

December 2007

Ethanac Corridor Planning Group Summary Booklet Approved

The Ethanac Corridor Planning Group (ECPG) Summary Booklet was unanimously approved by the Riverside County Board of Supervisors in November 2007. T&B Planning thoughtfully crafted the ECPG Summary Booklet to serve as a manual for future development in the approximately 2,800-acre area. The Summary Booklet provides guiding principles for elements such as land use compatibility, public and community facilities, transportation, infrastructure, architecture, and landscaping.

The ECPG was formed by multiple stakeholders within the Harvest Valley/Winchester Area Plan of Riverside County. The ECPG sought to create a recognizable "place" and a more consistent and logical pattern of land use development for the area surrounding Ethanac Road, which serves as the western gateway and urban node connecting I-215 with the inland City of Hemet and future City of Menifee.

The Ethanac Corridor area will be designated a new Policy Area in the 2008 Riverside County General Plan update, and the ECPG Summary Booklet will serve as policy to guide future development in the area.

AICP Certification

Principal Tracy Zinn passed the American Institute of Certified Planners (AICP) test in November of 2007. The AICP is administered by the American Planning Association, a non-profit public interest and research organization committed to urban, suburban, regional, and rural planning. Certified AICP planners are trained in the areas of planning ethics, professional development, planning education, and the standards of planning practice.

Principal Barry Burnell Serves as Guest Speaker at the I-215 South Corridor Economic Development Summit

The Interstate 215 South Corridor is a hub of activity within Riverside County, which is among the fastest-growing regions in the country. The thirty mile stretch between Riverside and Temecula is expected to add 175,000 homes and 500,000 cars in the next two decades, exacerbating the need to make rational decisions regarding infrastructure planning and transportation funding.

Principal Barry Burnell was a guest speaker at this year's I-215 South Corridor Economic Development Summit. His discussion centered on how current infrastructure planning will enhance residential and retail opportunities and values during the next residential market cycle. Barry's insights were supplemented by information from the summit's nearly two dozen panelists, who addressed topics such as economic development, water conservation, and green development techniques. Nearly 1,000 political, business, and community stakeholders attended the event at the Riverside Convention Center.

"The key to maintaining a high quality of life in Riverside County is intelligent, informed planning," says Barry. "There is a strong need for private developers, governmental agencies, and the general public to work with one another to ensure new development is supported by efficient infrastructure and is complementary to the desired character of the region."

Peer Review of the City of Eureka's Boys and Girls Club EIR

In November 2007, T&B Planning completed peer review of an Environmental Impact Report (EIR) for the City of Eureka's new Boys and Girls Club. The EIR analyzed physical environmental impacts that may result

from demolition of the existing Boys and Girls Club building, as well as from the construction of a new 32,000 square foot facility.

Calaterra/Wickerd Road EIR Certified by Riverside County Board of Supervisors

T&B Planning is proud to announce that the Riverside County Board of Supervisors certified the Calaterra/Wickerd Road Environmental Impact Report (EIR) in October 2007. T&B Planning prepared the EIR to address potential impacts to the physical environment that may occur from construction and operation of the community. Specific topics addressed in the EIR include potential impacts to sensitive biological species and resources, jurisdictional wetlands and waters, archaeological and paleontological resources, hydrology, geology, circulation and traffic, and air quality, among others.

T&B Planning Offers Design Review Services

New development and redevelopment projects require many planning and design decisions. Using design guidelines and conducting design reviews of public and privately-initiated projects can have a profound, positive impact on community appearance and economic well-being. For more information regarding T&B Planning's design assistance and design review services, please view our [brochure](#).

Principal James Greco Appointed Vice President of the Building Industry Association of San Diego Building Resources Council

T&B Planning is pleased to announce Principal James Greco was appointed to the position of Vice President of the Building Resources Council, a key committee of the Building Industry Association of San Diego. James previously served as the BRC's Treasurer/Secretary.

The BRC provides opportunities for networking, business development, and industry education. Specifically, the BRC hosts more than 20 education and networking events each year, including monthly breakfasts, education seminars, and seasonal golf tournaments. The BRC is also responsible for organizing the Building Industry's Greatest (BIG) Awards, which recognizes outstanding professional achievements reached by both individuals and companies.

October 2007

T&B Planning Listed on San Diego County's Approved CEQA Consultant List

The County of San Diego Department of Planning and Land Use requires consultants conducting work under the California Environmental Quality Act (CEQA) to undergo an application and review process to be placed a list of approved consultants. All technical studies and environmental impact reports (EIRs) for privately initiated County projects must be prepared by a consultant on the County's CEQA Consultant List.

T&B Planning staff members have been approved under the categories of: EIR Preparer, Visual Analysis Reports, Agricultural Reports, and Mineral Resource Reports.

T&B Planning Selected to Prepare Pine Creek Valley Corridor Management Plan

T&B Planning was selected to complete various community character protection tasks for the Pine Creek Valley, located within Pennsylvania's Lycoming and Tioga Counties. The Pine Creek Council of Governments (COG) consists of five jurisdictions, including Watson, Cummings, McHenry and Brown Townships in Lycoming County and Morris Township in Tioga County. The COG recognized that Pine

Creek Valley is not immune to change and growth, and that in order to preserve the area's beauty, a plan needs to be implemented to direct growth and change in the proper direction. These concerns have taken on added importance since the Pine Creek Valley has been identified as one of twelve priority corridors, especially as a key recreation corridor, for early implementation projects as a part of the Pennsylvania Wilds Initiative. T&B Planning will prepare recommended zoning ordinance revisions and additions; design guidelines for viewshed protection; a signage assessment, design guidelines and a conceptual signage design; and recommended ordinance revisions for oil and gas drilling. T&B Planning, in conjunction with Mackin Engineering, also will prepare a Corridor Management Plan for State Routes 44 and 414, which will evaluate the routes' potential designations as Scenic Byways.

August 2007

Temecula Vineyard Estates Lauded as "Model" Wine Country Development

Commending T&B Planning's design as a "model" for development, the Riverside County Board of Supervisors unanimously approved the [Temecula Vineyard Estates](#) Specific Plan. The community's sensitive design includes 58 homes, vineyards, and wineries on approximately 290 acres.

Temecula Vineyard Estates seamlessly integrates into the idyllic fabric of Wine Country by ensuring residential development is not visible from the surrounding public roadways. The homes, which are on 2.5-acre lots, are nestled within the center of the site, and the vineyards and wineries are planned along the community's perimeter.

The community is one of the first subdivisions approved under the area's new zoning rules. Developers are encouraged to cluster residential development in order to create vineyards of equal or greater area. This new rule acts as an incentive for developers to replant the area's vineyards, which were decimated by pests in 1999 and 2002.

ParkWest Specific Plan Receives Unanimous Approval

T&B Planning is proud to announce approval of the ParkWest Specific Plan by unanimous decision of both the City of Perris Planning Commission and City Council. A master-planned residential community with over 2,000 units, the ParkWest Specific Plan was praised by the City Council as a "model" for future development adjacent to the biologically-sensitive San Jacinto River and for its proactive consistency with the draft San Jacinto River Plan.

T&B Planning's carefully crafted design buffers development from the river with a 90.2-acre MSHCP conservation area. A detailed phasing plan allows for immediate development of a portion of the ParkWest community; the remainder of the community would be built upon final approval of the San Jacinto River Plan and the construction of associated flood control improvements.

The ParkWest phasing plan is the epitome of a beneficial public/private partnership, as initial construction of a portion of the community in advance of the River Plan's final approval will create funding for community parks and roadways in this area of the City of Perris.

Pennsylvania Wilds Design Guide Now Available

T&B Planning was selected to prepare a Design Guide for Community Character Stewardship for a twelve-county region in north central Pennsylvania. The document was unveiled to the public at the 2007

Pennsylvania Wilds Conference. The Design Guide equips communities with the tools they need to ensure that development projects and decision-making on matters of land use consider community character and respect the integrity of the natural environment. The Design Guide was prepared as part of Governor Rendell's Pennsylvania Wilds Initiative to encourage economic growth and tourism while protecting community character. The Pennsylvania Wilds region covers over 6 million acres, including the counties of Cameron, Clarion, Clearfield, Clinton, Elk, Forest, Jefferson, Lycoming, McKean, Potter, Tioga, and Warren. See [PA Wilds Project Description](#) and the [DCNR website](#) for more information.

Hillcrest Community Breaks Ground in San Diego

Construction of Hillcrest, a mixed-use, two-building infill and redevelopment project by D.R Horton, has begun in the City of San Diego.

When completed, Hillcrest will offer 145 residential condominium units and approximately 4,700 square feet of commercial retail building space. T&B Planning led the entitlement process and coordinated the preparation of the technical studies necessary under CEQA for this project. See [Hillcrest Project Description](#) for more information regarding T&B Planning's involvement in this exciting project.

