGIC MAP		
LAKE MATTHEWS PROPERTY GAVILAN HILLS AREA		
FOR SOUTHCOST PACIFIC CORPORATION		
BOB DICKEY	GEOTECHNICAL	INCORPORATED
SCALE 1"=200'	DECEMBER 1978	FIELD BY BD



EXPLANATION

GEOLOGIC UNITS

- FILL MATERIALS PLACED BY MAN
LOOSE
- GAI ALLUVIUM PREDOMINANTLY SAND
LOOSE
- SOIL SILTY SAND SOIL FROM 1 TO 10" THICK
LOOSE
- BR VERY WEATHERED TO WEATHERED
QUARTZ DIORITE GRANODIORITE
GABBRO BEDROCK GENERALLY FINE
TO MEDIUM GRAINED
FIRM TO HARD
- RX BEDROCK FORMING RESISTANT Boulders
HARD TO VERY HARD
- PEGMATITE AND APLITE DIKES
- CONTACT BETWEEN GEOLOGIC UNITS
- JOINT ATTITUDE IN BEDROCK
- FOLIATION ATTITUDE IN MARBLE
- SURVEY MARKER FOUND IN FIELD

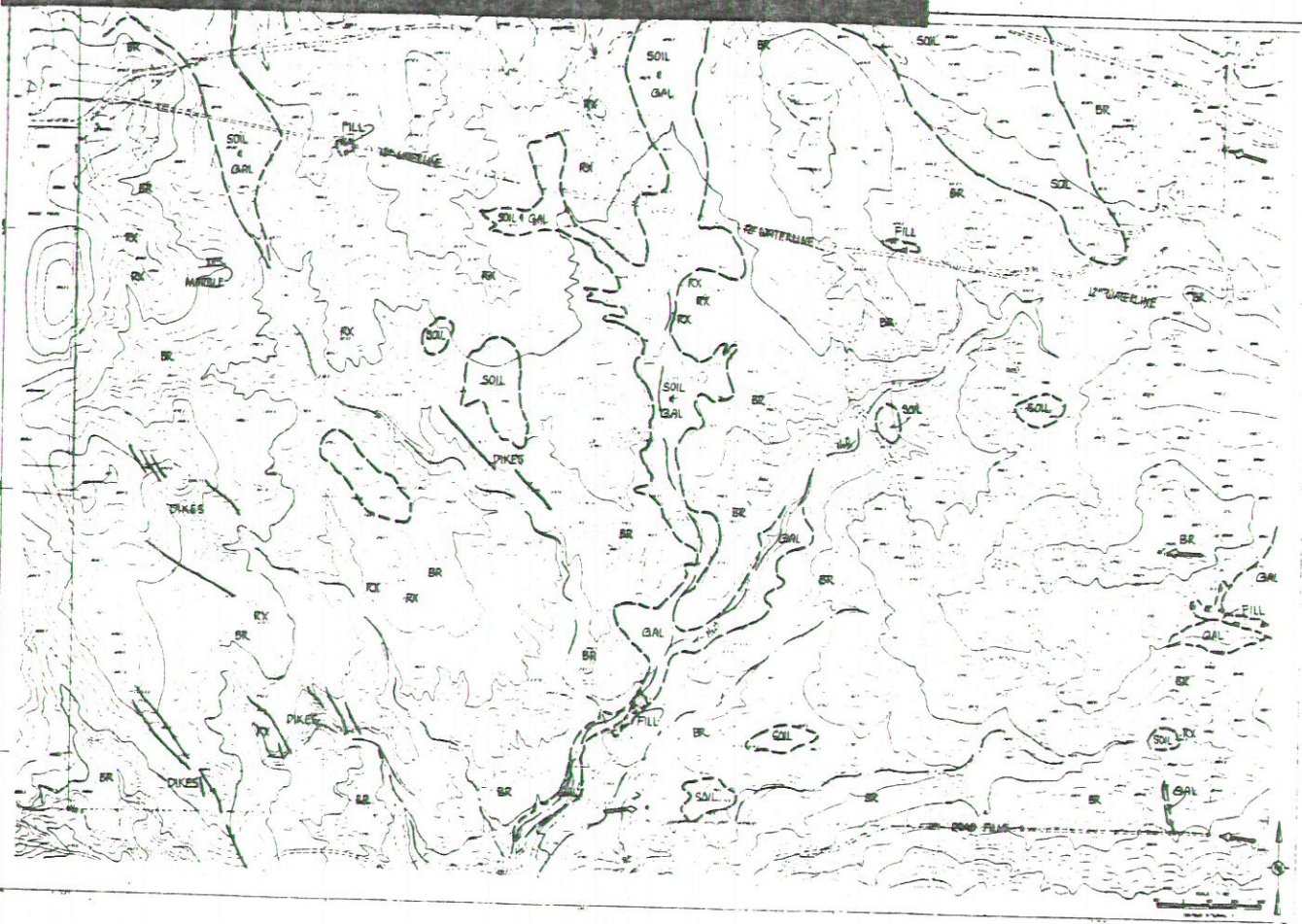


FIGURE 11
MAP SHOWING LOCATION OF TOPSOILS

SECTION X - VEGETATION

A. PURPOSE

The purpose of this section is to describe the existing vegetation and the type of landscaping material that will be incorporated into the project design.

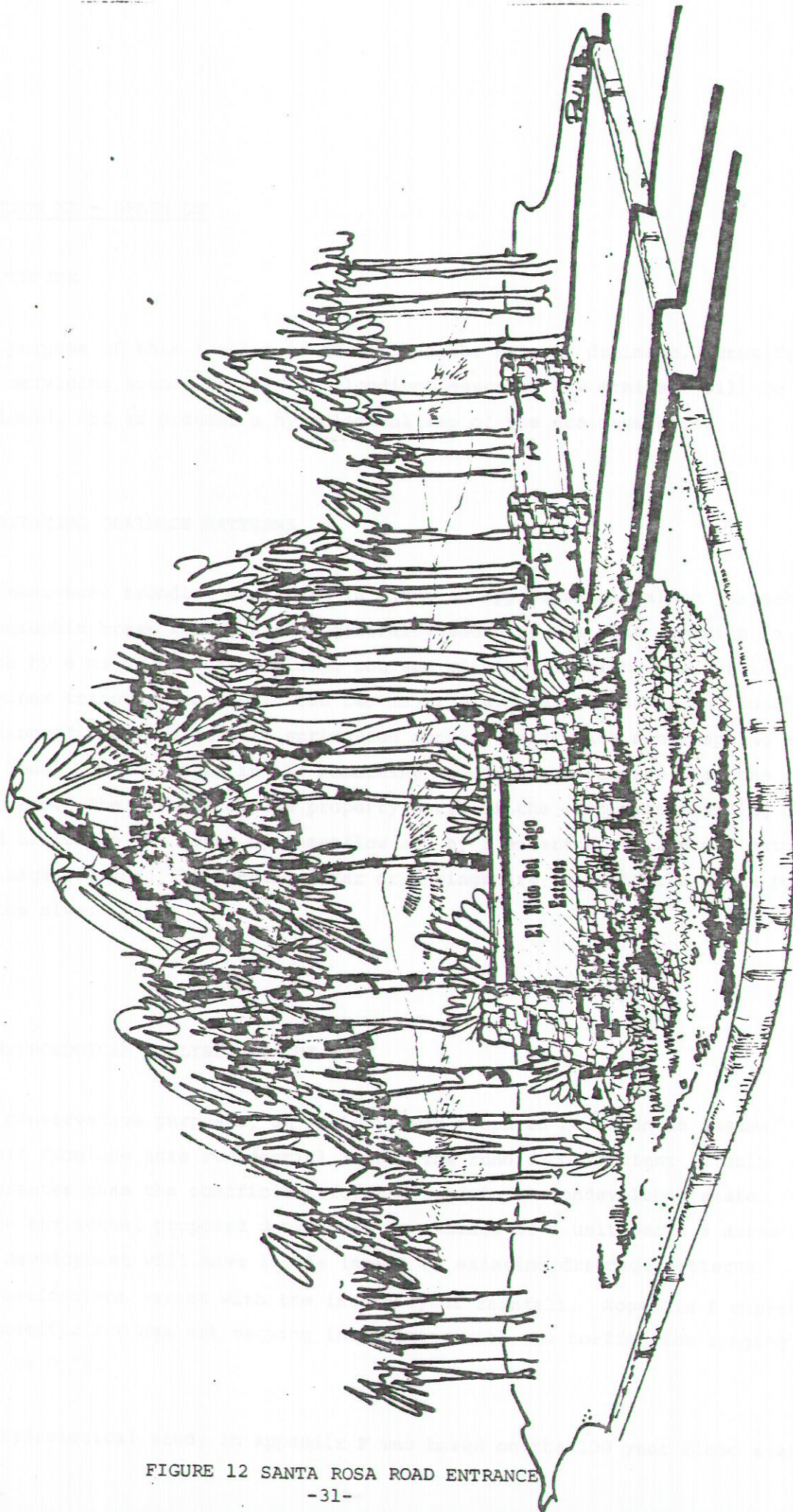
B. EXISTING VEGETATION

Vegetation consists of chaparral on the hills and dense grasses on the lowlands. Occasional cypress trees and isolated dwarf oaks are found in the principle drainage area.

Most of the southern half of the property has been denuded of its natural chaparral vegetation by a recent brush fire. This has resulted in blackened soil and great quantities of surface charcoal.

C. PROPOSED LANDSCAPING MATERIAL

The public areas: the entrance, streets, and equestrian center will be landscaped with supplemental, indigenous plant material. The landscaping shown at the entrance to the project is typical of the type of landscaping that will be added to the site. (See Figure 12) California Pepper, Bluegum Eucalyptus, and California Sycamore trees will be located within the public areas.



SANTA ROSA ROAD ENTRY MONUMENT

FIGURE 12 SANTA ROSA ROAD ENTRANCE

SECTION XI - DRAINAGE

A. PURPOSE

The purpose of this section is to discuss the natural drainage, identify the servicing agency in case of flooding, describe how drainage will be designed, and to present a hydrological map of the drainage area.

B. EXISTING DRAINAGE PATTERNS

An east-west trending dirt road is situated approximately along the natural topographic break with the area generally south of the road draining to the south by 4 major natural drainage courses with an associated dendritic pattern of minor tributary courses. The two major drainage courses in the southeast portion of the site contain spring-fed running water with minor spring activity and local running water in the remaining two drainage courses near the south boundary. The portion of the property north of the east-west trending dirt road drains to the north by sheetflow and by 3 moderate and 2 minor natural drainage courses. No running water or springs are found in the north portion of the site.

C. HYDROLOGICAL ANALYSIS OF THE SITE

For conservative purposes, an analysis was prepared based on an assumed runoff from one acre residential lots. The runoff coefficient is only 5% greater than the coefficient for the land in its undeveloped state. Since the actual proposed density is an average of 1 unit per 2.5 acres the development will have little impact on existing drainage patterns. The coefficient varies with the intensity of rainfall. Appendix F charts the coefficient against varying intensities with the coefficient ranging from 0.68 to 0.78.

The hydrological study in Appendix F was based on the 100 year flood event,

which has been the required protection of the Riverside County Subdivision Ordinance since 1955. More recently this same criteria was adopted by the National Flood Insurance Program.

The project is located in the southeastern portion of the Upper Santa Ana River Basin.

In case of extreme flood conditions experience has shown that no public agency is likely to provide protection for fear of assumed liability. The Riverside County Flood Control Department would be the principle agency as well as the State Office of Emergency Services.

SECTION XII - GROUND WATER DEGRADATION

A. PURPOSE

The purpose of this section is to describe the measures that will be taken to ensure that the ground water will not be polluted by the project. In point of fact, ground water is at such an excessive depth that the project will have no effect on its quality. The depth of ground water is several hundred feet in the area. The only areas where the water table is higher is where it is surface water and highly filtered. An adjacent property owner whose well dried up went down 750 feet before finding water for the new well.

B. MEASURES TO ENSURE PROTECTION OF THE GROUND WATER QUALITY

Subsurface waste disposal has been proposed for the project and the percolation report indicates the soil is suitable (Appendix G). The Regional Water Quality Control Board will be establishing waste discharge requirements for the project prior to the final map. (See Appendix H)

In the event a septic tank fails each of the lots is large enough that another system can be constructed. The permeability of each lot can also be increased by digging up the soil and rebuilding the failed system in place.

To ensure that the leach lines do not affect the natural riparian area, lines will be a minimum of 50 feet from the boundaries of the area, in accordance with standards of the Riverside County Health Department.

Because of the depth of ground water in the areas where the residential lots will occur the number of horses on each lot will make little difference. The waste produced by the horses will not affect the ground water. However, the project developer would agree to limit the number of horses to three per lot in the CC&R's for the project if the County considered it relevant.

SECTION XIII - AIR QUALITY AND ENERGY CONSUMPTION

A. PURPOSE

The purpose of this section is to discuss the factors of the project which will contribute to air pollution and to present alternative conservation measures as a trade-off for the energy consumption required to reach the project site.

B. UNAVOIDABLE ADVERSE EFFECTS - TRAVEL DESTINATION POINTS

The site is located a considerable distance from the likely destination points for working and shopping. The residents can be expected to work in either Riverside or Orange County and to do most of their shopping in the Riverside area, a distance of 10 to 40 miles. A compensating factor for the energy consumed in travel is the energy conservation proposed in construction.

C. ENERGY AND RESOURCE CONSERVATION MEASURES

Since the individual homes will not be designed until this specific plan and the zone change are approved specific energy conservation measures cannot be identified at this time. However, the developer is anxious to incorporate the latest energy conserving technology in the project. The feasibility of solar assisted space and water heating is being explored. The developer is negotiating with Savell Homes of Colton to use their patented passive system in this project. The system consists of concrete, tilt up walls with a urethane foam exterior. Heating and cooling costs are reduced from 60 to 80%. The developer is committed to minimizing energy usage in the project.

SECTION XIV - MARKET ANALYSIS

A. PURPOSE

The purpose of this section is to describe the market for sales of the units and to demonstrate that this is not a land project in an isolated area where there is no demand. There is good indication that the project will be successfully sold in short time.

B. MARKET INFORMATION

Two Real Estate Brokers in the Lake Mathews area were consulted for sales information. Both Robert Hall and Wilson Palmer indicate that there is a large demand for small horse properties and not enough lots available to satisfy the demand. Any available sell within a few days according to their records.

The 140 unit, 1 acre lots with homes constructed by Kaufman and Broad sold out in three months. Lots in Lake Mathews Estates sell within a day of listing. Custom homes with the Gavilan plateau area generally have more than one buyer available.

Buyers are already in line for the El Nido project. The first phase will have 39 units and the developer already has a list of 40 people committed to purchasing a unit.

As the project is currently designed, with 170 lots, the price range of the homes is expected to be between \$100,000 and \$250,000.