

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project will result in an increase to the density of the property from 5 acre minimum lot size to 2-5 dwelling units per acre. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

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a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan land Use Designation and Zoning Classification of the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Riverside County General Plan

Findings of Fact:

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a-b) This project will result in a General Plan Land Use Amendment from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and a change the project site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential). This could increase the density of single family homes in the area and result in the generation of additional vehicle trips to and from the project site. Trip generation and subsequent mitigation measures will be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in an amendment to the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the identified potential mitigation measures resulting from GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Parcel Report

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a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and does not require review by the Airport Land Use Commission ("ALUC"). However, a private airstrip, "Pines Airpark Airport" is located to the northwest of the project site. The airstrip includes a single runway with a length of 2,500-feet, width of 150-feet, and is unpaved, consisting of compacted sod and grass. Due to its relatively short runway length, it can support only single-engine aircraft.

This is a programmatic CEQA analysis and as such, no technical studies pertaining to the airpark have been prepared, as there is no accompanying implementing project and therefore will be no ground disturbance at this time. During the time of a future project, an analysis will need to be



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prepared to review potential impacts from the airport. The analysis shall include a review of the airport perimeter area, approach zones, and noise impacts. A standard disclosure notice stating proximity to an airport, shall also be provided to all new property owners. As a result, impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is not located within a "High" Wildfire Susceptibility Area or State Responsibility Area. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard

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area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Approval of this project will result in a land use change only. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within either a 100-year or 500-year floodplain zone. Diamond Valley Lake is located approximately 2.5 miles to the northeast of the project site. The project site is not located within the Diamond Valley Lake Dam Inundation zone. Approval of this project will result in amending the General Plan Foundation Component, Land Use Designation, and changing the Zoning Classification. There is no grading proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Parcel Report

Findings of Fact:

a) This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from R-R (Rural Residential) to R-4 (Planned Residential) on a single 162.85 acre parcel. The proposed land use amendment is a reasonable integration of smaller residential lot sizes along the Scott Road corridor, which is compatible with the other existing residential lots to the west. As a result, impacts associated with this project are considered less than significant.

b) The project site is located within close proximity to the City of Menifee and also the City of Murrieta. Furthermore, the project site is located within the sphere of influence boundary area for the City of Murrieta. This project was transmitted to the City of Murrieta for review, which resulted in no comments or concerns. As a courtesy, this project was also transmitted to the City of Menifee for their review, due to the proximity of the project site to their City boundary. The City of Menifee also had no comments or concerns regarding this project. As a result, impacts associated with this project are considered less than significant.



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Mitigation: No mitigation is required

Monitoring: No monitoring is required

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) This General Plan Amendment will result in a General Plan Foundation Component change from Rural (R) to Community Development (CD), a General Plan Land Use change from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), and a Change of Zone from R-R (Rural Residential) to R-4 (Planned Residential) on a single 162.85 acre parcel. The proposed land use amendment is a reasonable integration of smaller residential lot sizes along the Scott Road corridor, which is compatible with the other existing residential lots to the west.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?



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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site located within the "Unstudied" Mineral Resource Area. The area along Scott Road has never been mined or used for mineral extraction. Furthermore, the area is changing from agricultural use to residential; whereby any mining operations would be a incompatible.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"); however, the Pines Airpark Airport, which is a private airstrip, is located to the northwest of the project site. This is a programmatic CEQA analysis and will result in a General Plan Amendment and Change of Zone only. There is no accompanying implementing project and therefore, no opportunity for ground disturbance at this time. During the time of a future implementing project, a noise analysis will be prepared and appropriate mitigation measures will be included in the project design. As a result, impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**31. Railroad Noise**

NA     A     B     C     D                

Source: Riverside County GIS database,

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located near any railroads. As a result, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**32. Highway Noise**

NA     A     B     C     D                

Source: Riverside County GIS Database

Findings of Fact:

The project is not located near any highways. Interstate 215 is located approximately three miles to the west of the project site and Highway 79 is located approximately one mile to the west of the project site. Any noise generated from these Highways at this distance will be negligible. As a result, there will be no significant impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS database

Findings of Fact:

The project is not located near any other source of potential noise, therefore, there will be no significant impacts from other noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) This project will result is a land use change to denser residential, which will have a greater noise impact at build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Residential designations and will be analyzed at the time of an implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

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**Monitoring:** No monitoring is required

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**Source:** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

a-f) The existing General Plan Land Use of Rural Residential (RR) allows for development at a minimum of 1 dwelling unit per 5-acres. At maximum build-out under the existing land use over 162.85 acres, 32 lots could potentially be developed. This General Plan Amendment will result in a land use change to Medium Density Residential (MDR), which allows for development at 2-5 dwelling units per acre (du/ac). At build-out, this would result in a potential range between 325 and 814 dwelling units with a midpoint of 569 dwelling units over the same 162.85 acres.

A 50-55 acre portion of the southern area of the project site will not be developed, pursuant to MSHCP requirements. As a result, a density transfer will be allowed at the time of future development. The MDR range (2-5 du/ac) will be allowed to be calculated using the entire 162.85 acre site, but the developable area will be reduced to approximately 112.85 to 107.85 acres. The total number of allowed units across the entire 162.85 acres will be allowed for construction within the reduced developable area. The lot sizes, building foot prints, and architecture design will be reviewed through a separate future submittal of a Planned Residential application.

Appendix E, of the 2003 Riverside County General Plan, provides assumptions used for residential build-out densities and population projections. The increase in dwelling units will result in a potential midpoint population increase from the existing land use (RR) to the proposed land use (MDR) of 1,616 persons using the General Plan assumption of 3.01 residents per unit and calculated using the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

following (3.01\*569 units)-(3.01\*32 units). This is a generalized average, calculated with standard values, codified in the Riverside County General Plan.

Currently, the project site is vacant; therefore, the project will not displace any existing housing nor will it affect an established redevelopment area. Once built-out, the project site could result in a population increase by approximately 1,616 persons; however, this change is a negligible increase to the overall population projections for Riverside County.

Additionally, as previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Fire Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**37. Sheriff Services**

Source: Riverside County General Plan

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Sheriff Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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**38. Schools**

Source: GIS database

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for new School Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Library Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is currently vacant land, resulting in little need for public services at this time. However, there will be a net increase in dwelling units at the time of build-out, resulting from this land use change to a higher density. At time of future construction, resulting from an implementing project, costs associated with the increased need for Health Services will be addressed through the County's Development Impact Fee schedule. As a result, there are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) The project site is located across the street (southside of Scott Road) from the "Lakeview / Nuevo / Romoland / Homeland" Community Service Area ("CSA"). A recreational facilities needs/expansion assessment will be conducted in the future, at the time of an implementing project. Upon build-out, the project site may be required to be annexed into this CSA.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, impacts associated with this project are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Pursuant to the Riverside County General Plan Figure 7 – “Trails and Bikeway System” exhibit, there are several identified “Community Trail” locations in proximity to the project site. Contributions to these trails will be determined upon time of implementing project review. Additionally, Quimby fees will be paid and/or implemented in the appropriate amount during the time of an implementing project. The project site is located south of the “Lakeview / Nuevo / Romoland / Homeland” County Service Area. Upon submittal of an implementing project, the project site may be required to annexed into the CSA. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**TRANSPORTATION/TRAFFIC** Would the project

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>43. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of such facilities?

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project site is located within the Highway 79 Policy Area of the Riverside County General Plan. Approval of this project will result in a General Plan Amendment and Zone Change, which will increase the project site's allowable build-out density. The Highway 79 Policy states "...ensure that overall within the Highway 79 Policy Area, development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." This Policy intends to limit the existing build-out of the current Land Use Designation, due to potential infrastructure limitations. The proposed increase to the project site's density is in conflict with the Policy. Mitigation, which shall be adhered to during time of any implementing project, is proposed below. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project is consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With implementation of the below mitigation, the resulting project will address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously discussed, the proposed project will result in an amendment to the General Plan Land Use and a Zone Change, which could eventually lead to a higher level of development on the property.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, the impacts will be less than significant.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) There is no implementing project in conjunction with this General Plan Land Use Amendment and Change of Zone, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: This project has been determined to be consistent with the Highway 79 Policy Area, pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area.
- Prior to approval of an implementing project, the applicant shall demonstrate to the satisfaction of the Director of Transportation, consistency with the Highway 79 Policy Area by demonstrating that the allowable number of residential dwelling units has been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) any combination of (a), (b) and (c), such that the project is generating an amount equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation. This mitigation does not apply to implementing projects which propose a non-residential land use development.
- If the Highway 79 policy is amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policy is repealed, these mitigations shall automatically terminate.

Monitoring: Monitoring will be achieved through review of the future implementing project.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project site is vacant and therefore the water service demand is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on water requirements upon build-out. An assessment of the availability of water to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor to provide water to the site (beyond what currently exists). However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site is vacant and therefore sewer demand is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on sewer capacity needs. The future implementing project will be required to connect to and construct a new sewer system. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project site is vacant and therefore solid waste service is currently negligible. However, this land use change in residential density from 5-acre lot minimums to 2-5 du/ac will create a greater net impact on solid waste service needs upon build-out. However, at this stage, the specific size and need of water infrastructure to the area, is too speculative to analyze as there is no implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Materials

Findings of Fact:

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB-32 greenhouse gas reduction requirements as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, Land Use Designation, and Zone Classification, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Assessment shall be prepared, to determine potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Changing the project site's General Plan Land Use Designation and Zoning Classification would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with Change of Zone No. 07865 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D).

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## GPA00998 & CZ07865

### MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts identified in Environmental Assessment No. 41828, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of GPA00998 and CZ07865 will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method
<b>Transportation /Traffic</b>	<p>The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> <li>• Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.</li> </ul>	Prior to implementing project approval and/or prior to building permit issuance	Project Proponent	A report or fee must be submitted by any implementing project proponent

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less Than Significant Impact      No Impact

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method
	<ul style="list-style-type: none"> <li>Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.</li> </ul>			



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steven Weiss, AICP*  
*Planning Director*

October 20, 2015

## MEMO

**RE: AGENDA ITEM – 4.3 – GPA00998 & CZ07865 – STAFF RESPONSES TO LETTERS**

**To: Planning Commission**

As of 5:00pm, October 20, 2015, County staff has received the attached letters regarding GPA00998 and CZ07865. Below are brief responses to the Planning Commission, regarding each letter.

### **1. City of Menifee**

- County staff spoke to the City of Menifee on 10/20/2015 and discussed each of the points in their notice. Staff provided context regarding the GPIIP process as it relates the General Plan. Staff believes that a programmatic environmental review process is a sufficient level of analysis at this stage, as there is no accompanying implementing project. A cumulative analysis was previously conducted in conjunction with the last County General Plan update, taking into account all 156 Foundation Component Amendment applications that were submitted in 2008. All traffic impacts and infrastructure deficiencies will be thoroughly reviewed and mitigated during the implementing project review phase.

### **2. Endangered Habitats League**

- The EHL has expressed concerns regarding development of this property at the proposed Medium Density Residential (2-5 du/ac) range, rather than within its current range of Rural Residential (5-acre minimum), as it would induce further land use changes. As shown in the staff report, there were several other GPA applications for properties along Scott Road that were proposals for a MDR development range as well. This change in density to the area has been ongoing. Staff believes that development at a MDR range along Scott Road is appropriate, creating a buffer to the more rural residential areas to the north and south. Furthermore, it faces Scott road, which is a primary transportation route through the area. Access to the site would be primarily taken from Scott Road, reducing the need for vehicle trips though the more rural areas to the north and south.



### **3. Don Mastrangelo – Pines Airpark**

- The Pines Airpark, a private airstrip, is located north of the project site. The County's Airport Land Use Commission "ALUC" does not review proposed projects which are in proximity of private airstrips. However, the airstrip "could" have potential impacts to the project site after build-out. The accompanying initial study and Mitigated Negative Declaration "MND" did not address the private airpark as there currently is no implementing project and therefore no impacts. However, an amendment to the MND is being provided and includes a discussion requiring an analysis to be prepared during the time of a future project. The analysis will include, a discussion of the airpark perimeter area, approach zones, potential noise, and will require a standard disclosure notice of airport vicinity to all future property owners.



**Scott A. Mann**  
*Mayor*

**John V. Denver**  
*Mayor Pro Tem*  
*District 4*

**Greg August**  
*Councilmember*  
*District 1*

**Matthew Liesemeyer**  
*Councilmember*  
*District 2*

**Vacant**  
*Councilmember*  
*District 3*

October 13, 2015

John Earle Hildebrand III, Senior Project Associate  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

RE: General Plan Amendment No. 998

Dear Mr. Hildebrand III

Thank you for notifying the City regarding General Plan Amendment No. 998 and sending the Mitigated Negative Declaration (MND). The Community Development Department has reviewed the proposal and MND and is concerned with the General Plan Amendment request due to its apparent incompatibility with the existing rural residential uses surrounding the area, including rural residential uses to the west within the City of Menifee and its potential impacts on the environment, a number of which appear to be completely ignored by the MND.

The General Plan Amendment would allow for the development of two (2) to five (5) dwelling units per acre, whereas the existing rural residential lots surrounding the project site to the north, south, east and west are designated for five (5) acre minimum lot sizes and properties further west of the site are designated for two (2) acre minimum lot sizes. These rural residential uses, particularly in the City of Menifee, comprise a well-established rural area of our community, the residents of which have consistently voiced the desire to remain rural and maintain large lot sizes. The existing land use designation of the project site, Rural: Rural Residential (R:RR) (five [5] acre minimum), is compatible and consistent with the existing properties surrounding the site, including those within our City. The Riverside County General Plan encourages protection of existing rural communities, such as the area encompassing the project site.

The project site is in close proximity to two General Plan Policy Areas that encourage the preservation of rural residential uses and larger lot sizes. The first policy area is the "Estate Density Residential and Rural Residential Area East of Interstate 215" Policy Area. The Policy Area includes Policy SCMVAP 6.1 which states that "residential development in this area [i.e., the Policy Area] shall retain its existing estate density and rural character." It further requires that until the strong support for the preservation of the rural character of this area changes significantly, growth and development should be focused elsewhere. It is the City's belief that there is still strong support for the rural lifestyle in this area.

29714 Haun Road  
Menifee, CA 92586  
Phone 951.672.6777  
Fax 951.679.3843  
[www.cityofmenifee.us](http://www.cityofmenifee.us)

The second policy area in the vicinity of the site is the "Leon/Keller Road Policy Area" which states, "Notwithstanding the Estate Density Residential designation of this area on the Southwest Rea Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2 ½ acres." Although the project site is not within this policy area, it is located in close proximity to properties within the policy area. The goal of the policy area is to maintain larger rural lots. The proposed general plan amendment appears to be incompatible with the surrounding general plan land uses and policy areas.

The City is also concerned because we believe the MND fails to adequately address air quality, greenhouse gas, traffic, land use/planning, growth inducement and cumulative impacts. As the County is no doubt aware, in the event that there is a fair argument, supported by substantial evidence, that the General Plan Amendment No. 921 may result in significant impacts, the County is required to prepare an environmental impact report (EIR). (See, e.g., *City of Arcadia v. State Water Resources Control Bd.* (2006) 135 Cal.App.4th 1392.) This is a relatively low threshold, as CEQA encourages the preparation of EIRs. A mitigated negative declaration is permitted only if the initial study identified potential significant effects on the environment but revisions in the project plans would avoid or mitigate the effects to a point where "**clearly** no significant effect on the environment would occur" and there is **no** substantial evidence that the project as revised may have a significant effect on the environment. (*Keep Our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal. App. 4th 714, 730 [emphasis added].) Under this standard, the lead agency is prohibited from weighing evidence, and if **any** substantial evidence is presented that a significant impact may occur, an EIR must be prepared. (*Friends of 'B' Street v. City of Hayward* (1980) 106 Cal.App.3d 998.)

The proposed land use designation change drastically increases the possible dwelling units that could be allowed in the project site from 32 to 560 (if using about 3.5 du/acre) and based on cumulative total for all the active general plan applications in the area (as referenced in the MND for GPA00921), would increase the number of dwelling units from 186 units to 2,376 (if using about 3.5 du/acre). Although there is no development proposal associated with the GPA Amendment No. 998, the increase in density allowed under the application and cumulative applications needs to be analyzed, even within a "programmatic level CEQA analysis." In other words, even a so-called "first tier" or "programmatic" CEQA document must analyze all *known* impacts, or those that are "reasonably feasible" to analyze. (*In re Bay-Delta* (2008) 43 Cal. 4th 1143, 1175.) Here, the increase from 32 to 800 maximum allowable residential units on the project site is known – therefore, the impacts of that change must be fully analyzed. It also bears noting that it is unusual for an MND, not an EIR, to serve as a "programmatic" CEQA document.

No air quality or greenhouse gas analysis or technical study has been completed to analyze the impacts of the significant change to the maximum allowable units in the residential area. Considering the biggest driver of air quality impacts is typically increased traffic, and the MND identifies a potentially significant impact resulting from increased traffic, there is a fair argument that the project may result in significant air quality impacts. (See, *Keep Our Mountains Quiet*, 236 Cal. App. 4th at 730 [substantial evidence that supports a fair argument that a project may result in an impact includes "reasonable assumptions predicated upon facts"].) At a minimum, the City requests



that the County undertake an air quality technical study in connection with a revised MND, if not an EIR.

Second, City staff does not believe that the analysis in the MND's Land Use/Planning section adequately shows that impacts are less than significant with regard to a substantial alteration of the present or planned land use of the area or in regards to the project's affect to land use adjacent to city boundaries. As mentioned above, the proposed amendment is inconsistent with surrounding land uses, which are predominately Rural: Rural Residential (R:RR) (five [5] acre minimum) and with the surrounding policy areas which encourage large rural estate lots. The MND does not discuss what the land use is surrounding the project site and does not provide any analysis regarding how the proposed amendment will not result in a substantial alteration of the present or past land use of the area. The discussion on alteration of land use includes a statement that the proposed land use amendment is a reasonable integration of smaller residential lot sizes along the Scott Road corridor, which is compatible with other existing residential lots to the west. Based on staff's review of the area, the predominate land use along the Scott Road corridor, particularly south of Scott Road, is rural residential lots. There are some smaller lots further west of the project site, but these do not make up the majority of the development either existing or planned in the particular area of the project site.

The MND specifically states, "As a courtesy, this project was also transmitted to the City of Menifee for their review, due to the proximity of the project site to their City boundary. The City of Menifee also had no comments or concerns regarding this project." However, the City of Menifee does have comments and concerns regarding this general plan amendment as detailed in this letter. There is no analysis in the MND regarding impacts to property adjacent to the City of Menifee. Therefore, the MND does not adequately show that there is no impact to land uses in the City of Menifee adjacent to the project site, and instead, substantial evidence supports a fair argument that significant impacts may occur. City staff believes that the proposed amendment will cause impacts to rural land uses adjacent to the site, including rural land uses further west of the site in the City of Menifee. Medium Density Residential is not a compatible land use adjacent to rural residential uses without significant buffering, primarily due to animal keeping and agricultural activities which occur on rural lots. Menifee residents in the area of the project site have expressed a desire to maintain their rural lifestyle and view the Medium Density Residential land use designation as an encroachment of incompatible uses into their rural way of life.

Third, under the Population and Housing section of the MND, there is no analysis regarding the exceedance of official regional or local population projects or the inducement of substantial population growth in the area. As noted above, the general plan amendments would substantially increase the number of dwelling units that could be allowed within the property from 32 to 560 and in the area from 186 to 2,376, thereby causing a significant increase in population. The MND is silent on how the proposed amendment, and other amendments in process in the area, impact SCAG population projects which are used for regional transportation planning. The MND checks the box that the impact to growth in the area is "Less than Significant", but gives no analysis of how this impact is actually deemed to be "Less than Significant Based on City staff

review, there is substantial evidence supporting a fair argument that this impact may be potentially significant.

A traffic study has not been completed to show that the change in land uses will not result in a need for increased roadway capacity or changes in the roadway classifications from what is identified in the County General Plan Circulation Element or City of Menifee Circulation Element. The City is concerned that the increase in density to the properties east of the City will increase traffic and vehicle trips in the City and may require additional lanes and signals not currently contemplated in both the County and City Circulation Elements. Impacts to Scott Road and the Scott Road/I-215 Interchange were not analyzed in the MND, but must be addressed. While the MND does identify a potentially significant impact from increased traffic, the MND concludes that this potentially significant impact will be reduced to a less than significant level by virtue of mitigation requiring participation in a County fee program. However, a future applicant's mere participation in a fee program and payment of its fair share amount to fund future improvements does not actually ensure that those future improvements will be constructed before the project's impacts occur, particularly considering that some of required improvements may be outside the County's jurisdiction (e.g., the relevant right of way may be owned by a city or Caltrans) and therefore outside of the lead agency's control. Accordingly, the MND cannot conclude that all impacts will be mitigated to a less than significant impact, and an EIR must be prepared.

Finally, the MND does not include an analysis of cumulative impacts (Question #51 in the MND), although the Land Use/Planning section justifies no impacts to a "substantial alteration of the present or planned land use of an area" by referring to other applications in process in the vicinity. (See also, CEQA Guidelines § 15064(h)(1); *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1996) 42 Cal.App.4<sup>th</sup> 608, 622-23.)

For all the reasons discussed above, the MND completely ignores a number of potentially significant impacts, which must be analyzed in an EIR. Moreover, the City of Menifee's Community Development Department is opposed to any project that would result in the development of an incompatible land use adjacent to the existing rural residential properties. In our opinion, in addition to resulting in a number of significant impacts on the environment, the approval of the proposed amendment would not be consistent with the Riverside County General Plan.

Thank you again for the opportunity to provide comments. We formally request to receive any hearing notice regarding this project. Notices can be sent to my attention at 29714 Haun Road, Menifee, CA 92586.

Sincerely,



Lisa Gordon, Planning Manager  
City of Menifee Community Development Department

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 8, 2015

*VIA ELECTRONIC MAIL*

Planning Commission  
Riverside County  
4080 Lemon St  
Riverside CA 92501

**RE: Items 4.1 (GPA 921), 4.2 (GPA 948), and 4.3 (GPA 998);  
Hearing Date: October 21, 2015**

Dear Chair and Members of the Commission:

Endangered Habitats League (EHL) appreciates the opportunity to comment on three items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project.

Item 4.1, GPA 921 (Menifee Valley/Sun City)

***Recommend denial of GPA.*** This 78-acre Rural property is in an area previously identified in the General Plan for its rural character and it may function as a “community separator.” No significant new circumstances justify a foundation change to Community Development. *Indeed, with the incorporation of Menifee, any urbanization should proceed over time through an orderly process of annexation rather than through piecemeal tract maps in the unincorporated area.* No absorption analysis has demonstrated the need for more urban-designated land in the region, and even if so, there is no indication that this site is optimal from a greenhouse gas or planning perspective.

Item 4.2, GPA 948 (Cherry Valley)

***No position.*** However, staff’s original recommendation was to *deny* initiation due to no changed circumstances, lack of need for additional commercial, and conflicts with community character.

Item 4.3, GPA 998 (French Valley)

***Recommend denial of GPA.*** This 160-acre site and its surrounding area serve as a “Community Separator” for the City of Menifee to the west. GPA 998 would induce successive neighboring Foundation changes from Rural to Community Development *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Rather, the County should direct growth to the municipalities and an orderly process of annexation rather than approve piecemeal tract maps that are the epitome of suburban sprawl. We acknowledge the preliminary analysis of MSHCP



Criteria Cells, but internal density transfer at the *current* density would also serve the MSHCP.

It is mystifying why staff has *reversed* its previous recommendation to the Planning Commission for *denial* of this project. Staff previously stated that:

The subject site is located in the "French Valley" community within the Southwest Area Plan. The site is also located within the City of Murrieta's Sphere of Influence. The Rural: Rural Residential designation currently surrounds the site in all directions. The proposal would be inconsistent with the existing land use pattern in the area. Staff recognizes that there are multiple General Plan Foundation Amendment applications proposing Community Development land use designations in the immediate area of the site; however, there is currently no way of telling whether or not those cases will ultimately be approved.

The site has been identified as being a part of Cell Group "U" under the County's "Multiple Species Habitat Conservation Plan (MSHCP)." Cell group "U" will contribute to the assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will range from 65%-75% of the Cell Group with the majority of the conservation occurring within the eastern portion of the Cell Group. Increasing the intensity of the site may potentially conflict with the goal of the MSHCP and could create inconsistencies amongst the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

The topography of the southern portion of the site is a concern as well. Slopes in the southern portion of the lot potentially range from 15%-25%. The general area is identified as having a high susceptibility to seismically induced landslide and rockfall. According to the Safety Element of the General Plan, most of these areas, are designated for Open Space or Rural development as in this case. Increasing the intensity at the site may create an increase in potential public safety issues by exposing additional dwelling units to potential slope failures and landslides when developing or grading at a greater density. The proposed change would again create an internal inconsistency between the elements of the General Plan.

We urge retention of rural uses absent compelling planning reasons to amend the General Plan – reasons that have not been advanced.

Thank you for considering our views.

Yours truly,



Dan Silver  
Executive Director

## Hildebrand, John

---

**From:** Don Mastrangelo <donm@gpsheroes.com>  
**Sent:** Thursday, October 15, 2015 5:15 PM  
**To:** Hildebrand, John  
**Subject:** General Plan Amendment 998

Hello Mr. Hildebrand, I have left you a few phone messages but have been unable to reach you. I own and reside at 32875 Pines Airpark Rd., Winchester, CA 92596. My property is directly north of the subject property across Scott Rd. and is part of a residential airpark and an FAA registered private airstrip (8CA5 Pines Airpark):



PINES AIRPARK 8CA5

Regarding General Plan Amendment 998, I have reviewed the documents and in general have no objections except that I have found at least two areas that do not appear to properly disclose the existence of our private airstrip - note page 204 of the pdf/page 19 of the Environmental Assessment Form, item 23D:

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA") or compatibility zone and will not require review by the Airport Land Use Commission ("ALUC"). As a result, there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

And again on page 209 of the pdf and page 24 of the document:

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map exhibit, the project site not located within a designated Airport Influence Area ("AIA"). As a result, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

I would not oppose this project as long as the applicant and all involved properly disclose the existence of our airpark and private airstrip, their willingness to properly disclose its long history and current existence, and their willingness to go on record saying they have no objections to the current and future use and existence of Pines Airpark and it's private airstrip.



Please reply and call me at (951) 704-7825 to acknowledge receipt and discuss my comments above. Thank you!

**Don Mastrangelo**

Executive Director

P: 800.688.0999 x400

E: [donm@gpsheroes.com](mailto:donm@gpsheroes.com)

Watch our video: [GPSheroes.com](http://GPSheroes.com)

Scan

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

March 2, 2010

**SUBJECT:** Initiation Proceedings for General Plan Amendment No. 998  
(Foundation Amendment - Regular)

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors  
**FROM:** Planning Department

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Approve  | <input type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input type="checkbox"/> Publish in Newspaper: Press Enterprise                                 |
| <input type="checkbox"/> Place on Policy Calendar   | <input type="checkbox"/> Adopt Mitigated Negative Declaration                                   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action   | <input type="checkbox"/> Certify Environmental Impact Report                                    |
| <input checked="" type="checkbox"/> Place on Section of Initiation Proceeding                   | <input type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration                                    | <input type="checkbox"/> Labels provided  |
| <input type="checkbox"/> Labels provided:   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |
| <input type="checkbox"/> If Set For Hearing:  |   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |   |

**Designate Newspaper used by Planning Department for Notice of Hearing:**

Please include this item on the 03/16/10 agenda.

### Clerk Of The Board

Please charge your time to case number(s): GPA00998

Buy sent  
3/4/10

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 998\GPA 998 BOS Package\GPA 998 11p coversheet.doc

Ron  
3/2/10

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
March 1, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 998** - Foundation-Regular – Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC - Third Supervisorial District – French Valley Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Christine Street and westerly of Highway 79/ Winchester Road. - 160 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Medium Density Residential (CD: MDR) (2-5 du/ac). – APN: 472-070-001

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff to be added to the "Specific Plan Required Policy Area" based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman  
Planning Director

RG:th  
*[initials]*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

Policy

Consent

Dep't Recor.  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:



**The Honorable Board of Supervisors  
RE: General Plan Amendment No. 998  
Page 2 of 2**

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**PLANNING COMMISSION  
MINUTE ORDER JANUARY 13, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.6: GENERAL PLAN AMENDMENT NO. 998** – Foundation / Regular – Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC - Third Supervisorial District – French Valley Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Keller Road, southehrly of Scott Road, easterly of Christine Street and westerly of Highway 79/ Winchester Road. - 160 Gross Acres - Zoning: Rural Residential (R-R) - APN: 472-070-001. (Continued from 11/4/09).
- II. **PROJECT DESCRIPTION**  
This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend the land use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).
- III. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Tamara Harrison at 951-955-9721 or e-mail [tharriso@rctlma.org](mailto:tharriso@rctlma.org).
- The following spoke in favor of the subject proposal:  
Tom Nieves, Applicant's Representative, 937 S. Via Lata, Ste. 500, Colton, California 92324
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**  
NONE
- V. **PLANNING COMMISSION ACTION**  
The Planning Commission, recommended to the Board of Supervisors;
- INITIATION of the GENERAL PLAN AMENDMENT**
- VI. **CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**Agenda Item No.: 5.6**  
**Area Plan: Southwest**  
**Zoning District: Winchester**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: January 13, 2010**

**General Plan Amendment No. 998**  
**Applicant: Andy Domenigoni**  
**Engineer/Representative: AEI-CASC**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 998 as modified by staff to be added to the "Specific Plan Required Policy Area" and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner John Roth:** Mr. Roth disagreed with staff that the proposal, as modified by staff to be added to the "Specific Plan Required Policy Area," should be initiated. Mr. Roth stated that rural properties are being invaded by urbanization and that it would make more sense to develop the Community Development that lies to the east of the site. He indicated that the proposed site is located directly in the middle of a rural community, and once a couple of sites are allowed to change designations the rural nature of the area will no longer exist.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** Mr. Petty indicated that the problem with General Plan Initiation Proceedings is that it is assumed that these are projects, when in fact they are nothing more than an indication of whether or not it would be reasonable to proceed with the General Plan Amendment. He commented that many of the comments Commissioner Roth brought forward would be explored further once subsequent applications are submitted, and public hearings are held before the appropriate hearing body. Mr. Petty is concerned that there may be a number of people in this area that wish to change their General Plan designation based on many of the applications that have assemblages of owners and they should at least be able to have their voices heard. Commissioner Petty again commented that the intent of the process is to have a first glance to determine whether or not the proposal is reasonable, and then the applicant will have to come back before the Commission having fully informed the surrounding area of a project specific application.

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments



**Agenda Item No.: 5.6**  
**Area Plan: Southwest**  
**Zoning District: Winchester**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: January 13, 2010**  
**Continued from: November 4, 2009**

**General Plan Amendment No. 998**  
**Applicant: Andy Domenigoni**  
**Engineer/Rep.: AEI-CASC**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation Component of the subject site from "Rural" (RUR) to "Community Development" (CD) and the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) to "Medium Density Residential" (MDR) (2-5 du/ac) for an approximately 160 acre site. The project is located north of Via Curtidor, south of Scott Road, east of Christine Road and west of Beeler/ Pourroy Road.

### **POTENTIAL ISSUES OF CONCERN:**

The subject site is located in the "French Valley" community within the Southwest Area Plan. The site is also located within the City of Murrieta's Sphere of Influence. The County's Rural: Rural Residential designation currently surrounds the site in all directions, however; Community Development designations can be found to the north of the site along Wickard Road, to the south of the site along Keller Road and Flossie Way and to the east of the site along Highway 79. The City of Menifee lies to the west of the site across Leon Road. There is an area to the west of the site which requires a 2 ½ acre minimum lot size under the Leon Road/Keller Road Policy Area; however, the subject site lies east of the Policy Area.

The northern portion of the site abuts Scott Road which has been classified by the Circulation Element of the General Plan as an "Urban Arterial," ultimately having six lanes and a 152' right of way. The site is located along a portion of Scott Road that lies between Specific Plan No. 310 to the east of the site at Highway 79 and the intersection of Scott Road Interstate 215. Prior to the incorporation of the City of Menifee, the intersection of Scott Road and Interstate 215 was designated as a Job Center/Town Center under the County's General Plan. The City has adopted and is currently using the County's General Plan until a General Plan has been adopted solely for the City. The subject site would be a reasonable extension of the Community Development Foundation to the east given the urbanization trends along Scott Road and anticipated infrastructure improvements in the area.

General Plan Amendment No. 951 (GPA00951) which lies southeast of the subject site was initiated by the County Board of Supervisors from Rural: Rural Residential to Community Development: Specific Plan on March 3, 2009. Additional Foundation Component General Plan Amendments surround the subject site but have not been presented before the Planning Commission or the Board of Supervisors as of yet.

These amendment applications are seeking various Community Development designations.

The site has been identified as being a part of Cell Group "U" under the County's Multiple Species Habitat Conservation Plan (MSHCP). Cell Group "U" will contribute to the assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will range from 65%-75% of the Cell Group with the majority of the conservation occurring within the eastern portion of the Cell Group. This area will connect to areas to the south extending to the east and west. The subject site is located within the western half of the cell group. The southern, hilly portion of the site may require conservation, thereby contributing to establish Proposed Constrained Linkage 17 while freeing the northern portion of the site for potential development. In addition to any conservation which may be required at the south end of the site, the site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable. Conserved portions of the site, if any, will be identified as part of the Habitat Acquisition and Negotiation Strategy (HANS) process.

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the midpoint of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

The potential to address conservation requirements under the MSHCP; the existence of established and planned commercial development, particularly at the intersections of Scott Road and Winchester Road and Interstate 215; the incorporation of the City of Menifee; planned circulation improvements in the vicinity including Scott Road; and the availability of sewer and water within ½ mile of the site constitute a change in circumstances that could potentially accommodate uses within the Community Development Foundation.

However, staff recommends that a specific plan be required to develop the site and that it be added to the General Plan's "Specific Plan Required Policy Area." This will allow for comprehensive development of this and many of the surrounding sites that are currently seeking Foundation Change General Plan Amendments. The Specific Plan Required Policy Area will also be recommended for the following General Plan Amendments in the area: 925, 926, 974 and 976.

**RECOMMENDATION:**

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 998 as modified by staff to be added to the Specific Plan Required Policy Area. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

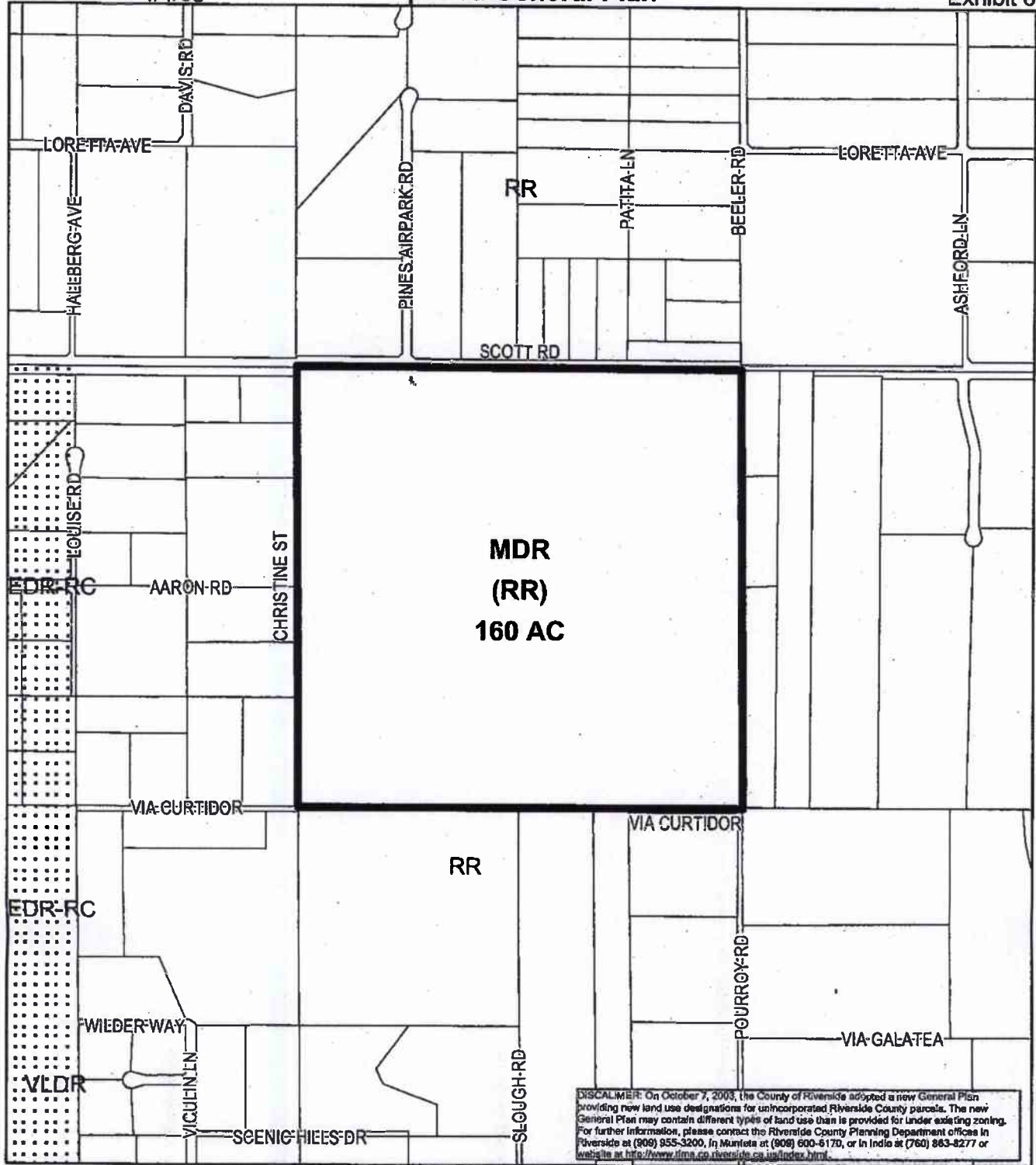
1. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5,147.92.
3. The project site is currently designated as Assessor's Parcel Number: 472-070-001



Supervisor Stone  
 District 3  
 Date Drawn: 4/4/08

**GPA00998**  
**Proposed General Plan**

Planner: Amy Aldana  
 Date: 3/14/08  
 Exhibit 6



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Zone**  
**Area:** French Valley  
**Township/Range:** T6SR2W  
**Section :** 20



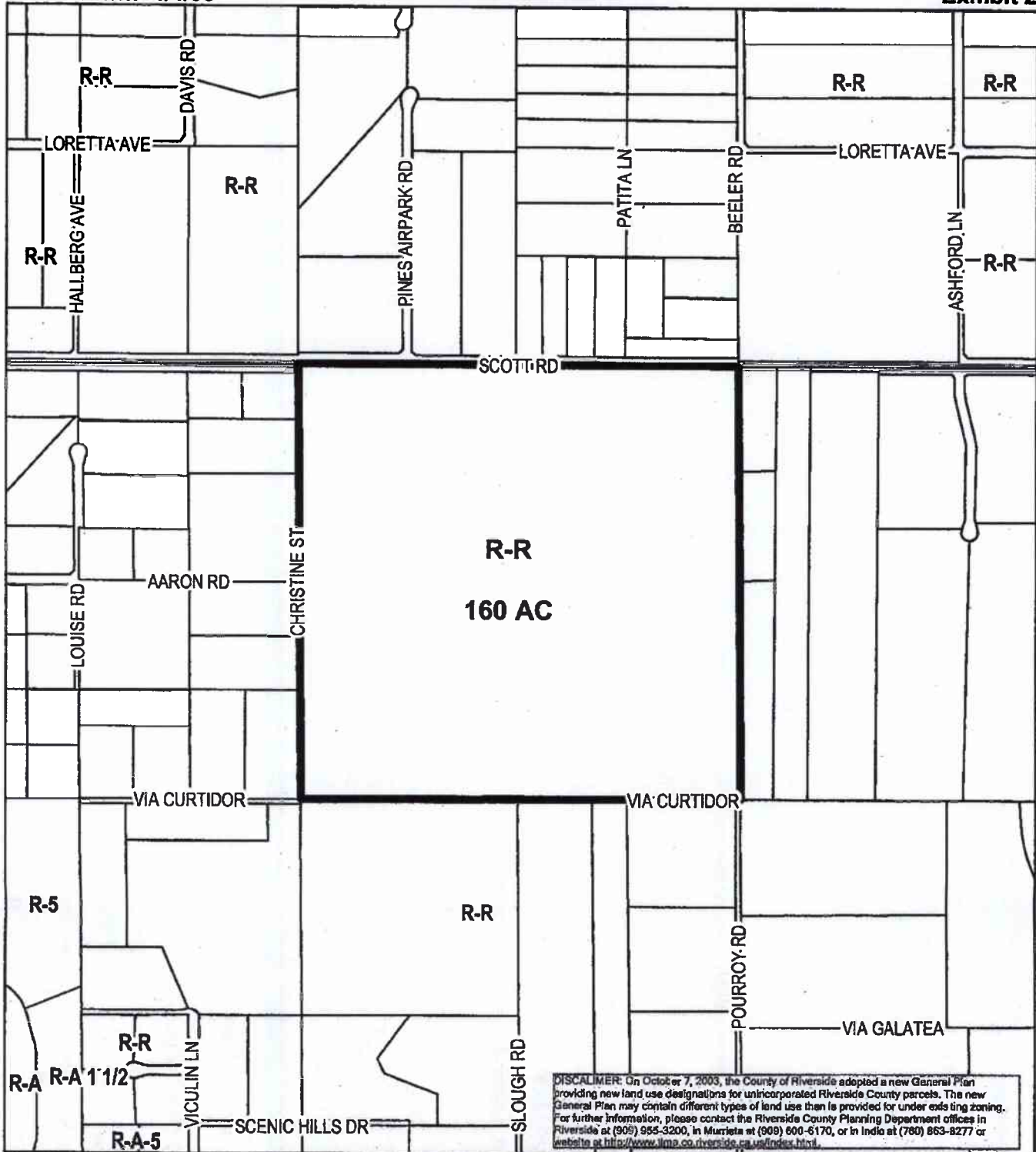
**Assessors**  
**Bk.Pg.** 472-07  
**Thomas**  
**Bros. Pg.** 899 D2

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.lima.co.riverside.ca.us/index.html>.

Supervisor Stone  
 District 3  
 Date Drawn: 4/4/08

**GPA00998**  
**EXISTING ZONING**

Planner: Amy Aldana  
 Date: 3/14/08  
 Exhibit 2



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**Zone**  
**Area: French Valley**  
**Township/Range: T6SR2W**  
**Section : 20**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Assessors**  
**Bk. Pg. 472-07**  
**Thomas**  
**Bros. Pg. 899 D2**



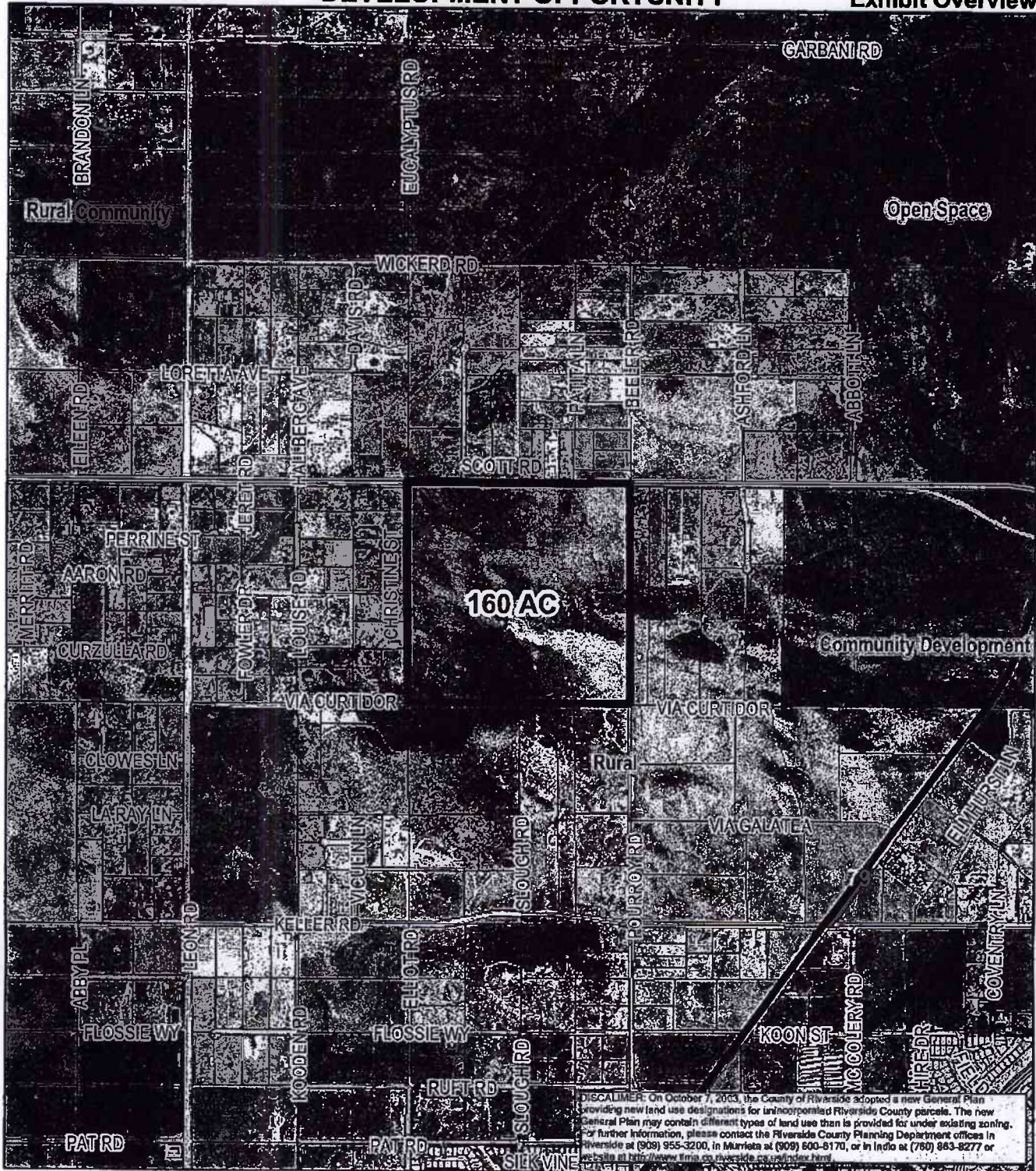


Supervisor Stone  
 District 3  
 Date Drawn: 4/4/08

**GPA00998**

Planner: Amy Aldana  
 Date: 3/14/08  
 Exhibit Overview

**DEVELOPMENT OPPORTUNITY**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (909) 600-5170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.gov/development.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
 Plan: French Valley  
 Township/Range: T6SR2W  
 Section: 20



Assessors  
 Bk. Pg. 472-07  
 Thomas  
 Bros. Pg. 899 D2

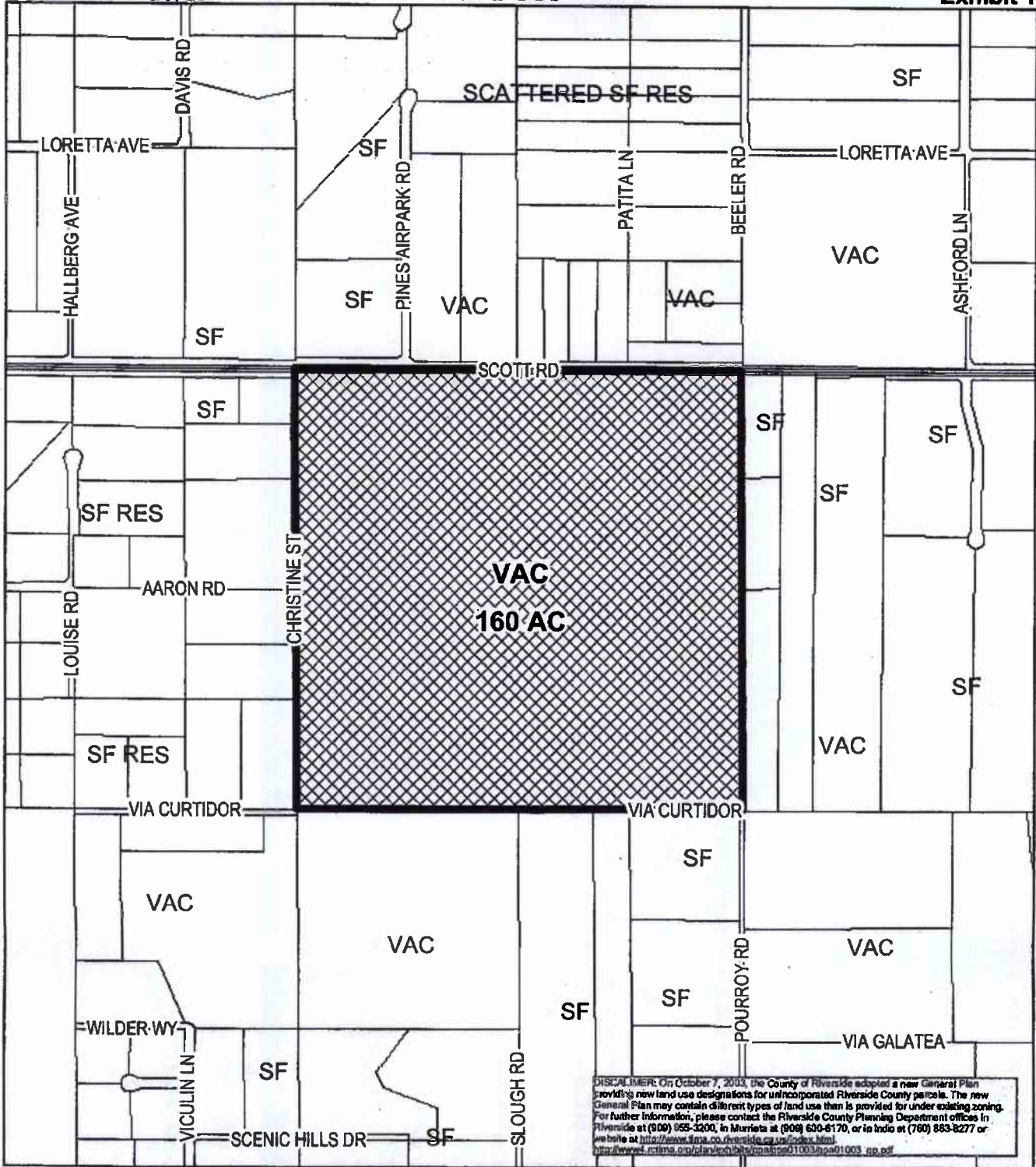




Supervisor Stone  
District 3  
Date Drawn: 4/7/08

GPA00998  
Land Use

Planner: Amy Aldana  
Date: 3/14/08  
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: French Valley  
Township/Range: T6SR2W  
Section : 20



Assessors  
Bk. Pg. 472-07  
Thomas  
Bros. Pg. 899 D2



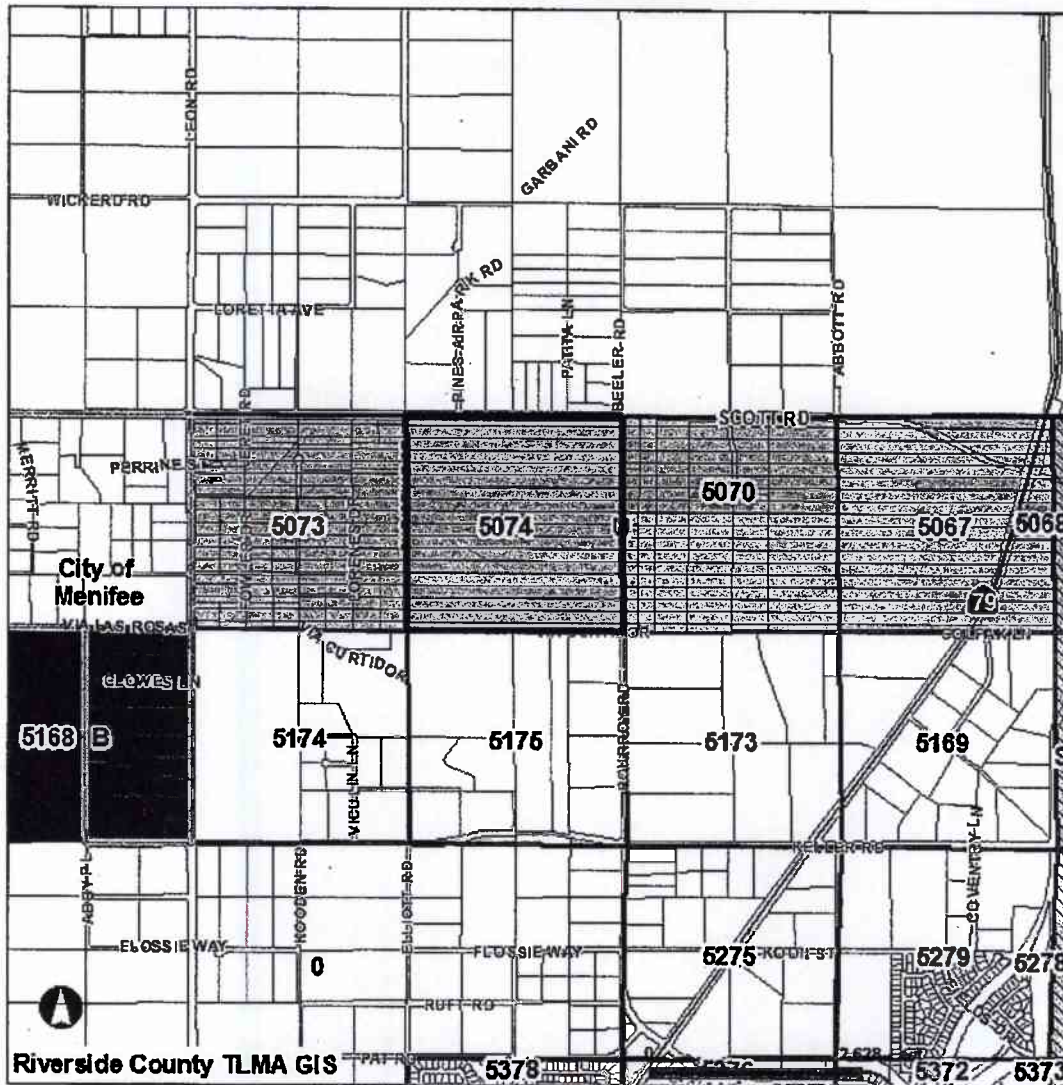








RIVERSIDE COUNTY GIS



Selected parcel(s):  
472-070-001

WRCMSHCP CELL/CELL GROUP

- SELECTED PARCEL
- PARCELS
- B
- S
- U
- INTERSTATES
- CRITERIA CELL NUMBER
- CRITERIA CELL
- HIGHWAYS
- CITY
- CRITERIA CELL
- SOUTHWEST AREA
- SUN CITY/MENIFEE

**\*IMPORTANT\***  
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Dec 09 13:25:59 2009



**Domenigoni-Barton Properties  
160 Scott Road**

**County of Riverside  
Foundation Component General Plan Amendment**

**Supportive Report and Analysis**

Prepared for:

County of Riverside  
4080 Lemon Street  
Riverside, CA 92502

Prepared by:

Domenigoni-Barton Properties  
31851 Winchester Road  
Winchester, CA 92596  
Andy Domenigoni  
(951) 926-6924

AEI-CASC Consulting  
937 South Via Lata, Suite 500  
Colton, CA 92324  
Tom Nieves  
(909) 783-0101

**AEI-CASC**  
CONSULTING

February, 2008

## Table of Contents

Project Site Information .....	1
Background and Purpose of Report and Analysis .....	1
County of Riverside General Plan (RCIP) .....	6
Southwest Area Plan (SWAP) .....	10
Specific Plans .....	13
Western Riverside County Multi Species Habitat Conservation Plan (MSHCP) .....	15
Transportation/Circulation .....	15
General Plan Circulation Element	
Highway 79 Policy Area	
TUMF	
Road/Bridge Fee Districts	
Farmland Designation .....	20
Community Facility Districts .....	20
Agricultural Preserve .....	20
Airports .....	20
Unique Communities .....	20
Summary and Conclusion .....	21

## List of Figures

Figure 1	Assessors Parcel Map .....	3
Figure 2	Regional Vicinity Map .....	4
Figure 3	Local Vicinity Map .....	5
Figure 4	GPA applications filed .....	8
Figure 5	Area Plans Map .....	9
Figure 6	Scott Road Corridor/Urban Centers (Specific Plans) .....	14
Figure 7	TUMF road improvement projects .....	18

## List of Tables

Table 1	Project Information .....	1
Table 2	Current Foundation Component General Plan Amendments .....	7

*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

**County of Riverside  
Foundation Component General Plan Amendment**

**Table 1  
Project Site Information**

Location:	Winchester area, south of Scott Road, west of Highway 79
Assessors Parcel Number:	472-010-001
Size:	160 acres
Existing Land Use:	Agricultural, open space
Current General Plan Foundation Component:	Rural
Current General Plan Land Use Designation:	Rural Residential
Proposed General Plan Foundation Component::	Community Development
Proposed General Plan Land Use Designation:	Medium Density Residential

**Background and Purpose of Report and Analysis**

The Administrative Element of the County's General Plan establishes the particular findings that the County must make in approving a General Plan Amendment from one Foundation Component to another.

An analysis of the proposed amendment must be presented that identifies how the proposed foundation amendment:

1. Does not conflict with the overall Riverside County Vision as well as the vision of the local Area Plan;
2. Does not create an internal inconsistency with the elements of the General Plan;
3. Can be supported by necessary services and facilities and that said facilities can be reasonably financed.

The purpose of this document is to demonstrate how the proposed General Plan Amendment maintains the integrity of the current General Plan and Area Plan and assists in achieving the primary goals and objectives. This report and analysis has been prepared to provide the County Planning staff, Planning Commission and Board of Supervisors with the information necessary to permit the General Plan Amendment to proceed down the formal entitlement path, including complete staff review, environmental documentation per CEQA, public input and public hearings before County Planning Commission and Board of Supervisors for formal decision on the GPA application.

*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

The following sub-sections will describe the current conditions of the subject property as they relate to the existing and current General Plan and Area Plan. ***Following that text and located in a shaded box will be a brief discussion that illustrates how the proposed General Plan Amendment achieves the primary goals and objectives of the General Plan or how the proposed General Plan Amendment is not affected by and/or does not impact the particular aspect of the General Plan or Area Plan.***



# Domenigoni - Barton Properties

160 Scott Road  
General Plan Amendment

Figure 1  
Assessors Parcel



SELECTED PARCEL

PARCELS

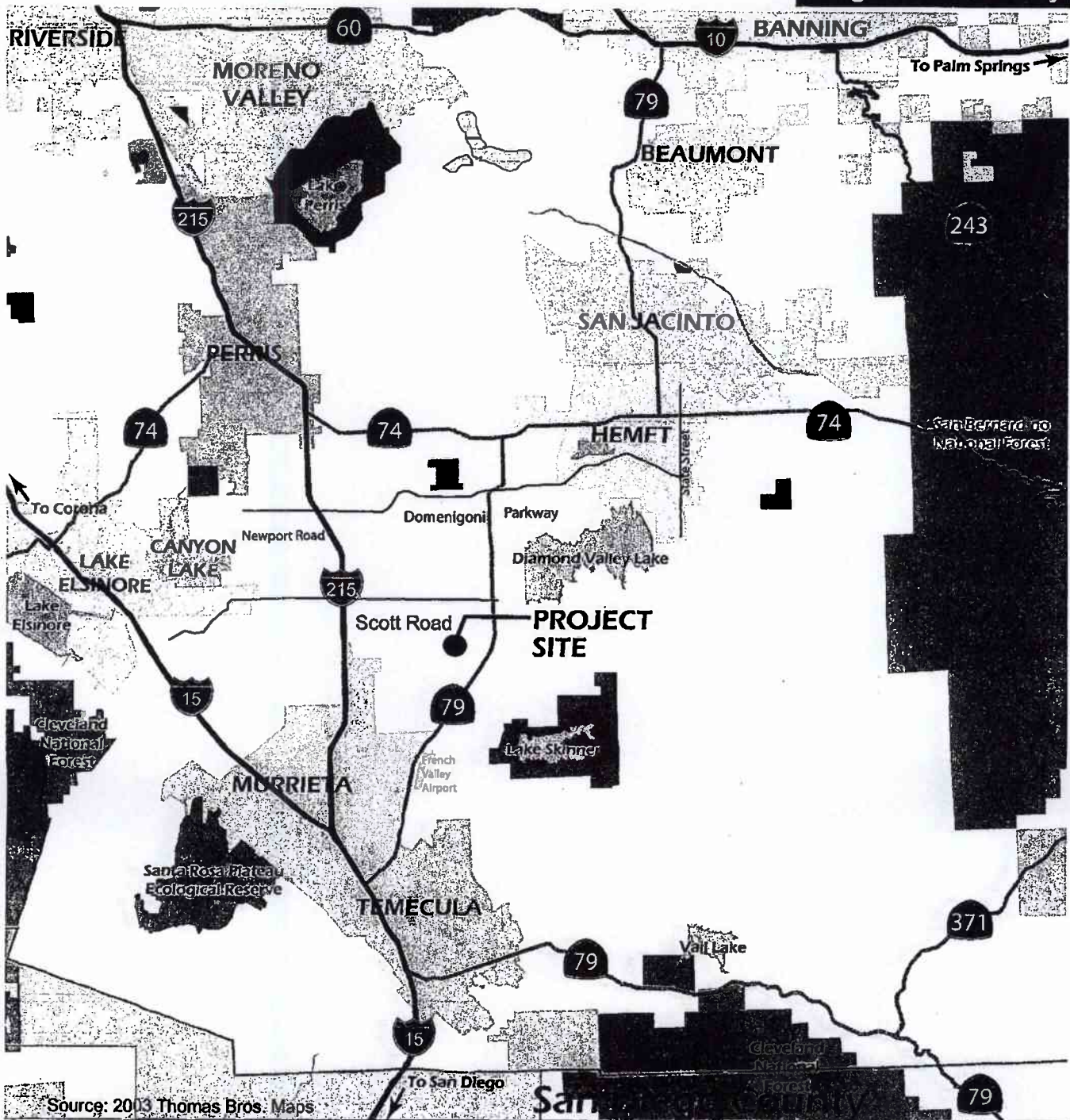
Selected parcel(s):  
472-070-001

# Domenigoni - Barton Properties

## 160 Scott Road

### General Plan Amendment

Figure 2  
Regional Vicinity



Source: 2003 Thomas Bros. Maps

## **County of Riverside General Plan**

The Riverside County Integrated Project (RCIP) established Foundation Component and Land Use designations for all unincorporated properties in 2003. The project site is within the Rural Foundation Component of the General Plan. The General Plan Land Use Designation is Rural Residential and permits one single-family residence on five acres. The project site is also within the City of Murrieta Sphere of Influence.

Primary in the County's efforts to formulate an effective general plan to mold the development of the County were (1) consideration of transportation and circulation issues and (2) consideration of environmental issues and the conserving of natural habitats for plants and animals that are being adversely impacted by ongoing development in the western portion of the County.

The transportation issues were addressed via the Community and Environmental Transportation Acceptability Process (CETAP) which focused on major transportation corridors and gave impetus to the Transportation Uniform Mitigation Fee (TUMF) program created to establish and utilize creative funding mechanisms to finance the enormous transportation infrastructure facilities that are required to accommodate planned and anticipated future growth. Transportation issues in general and CETAP and TUMF issues in particular are considered in more detail in of Transportation/Circulation section of this report.

The environmental issues were addressed through the creation and formulation of the Western Riverside County Multi Species Habitat Conservation Plan (MSHCP) that has been acquiring, conserving and preserving in perpetuity thousands of acres of prime habitat within western Riverside County.

### *Foundation Component Amendments*

The General Plan stipulated that General Plan Amendments proposing to designate a property from one Foundation Component to another could not take place for the initial five years after the adoption of the General Plan. 2008 brings the 5-year anniversary of the adoption of the General Plan and the opportunity for property owners to pursue an amendment to the designation from the current Foundation component to another. The County established an application 'window' for acceptance of said General Plan Amendments. The application window extends from January 1, 2008 to February 15, 2008.

A number of Foundation Component General Plan Amendment applications have been filed with the County of Riverside during the Foundation Component Amendment filing window, as identified in Table 2 below. Figure 4 illustrates that these amendments are located in very close proximity to the project site. All applications are proposing to amend the Foundation Component to a Community Development designation.



*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

**Table 2  
Current Foundation Component General Plan Amendments**

	<b>Current Foundation Component</b>	<b>Proposed Foundation Component</b>	<b>Current Land Use Designation</b>	<b>Proposed Land Use Designation</b>
GPA 00903	Rural	Community Development	Rural Residential	C-1/c-p
GPA 00916	Rural	Community Development	Rural Residential	Commercial
GPA 00921	Rural	Community Development	Rural Residential	Medium Density Residential
GPA 00925	Rural	Community Development	Rural Residential	Low Density Residential
GPA 00926	Rural	Community Development	Rural Residential	Medium Density Residential
GPA 00928	Rural	Community Development	Rural Residential	Medium Density Residential
GPA 00931	Rural	Community Development	Rural Residential	Medium Density Residential
<b>Project Site</b>	<b>Rural</b>	<b>Community Development</b>	<b>Rural Residential</b>	<b>Medium Density Residential</b>

*The applications filed with the County seem to indicate a fairly clear trend toward moving to a Community Development level of entitlement in the area surrounding Scott Road between I-215 and Highway 79.*



## Southwest Area Plan (SWAP)

The project site is located within the Southwest Area Plan (SWAP) of the County. It abuts the southern boundary of the Harvest Valley/Winchester Area Plan and is just east of the Sun City/Menifee Valley Area Plan boundary. The location of the project site in relation to the current Area Plans is depicted in Figure 5.

The following discusses the vision of the SWAP that establish the basis and backbone of the development plan for the area. Various policies of the SWAP that affect the subject property are also identified. ***Unless otherwise noted, text that is in quotations is taken from the Southwest Area Plan. Text in the shaded box following the discussion represents how the proposed General Plan Amendment affects or is affected by the particular policy, goal or objective of the SWAP.***

The SWAP has preserved and conserved extensive expanses of Open Space and agricultural lands. As noted below, almost 90% of the land with the SWAP planning area is designated as Open Space, Agricultural and Rural. In discussing the Environmental Character of the area as part of "A Special Note on Implementing the Vision," the SWAP identifies the Santa Rosa Plateau, the Citrus/Vineyard areas and the surrounding hillsides as resources that are vital in carrying out the Vision of the SWAP. The SWAP has designated vast amounts of land in the most sensitive areas as open space, agricultural and rural areas.

A basic tenet of the SWAP is that the prominent mountains, ridges and hillsides should be conserved while the valleys will accommodate most of the development. Examples of "Unique Features" that the SWAP intends to preserve are the Santa Rosa Plateau Ecological Reserve, Vail Lake, the Cleveland National Forest, Lake Skinner and the Temecula Valley vineyards, wineries and citrus groves. Such designations are an example of the extensive open space, conservation and recreation features and resources of the SWAP that will remain.

*The project site is not within the Unique Features and areas of the SWAP and is not viewed as a significant resource in that regard. The proposed General Plan Amendment would not impede the SWAP from achieving the objective of preserving unique features.*

Figure 2: Physical Features of the SWAP identifies significant and unique physical features that exist in the planning area and that deserve focused attention in terms of conservation, such as significant mountain and hillside areas.

*The project site is not identified as a significant physical feature in Figure 2 of the SWAP and therefore would not impede the implementation of the County's objectives to preserve significant physical features.*

*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

The SWAP "Land Use Plan focuses on preserving unique features found only in the Southwest planning area and, at the same time, accommodating future growth."

Upon its adoption in 2003, "approximately 89% of the Southwest planning area is devoted to Open Space, Agricultural and Rural designations. The remaining 11% of the land is devoted to a variety of urban uses. Most of this urban development is focused near the Cities of Temecula and Murrieta and in French Valley."

*The project site lies just north of French Valley and is within the Sphere of Influence of the City of Murrieta. Additionally, the project site is located between the urban community center located within Specific Plan No. 310 located at Scott Road and Highway 79 and the Community Center Overlay located at the Scott Road and I-215 interchange. The proposed General Plan Amendment thus may be considered consistent with the intent to concentrate urban development patterns in this area.*

"The Open Space and Rural designations are applied in the mountains and foothills surrounding the Cities of Murrieta and Temecula. The Agricultural designation is largely applied to the existing vineyards and wineries east of Temecula. The Santa Rosa Ecological Reserve and Cleveland National Forest are designated for open space uses to reflect the rich and significant habitat these areas provide. Glen Oaks Hills, Valle de los Caballos, and the Santa Rosa Plateau are designated for rural uses to maintain the existing rural residential character of these areas. Vail Lake and environs are designated Open Space-Rural, reflecting the natural values of the land, and its ownership status as private land."

*As noted above, the SWAP has considered and identified the most significant and unique natural features and resources and has designated them so as to maintain the unique character that exists today. While not arguing that the project site contains no value, it does seem clear that the County has not identified the project site in particular or the immediate area in general as being critical in terms of preserving the areas as they exist today.*

"These Open Space, Agricultural, and Rural general Plan land use designations reflect the existing and long term land use patterns for the area and help maintain the historic identity and character of the Southwest planning area. Such designations also provide an edge to urban development and a separation between the adjoining area plans and San Diego County. This edge strengthens the identity of the Southwest planning area and helps to distinguish it from other communities."

*While the project site does abut the Harvest Valley/Winchester Area Plan, it does not act as an edge to the urban development in that it is located along Scott Road. The Community Center located at Scott Road and I-215 interchange, the Community Center located at Scott Road and Highway 79, the designation of Scott Road as a six-lane TUMF-funded transportation corridor of regional significance and the number of General Plan Amendments submitted to*



*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

*the County during this Foundation Component GPA window are all indications that the Scott Road corridor between Highway 79 and I-215, of which the project site is a part, is trending towards an increased urbanization.*

"Future growth is largely accommodated northeast of the existing Cities of Temecula and Murrieta in the French Valley. Proposed land uses reflect, or are influenced by, the adopted specific plans described in the Policy Area section of this area plan. The specific plans depict a largely residential community with local-serving commercial and employment uses along the major roadways. The residential community is focused around State Route 79 North (Winchester Road). Within that residential pattern the French Valley Airport acts as a hub for surrounding business and industrial park development, which contributes significantly to an employment and economic focus for the Southwest planning area. State Route 79 North is the chief circulation route in the valley other than Interstate 15 and Interstate 215 freeways. The adjacent areas accommodate regional uses and a large segment of potential commercial development."

*The project site is situated between the French Valley Airport hub, the future commercial and community center located at Scott Road and Highway 79 (as noted below) and the future Town Center located at Scott Road and I-215. The employment and economic focus associated with the large commercial, business, industrial park development in this area will be better supported with a Community Development Foundation Component land uses as opposed to Rural Foundation Component land uses.*

"A Community Center Overlay is proposed along the south side of Scott Road, westerly of Winchester Road."

*The project site is located just west of this distinctly urban Community Center Overlay and the urban land uses expected in the future. While not proposing to expand the Community Center Overlay and become a part of it, the proposed General Plan Amendment is consistent with an increased development potential that the Community Center Overlay initiates.*

*SWAP Policy Areas and Implementing Policies*

"A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies."

"Twelve policy areas are designated within the Southwest Area Plan. They are important locales that have special significance to the residents of this part of the County."

*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

The project site is within the Highway 79 Policy Area and is discussed in the Transportation/Circulation section of this report. The Leon/Keller Road Policy Area is located west of the project site and extends northward into the Sun City/Menifee Area Plan. The intent of the Leon/Keller Road Policy Area is to maintain the rural residential development that exists into the future and to create a rural edge between the urban land uses planned for the areas surrounding the intersections of I-215/Scott Road and Highway 79/Scott Road.

*The proposed General Plan Amendment will comply with the objectives of the Highway 79 Policy Area in terms of monitoring the circulation system and ensuring adequate improvements so as to maintain acceptable levels of service.*

*The proposed General Plan Amendment will not directly impact the Leon/Keller Policy Area nor will it impede the County from implementing the provisions of this policy area.*

*The proposed General Plan Amendment is consistent with, is not affected by and/or does not impede the County's ability to implement the various other Implementing Policies that the SWAP establishes such as Local Land Use Policies, Local Circulation Policies, Local Open Space Policies or Local Hazard Policies.*

## **Specific Plans**

The project site is not within a Specific Plan project. The project site is, however, located between two major transportation and urban centers entitled by the County via Specific Plans, the Cantalena Specific Plan No. 334 and the Domenigoni-Barton Properties Specific Plan No. 310. Both sites are depicted on Figure 6. The boundaries of these two respective town centers are approximately 5 miles apart.

The Cantalena Specific Plan No. 334 is the initial component of the Town Center portion of the Community Center Overlay (CCO) land use designation of the County's General Plan and the Sun City/Menifee Valley Area Plan. The Town Center is envisioned to create a mixed use urban center comprised of higher density residential land uses and civic, commercial, entertainment and professional land uses. The Town Center concept concentrates residential density near employment centers and transportation corridors. The objective is for the residential uses in Cantalena to support the commercial, professional and employment-generating land uses envisioned for the remaining portion of the Community Center Overlay. The Cantalena Specific Plan entitles approximately 36.4 acres of Very High Density Residential, 69.1 acres of Medium-High Density Residential, an elementary school site and a 14.6-acre public park.

The Domenigoni-Barton Properties Specific Plan No. 310 also establishes an urban development comprised of 4,186 dwelling units, as well as educational, recreational,



*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

commercial, mixed use and commercial recreational land uses on 1,735 acres. As depicted on Figure 6, the intersection of Highway 79 and Scott Road, just east of the project site, is zoned to include 42.4 acres of Commercial and 47.1 acres of Commercial Recreational land uses. Land uses on the south side of Scott Road and west of Highway 79 include 43.7 acres of Mixed Use and 17.0 acres of elementary school/Park. On the north side of Scott Road and west of Highway 79, 21.7 acres of Medium High Density Residential development and a portion of the 18-hole golf course are entitled. Medium Density Residential and Medium High Density Residential land uses are entitled within the Specific Plan within one-half mile of the Scott Road, the project site's northern boundary.

*Both the Cantalena and Domenigoni-Barton Properties Specific Plans establish distinctly urban anchors for this area of the County. The project site is located on an Urban Arterial road that provide vehicular access to both anchors as well as to regional transportation facilities of I-215 and Highway 79/Winchester Road. These facts give indication that this area of the County is transitioning into a more urban setting and less of a rural setting.*

Both projects front on or straddle Scott Road and acknowledge Scott Road as a primary circulation feature serving the respective communities. Scott Road connects these two urban centers and is designated and designed as an Urban Arterial with six lanes of traffic within a 152-foot right-of-way.

*As such, the Scott Road corridor is positioned to support these two urban town centers and the job-generating, revenue-producing land uses envisioned. The viability of these two centers is dependant on a full supply of residents and consumers who will participate in the financing of infrastructure improvements necessary to accommodate this urban land use intensity.*

## **Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP)**

The County of Riverside formulated and adopted the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) so as to create a mechanism that will acquire, set aside and maintain tens of thousands of acres for conservation of sensitive habitat for endangered and threatened plants and animals.

The project site is within Western Riverside County MSHCP Cell Group U and encompasses Cell Numbers 5073 and 5073. As illustrated in Figure 6, the Domenigoni-Barton Properties Specific Plan No. 310 establishes an east-west oriented open space corridor that encompasses hillside areas. The southern portion of the project site includes hillside areas that may be considered a logical extension of the open space corridor mentioned herein.

*The project site, whether developed under the current General Plan Foundation Component or per the proposed Foundation Component, can be developed in a manner that complies with and implements the objectives of the MSHCP.*

## **Transportation/Circulation**

### *General Plan Circulation Element*

The Circulation Element of the General Plan designates the circulation network for the area and the size and type of facilities necessary to maintain an acceptable traffic level of service. The project site is located approximately three and one-half miles east of Interstate 215 which is the primary north/south transportation corridor linking Riverside County with San Bernardino and San Diego Counties.

The project site is also just west of Highway 79/Winchester Road which is designated on the Circulation Element as an Expressway with six lanes of traffic within a 184 to 220-foot right-of-way. Besides I-15 and I-215, Highway 79 is the primary north/south transportation corridor in Western Riverside County, connecting the Beaumont and Banning communities as well as the Coachella Valley with San Jacinto, Hemet, Murrieta, Temecula and San Diego County. As discussed below, Riverside County recognizes the vital nature of Highway 79 as it relates to the future development and livability of the western portion of the County.

*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

The project site fronts on the south side of Scott Road which is designated as an Urban Arterial with six lanes of traffic within a 152-foot right-of-way.

Holland Road, Briggs Road and Antelope Road, all in close proximity to the project site, are designated as Major facilities with four lanes of traffic on 118-foot right-of way. Menifee Road, located west of the project site and east of I-215, is designated as an Urban Arterial with six lanes of traffic within a 152-foot right-of-way. Garbani Road, located north of the project site, is an east/west corridor designated as a Major facility east of Menifee Road and an Urban Arterial west of Menifee Road to I-215.

*Highway 79 Policy Area*

The project site is within the Highway 79 Policy Area. The Highway 79 Policy Area is intended to ensure that adequate improvements are funded and constructed in a manner where the full impacts of planned and anticipated development in the policy area are felt. Continuous monitoring of development impacts on traffic levels of service and requirements placed on development entitlements via conditions of approval provide mechanisms that establish necessary infrastructure improvements and ensure construction of said infrastructure improvements.

*TUMF*

The Western Riverside Council of Governments (WRCOG) has established the Transportation Uniform Mitigation Fee (TUMF) program to collect and administer fees so as to fund the construction of transportation infrastructure improvements of regional significance within western Riverside County.

The project site is located on Scott Road which is the boundary between the Southwest and Hemet/San Jacinto TUMF Zones. The Southwest TUMF Zone is comprised of the Cities of Temecula, Lake Elsinore, Murrieta, Canyon Lake and the County of Riverside

Scott Road is a TUMF-funded facility and is scheduled to be improved as a 4-lanes road, providing a vital east/west link between Highway 79/Winchester Road and Interstate 215.

Significant improvements to the interchange at Scott Road and I-215, west of the project site, are part of TUMF-funded projects with a current budget of approximately \$28,000,000, per the 2006 WRCOG Annual Report.

Briggs Road and Menifee Road, major north/south routes located west of the project site and east of I-215, are also TUMF-funded road improvement projects and scheduled to be improved as four-lane thoroughfares.

WRCOG administers the TUMF program with the forethought and realization that specific areas of western Riverside County are going to continue to experience



*Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment*

The following excerpts from WRCOG documents regarding the TUMF program demonstrate that the improvement projects that WRCOG administers, funds and constructs are of regional importance:

.....making improvements to the arterials of regional significance on the Regional System of Highways and Arterials. --*TUMF Administrative Plan, September 11, 2006, page 8*

"If a developer constructs improvements identified on the Regional System of Highways and Arterials (RSHA), the developer shall receive credit for all costs associated with the improvements based on approved unit cost assumptions for the RSHA." --*TUMF Administrative Plan, September 11, 2006, page 7*

"A Regionally Significant Transportation Improvement, as defined as those facilities that typically are proposed to have six lanes at build out and extend between multiple jurisdictions." --*TUMF Administrative Plan, September 11, 2006, page 8*

*Road/Bridge Fee Districts*

"The County of Riverside has formed the Scott Road Community facilities District (CFD) to build the ultimate improvements to the interchange at Scott/I-215 and Scott Road between I-215 and SR-79 (6 lanes). The TUMF Program will provide over \$48 million in construction credits to this east-west corridor." --*WRCOG TUMF 2006 Annual Report, page 39*

*The fact that the project site is surrounded by several strategic backbone TUMF-funded infrastructure projects of Highway 79 corridor, Scott Road, Briggs Road, Menifee Road and I-215 intersection improvements at Scott Road is clear evidence that the WRCOG expects the intensity of development consistent with the proposed General plan Amendment.*

## **Farmland Designation**

The northern portion of the project site along Scott Road is considered Farmland of Local Importance. No part of the project site is considered Farmland of Statewide Importance and the southern portion of the project site is not included in any farmland designation.

## **Community Facility Districts**

As noted in the Transportation/Circulation section of this report, the project site is within the Scott Road Community Facilities District and is bound by the provisions and requirements of the District.

*The project site and the increased development potential proposed are positioned to effectively participate in the funding and financing of needed infrastructure improvements.*

## **Agriculture Preserve**

The project site is not designated as Agriculture Preserve and is not bound by a Williamson Act contract.

## **Airports**

The project site is located northeast of the French Valley Airport. The French Valley Airport is "expected to be a valuable asset to the businesses and residences that settle in the area."

*The project site is not within the French Valley Airport Influence and Compatibility Zones and will not impact the ability to implement SWAP Policies associated with the airport.*

## **Unique Communities**

The SWAP identifies several unique communities and the plan objectives to preserve the unique characteristics of these communities. These unique communities that are unincorporated include Glen Oaks Hills/Valle de los Caballos, the Pauba Valley and Pechanga Indian reservation, and Santa Rosa Plateau/De Luz community.

*The project site is not included within and does not impact any of these communities and will not impact the County's ability to implement SWAP policies associated with protecting and preserving these unique communities.*



## Summary and Conclusion

The foregoing discussions regarding the current General Plan for the project site identify a clear and distinct trend for the area in general and the project site in particular to increase in development potential in the future so as to take advantage of the opportunities associated with the future urban Community Centers located at each end of the Scott Road corridor.

Additionally, the proposed GPA does not adversely impact nor hinder the County's ability to implement and achieve the primary goals, objectives and policies of both the General Plan and the Southwestern Area Plan.

The following points re-state the discussion points identified herein:

- *The proposed Foundation Component general Plan Amendment applications filed with the County seem to indicate a clear trend toward moving to a Community Development level of entitlement in the area surrounding Scott Road between I-215 and Highway 79.*
- *The project site is not within the Unique Features and areas of the SWAP and is not viewed as a significant resource in that regard. The proposed General Plan Amendment would not impede the SWAP from achieving the objective of preserving unique features.*
- *The project site is not identified as a significant physical feature in Figure 2 of the SWAP and therefore would not impede the implementation of the County's objectives to preserve significant physical features.*
- *The project site is located between the urban community center located within Specific Plan No. 310 located at Scott Road and Highway 79 and the Community Center Overlay located at the Scott Road and I-215 interchange. The proposed General Plan Amendment thus may be considered consistent with the intent to concentrate urban development patterns in this area.*
- *While the project site does abut the Harvest Valley/Winchester Area Plan, it does not act as an edge to the urban development in that it is located along Scott Road. The Community Center located at Scott Road and I-215 interchange, the Community Center located at Scott Road and Highway 79, the designation of Scott Road as a six-lane TUMF-funded transportation corridor of regional significance and the number of General Plan Amendments submitted to the County during this Foundation Component GPA window are all indications that the Scott Road corridor between Highway 79 and I-215, of which the project site is a part, is trending towards an increased urbanization.*



Domenigoni-Barton Properties 160 Scott Road  
Foundation Component General Plan Amendment

- The proposed General Plan Amendment will comply with the objectives of the Highway 79 Policy Area in terms of monitoring the circulation system and ensuring adequate improvements so as to maintain acceptable levels of service.
- The proposed General Plan Amendment will not directly impact the Leon/Keller Policy Area nor will it impede the County from implementing the provisions of this policy area.
- The proposed General Plan Amendment is consistent with, is not affected by, and/or does not impede the County's ability to implement the various other Implementing Policies that the SWAP establishes such as Local Land Use Policies, Local Circulation Policies, Local Open Space Policies or Local Hazard Policies.
- The Scott Road corridor is positioned to support these two urban town centers and the job-generating, revenue-producing land uses envisioned. The viability of these two centers is dependant on a full supply of residents and consumers who will participate in the financing of infrastructure improvements necessary to accommodate this urban land use intensity.
- The project site, whether developed under the current General Plan Foundation Component or per the proposed Foundation Component, can be developed in a manner that complies with and implements the objectives of the MSHCP.
- The fact that the project site is surrounded by several strategic backbone TUMF-funded infrastructure projects of Highway 79 corridor, Scott Road, Briggs Road, Menifee Road and I-215 intersection improvements at Scott Road is clear evidence that the WRCOG expects the intensity of development consistent with the proposed General plan Amendment.
- The project site is not within the French Valley Airport Influence and Compatibility Zones and will not impact the ability to implement SWAP Policies associated with the airport.

November 1, 2009

*VIA ELECTRONIC MAIL AND FACSIMILE*

Riverside County Planning Commission  
ATTN: Mike Harrod  
County of Riverside  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 5.0, General Plan Amendment Initiation Proceedings  
(November 4, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals.

Item 5.1, GPA 1033 (SWAP)

*Concur with staff recommendation to decline to initiate.* Important new information is contained in the staff report that adds to the many compelling reasons to deny initiation. Specifically, according to the Rancho California Water District, the new agricultural uses would face a water shortage (and presumably further stress existing farms and vineyards), polluted runoff would pose a threat to drinking water quality in the Vail Lake reservoir, and there is a shortage of sewer treatment capacity.

As noted previously, this proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As shown in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 5.2, GPA 1000 (SWAP)

*Concur with previous staff recommendation to decline to initiate.* Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to



the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 5.3, GPA 998 (French Valley)

***Concur with staff recommendation to decline to initiate.*** The French Valley presents difficult challenges for MSHCP assembly, and this proposal to convert Rural land to Community Development within a Criteria Cell would prejudice preserve assembly. The steep slopes also present landslide hazards. For these reasons, the project could, according to staff, create General Plan inconsistencies involving the Land Use Multi-Purpose Open Space, and Safety Elements. Surrounding parcels are intact Rural, and no changed circumstances justify piecemeal urbanization of an area generally recognized as an important community separator.

Item 5.4, GPA 977 (Mead Valley/Elsinore)

***Concur with staff recommendation to decline to initiate.*** This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 5.5, GPA 954 (French Valley)

***Pending additional analysis, disagree with both applicant's proposal and with staff's modified recommendation for initiation.*** Adjacent to the property is a large block of conserved habitat (OS-CH). However, information on the relationship of the property to the MSHCP is not provided. No decision should be made until this information is available.

Item 5.6, GPA 946 (Winchester)

***Disagree with applicant's proposal and with staff's modified recommendation for initiation.*** To change the designation of this large, 176-acre property from Rural Community to Community Development – or to facilitate such future conversion via staff's modified recommendation – are *both* inconsistent with maintaining the current



rural policy area. There is also no MSHCP analysis. The larger question is that no absorption study has demonstrated the need for additional Community Development or, even if so, whether this is an optimal location. Indeed, the location appears discontinuous from other development and would represent a piecemeal and disorderly pattern of urbanization that maximizes greenhouse gas emissions.

Item 5.7, GPA 1089 (Jurupa)

*Concur with staff recommendation to initiate.* This is an appropriate intensification of existing Community Development to accommodate growth by providing a range of housing choices in a location near infrastructure and services.

In conclusion, we ask that you uphold the integrity of the Foundation System, the General Plan, and the MSHCP.

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA  
Ron Goldman, Planning Dept.

Carolyn Luna, EPD  
Interested parties

Domenlgoni, Andy  
31851 Winchester Road  
Winchester, CA 92596  
GPA00998 Applicant/Owner

Nieves, Tom  
937 S. Via Lata, #500  
Colton, CA 92324  
GPA00998 Engineer

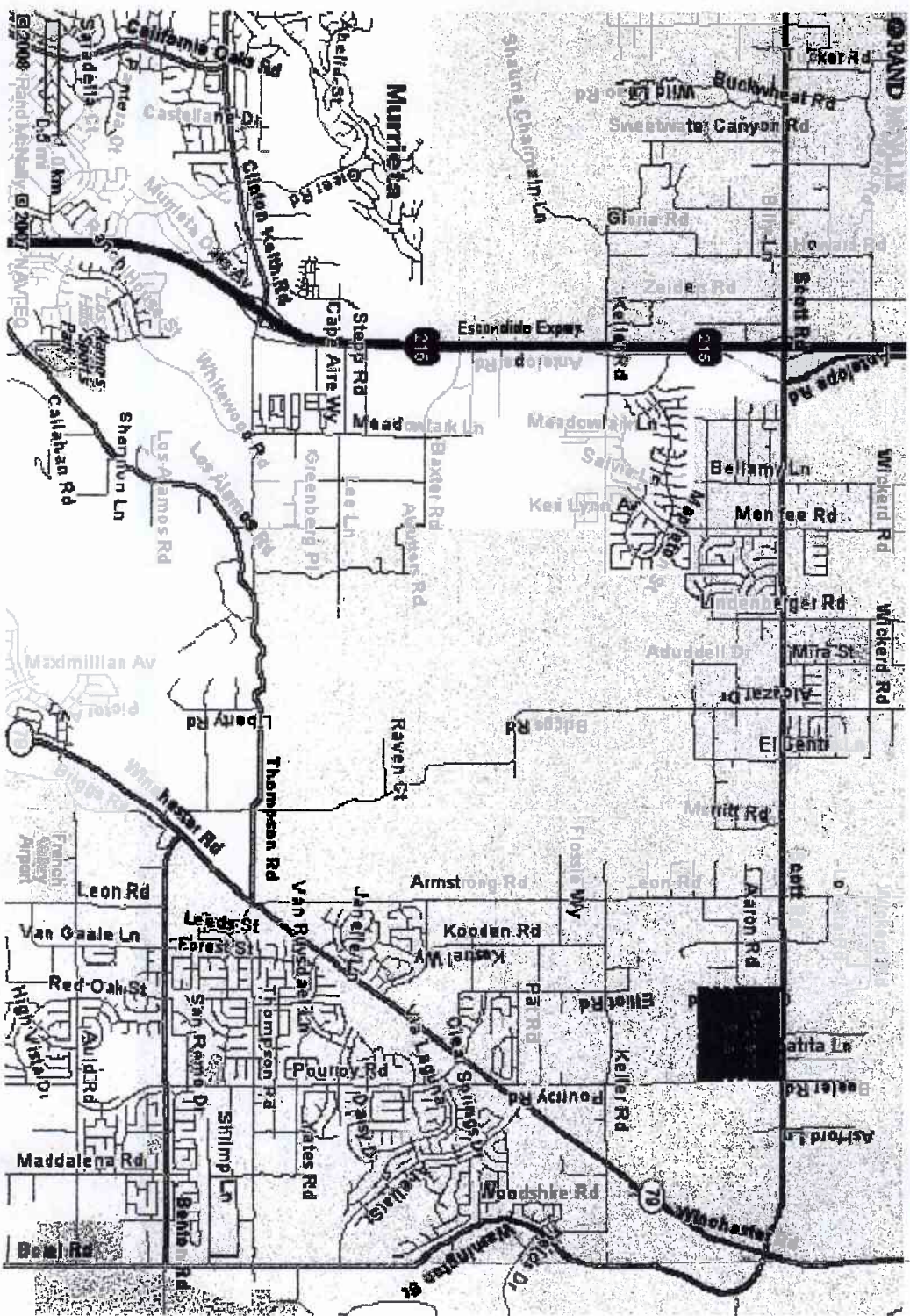
Domenlgoni, Andy  
31851 Winchester Road  
Winchester, CA 92596  
GPA00998 Applicant/Owner

Nieves, Tom  
937 S. Via Lata, #500  
Colton, CA 92324  
GPA00998 Engineer



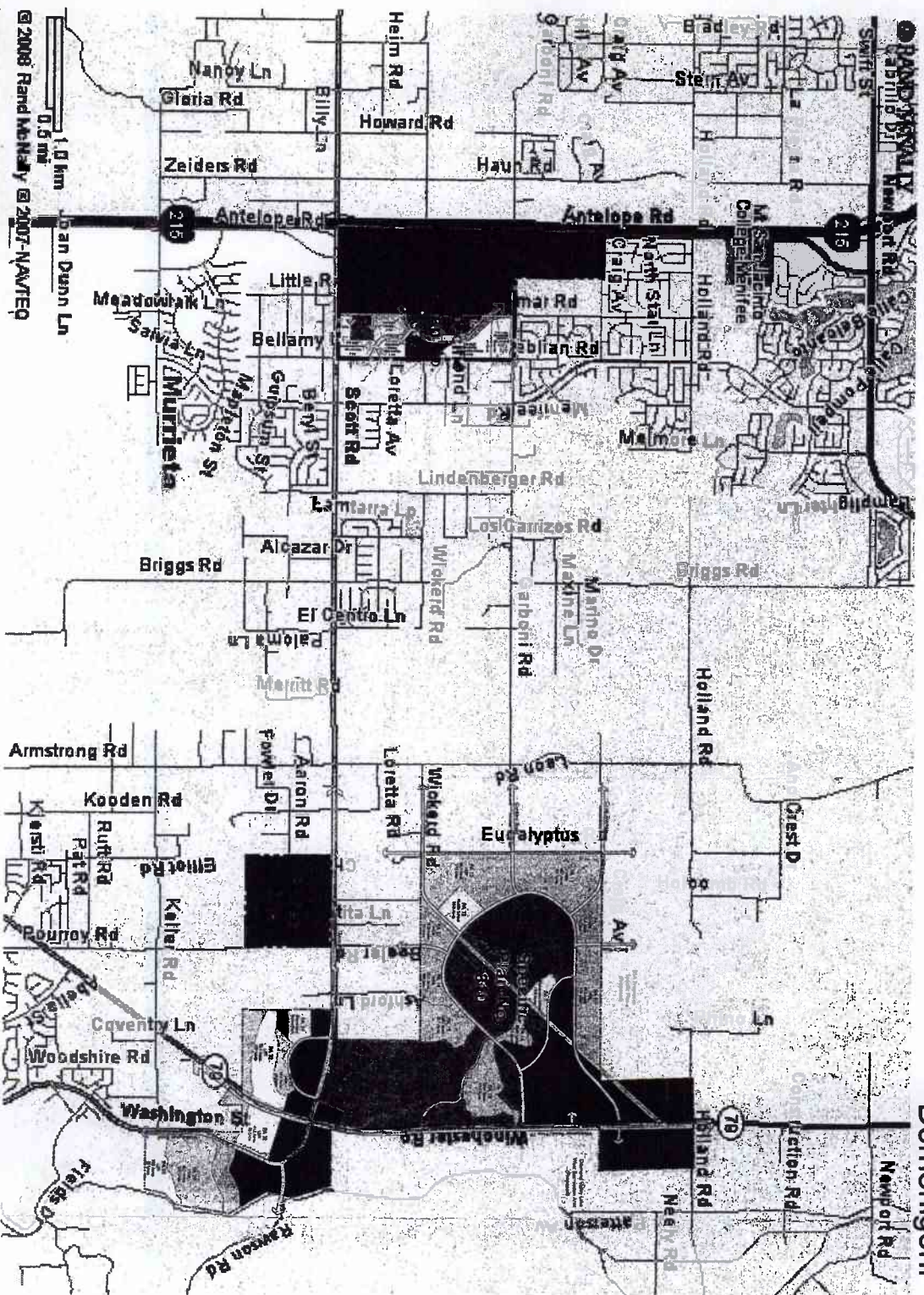
**Dorrisville - Barton Properties  
160 Scott Road**

**Figure 3  
Local Vicinity Map**



Source: Rand McNally 2007





**Domenigoni - Barton Properties**

**160 Scott Road**

**General Plan Amendment**

**Figure 6**  
**Scott Road Corridor/  
 Urban Centers**

© 2008 Rand McNally © 2007 NAVTEQ  
 Sun City/Mentee Valley Area Plan



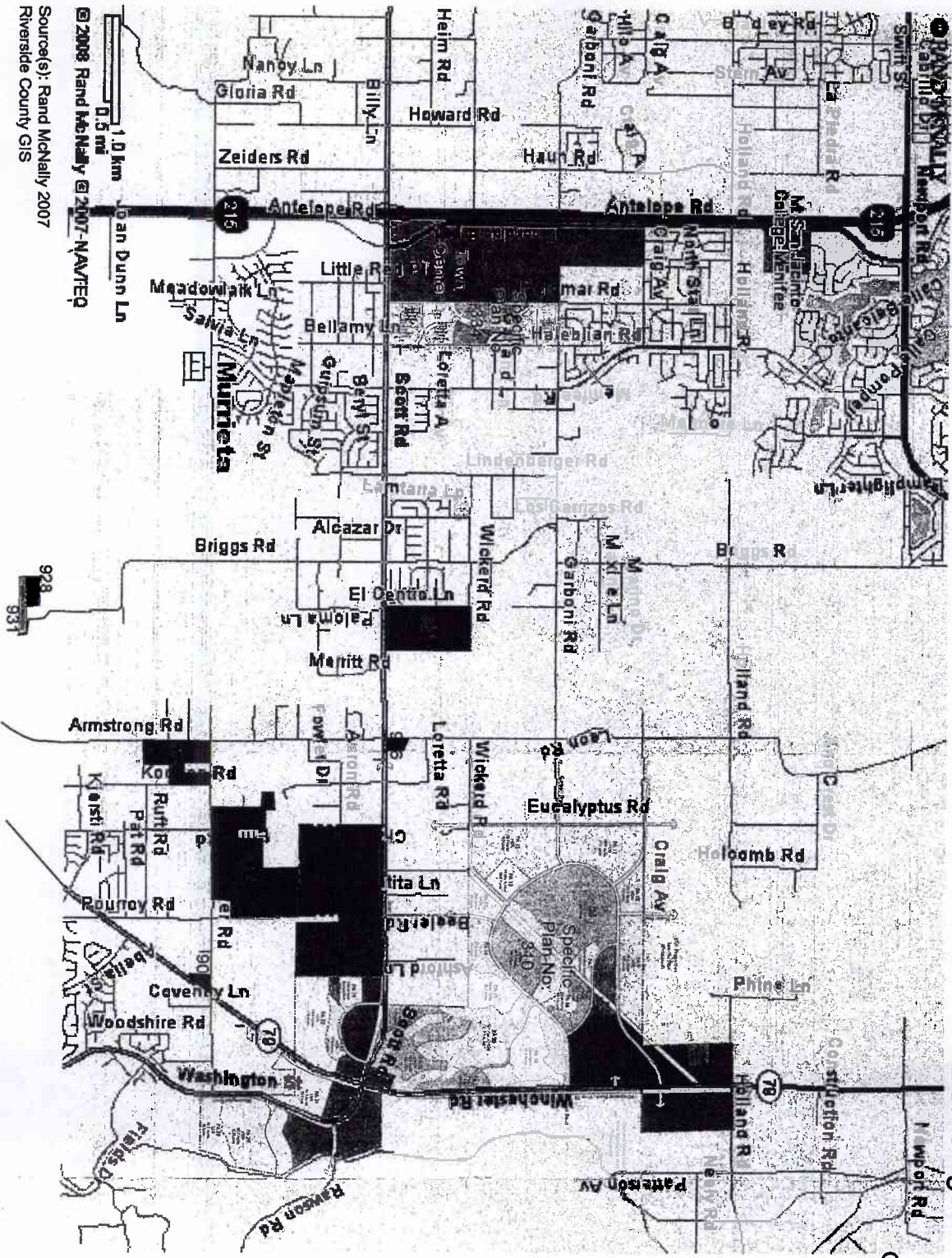
# Domenigoni - Barton Properties

160 Scott Road

General Plan Amendment

Figure 4  
Current General Plan  
Amendment  
Applications

- GPA 00903
- GPA 00916
- GPA 00921
- GPA 00925
- GPA 00926
- GPA 00928
- GPA 00931





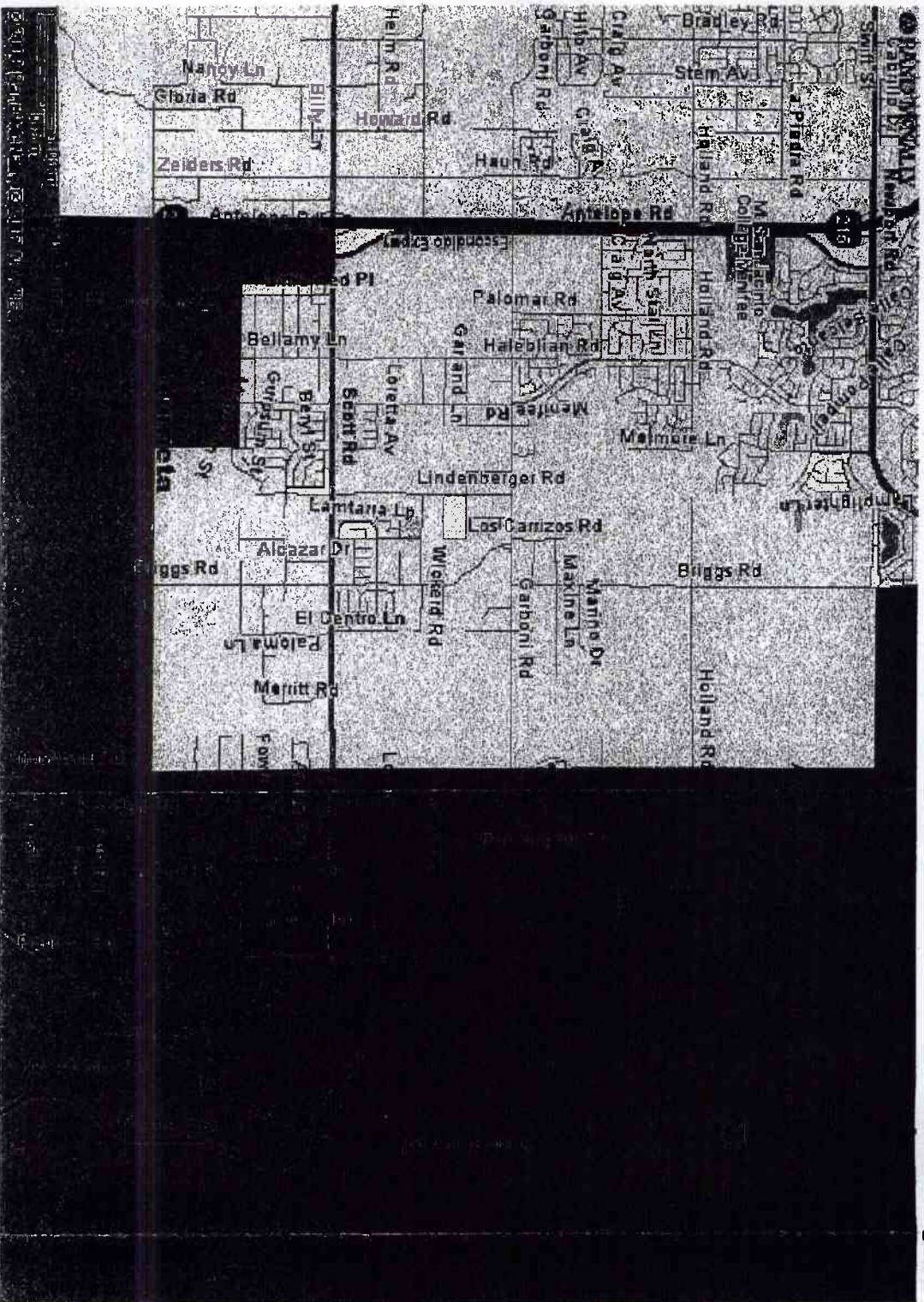
# Domenigoni - Barton Properties

160 Scott Road

General Plan Amendment

Figure 5  
Area Plans

- Sun City/Menitee Valley
- Harvest Valley/Winchester
- Southwest Area



Sources: Rand McNally 2007  
Riverside County GIS






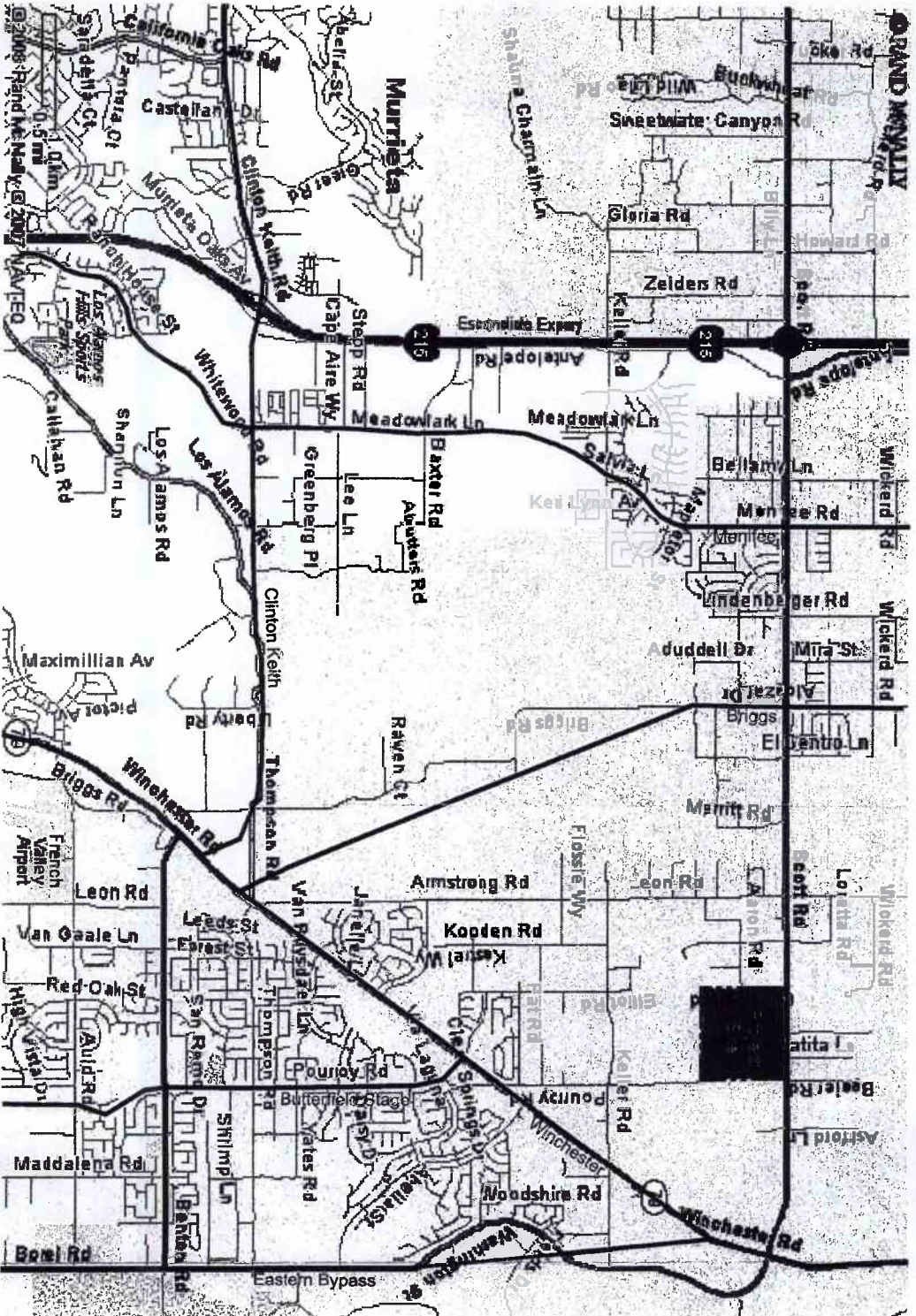
# Domenigoni - Barton Properties

160 Scott Road

General Plan Amendment

Figure 7  
TUMF Road  
Improvement Projects

-  Interchange
-  6 Lanes - Ultimate
-  4 Lanes - Ultimate



Source(s): Rand McNally 2007  
Riverside County GIS

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Scott Road 160, a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 472-070-001 ("PROPERTY"); and,

**WHEREAS**, on February 14, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 998 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any



approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER :  
Scott Road 160, LP  
Attn: Andy Domenigoni  
31851 Winchester Road  
Winchester, CA 92596

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

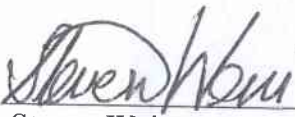
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.



19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

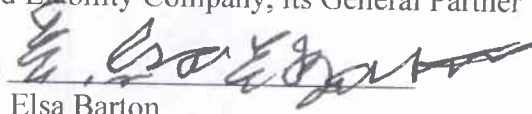
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Steven Weiss  
Riverside County Planning Director


Dated: 10/16/15

**PROPERTY OWNER:**  
Scott Road 160, a California Limited Partnership

By: DBP Management Company, LLC, a Delaware  
Limited Liability Company, its General Partner

By:   
Elsa Barton  
Manager

Dated: 10/08/15

By:   
Jean Domenigoni  
Manager

Dated: 10/06/15

By:   
Andy Domenigoni  
Manager

Dated: 10/06/15

FORM APPROVED COUNTY COUNSEL  
By:  11/2/15  
MICHELLE CLACK DATE







**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 998 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7865** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC - Supervisorial District: Third – Area Plan: Southwest – Zone Area: French Valley – Zone: Rural Residential (R-R) – Policy Area: Highway 79 – Location: North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road – Project Size: 162.85 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from Rural Residential (R-R) to Planned Residential (R-4) on one parcel, totaling 162.85 acres.

**TIME OF HEARING:**                   **9:00 am** or as soon as possible thereafter  
**OCTOBER 21, 2015**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email [lross@rctlma.org](mailto:lross@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409

# NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: 09/21/2015

TO: Planning Commission Secretary

FROM: John Hildebrand

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 10/21/2015

20-Day Advertisement: Advertisement Adopt Mitigate Negative Declaration

GENERAL PLAN AMENDMENT NO. 998 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7865 – APPLICANT: Andy Domenigoni – ENGINEER/REPRESENTATIVE: Tom Nieves / AEI-CASC - SUPERVISORIAL DISTRICT: Third – AREA PLAN: Southwest – ZONE AREA: French Valley – ZONE: Rural Residential (R-R) – POLICY AREA: Highway 79 – LOCATION: North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road – PROJECT SIZE: 162.85 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site's zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres – APN: 472-070-001.

## STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_.
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- \_\_\_\_\_

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (*Confirmed to be less than 6 months old from date of preparation to hearing date*)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$5,201.66, as of 09/21/2015.

CFG Case # CFG05176 - Fee Balance: \$ 64.00

Estimated amount of time needed for Public Hearing: 10 Minutes (*Min 5 minutes*)

Controversial: YES  NO

Provide a very brief explanation of controversy (1 short sentence) Located in Highway 79 Policy Area

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/21/2015,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07865/GPA00998 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

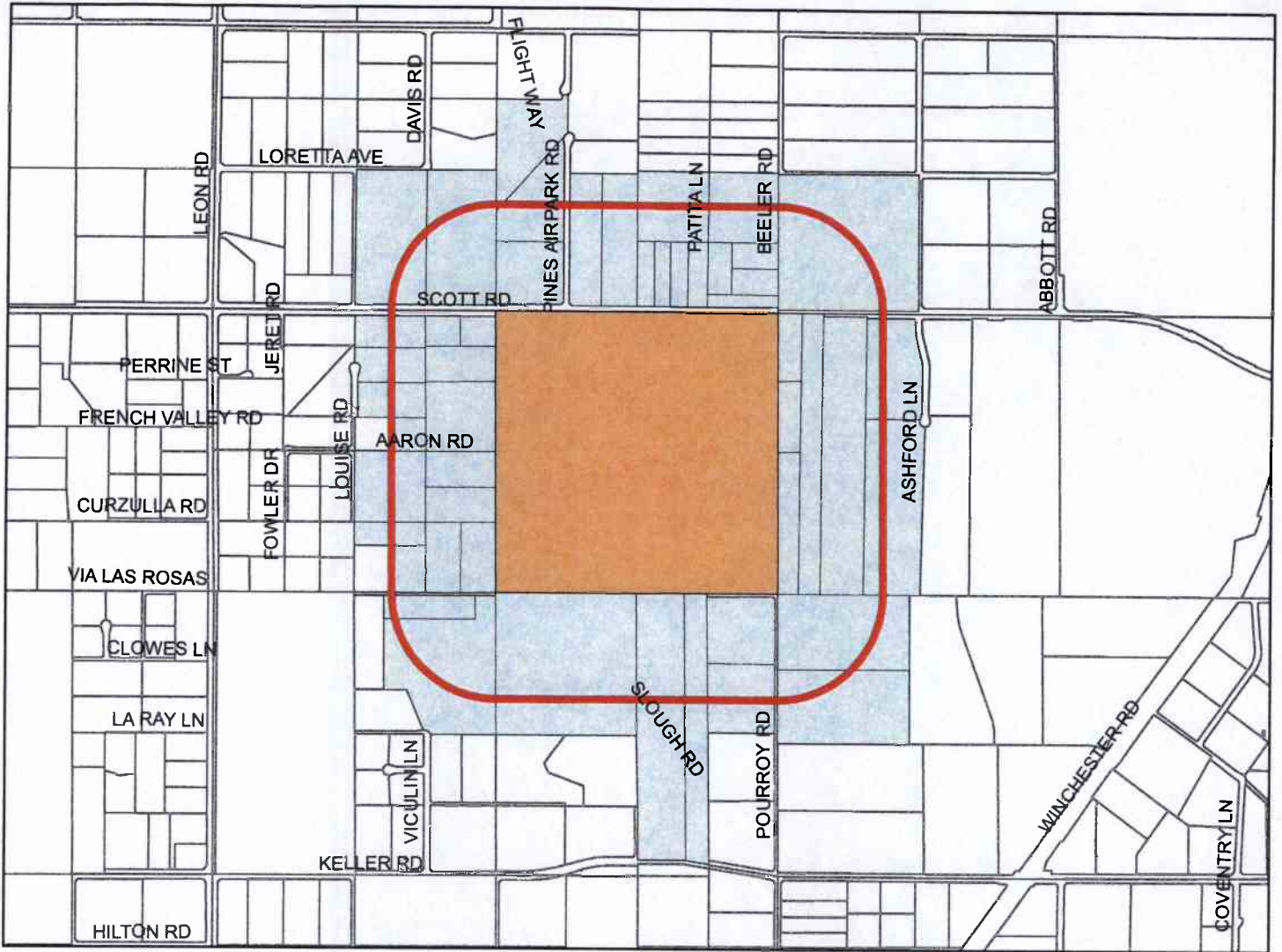
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158



**CZ07865 / GPA00998 (1000 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 466-230-049 | 466-230-073 | 472-100-002 | 472-090-003 | 472-100-006 | 466-230-013 | 466-230-026 | 472-060-019 | 466-230-014 | 472-080-016 |
| 472-090-002 | 466-230-025 | 472-100-008 | 472-080-017 | 466-230-077 | 472-060-016 | 472-060-017 | 466-230-044 | 466-230-074 | 472-080-022 |
| 472-060-013 | 472-060-014 | 466-230-028 | 466-230-010 | 472-090-023 | 466-250-007 | 472-060-020 | 472-100-005 | 466-230-048 | 472-100-004 |
| 472-060-012 | 472-080-018 | 472-080-021 | 472-060-015 | 472-070-001 | 466-230-033 | 466-230-034 | 466-230-035 | 466-230-036 | 472-090-022 |
| 472-080-015 | 472-090-020 | 472-090-021 | 472-110-001 | 472-110-002 | 466-230-043 | 472-090-006 | 472-100-003 | 466-230-027 | 472-100-001 |
| 472-080-020 | 466-230-024 |             |             |             |             |             |             |             |             |



1,300 650 0 1,300 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 466230010, APN: 466230010  
MICHEL MCINTYRE  
32787 PATITA LN  
WINCHESTER, CA. 92596

ASMT: 466230013, APN: 466230013  
ANDY HEILMAN  
32786 PATITA LN  
WINCHESTER, CA. 92596

ASMT: 466230014, APN: 466230014  
CARLOS GARCIA  
P O BOX 728  
MURRIETA CA 92564

ASMT: 466230024, APN: 466230024  
GAYLE MILLARD, ETAL  
C/O GAYLE MILLARD  
11410 PYRAMID PEAK CT  
RANCHO CUCAMONGA CA 91737

ASMT: 466230025, APN: 466230025  
SANDRA OWENS, ETAL  
31720 SCOTT RD  
WINCHESTER, CA. 92596

ASMT: 466230026, APN: 466230026  
CASSAUNDRRA RICE, ETAL  
31750 SCOTT RD  
WINCHESTER, CA. 92596

ASMT: 466230027, APN: 466230027  
ERIN FURLONG, ETAL  
29180 GANDOLF CT  
MURRIETA CA 92563

ASMT: 466230028, APN: 466230028  
MARIA VARGAS, ETAL  
31860 SCOTT RD  
WINCHESTER, CA. 92596

ASMT: 466230036, APN: 466230036  
MISSIONARY ALLIANCE, ETAL  
27377 VIA INDUSTRIA  
TEMECULA CA 92590

ASMT: 466230043, APN: 466230043  
DIANE PIRLOT, ETAL  
31260 SCOTT RD  
WINCHESTER, CA. 92596

ASMT: 466230044, APN: 466230044  
GREEN GABLES EQUESTRIAN CENTER  
1629 VERDUGO BLV  
LA CANADA CA 91011

ASMT: 466230048, APN: 466230048  
LYNN KOSAR, ETAL  
P O BOX 788  
32655 FLIGHT WAY  
WINCHESTER, CA. 92596

ASMT: 466230073, APN: 466230073  
43350 TEMECULA  
P O BOX 181140  
CORONADO CA 92178

ASMT: 466230074, APN: 466230074  
HORALIA JAUREGUI  
7249 DUNMORE PL  
RANCHO CUCAMONGA CA 91739

ASMT: 466230077, APN: 466230077  
RACHEL MASTRANGELO, ETAL  
32875 PINES AIRPARK RD  
WINCHESTER, CA. 92596

ASMT: 466250007, APN: 466250007  
RICHARD ARDIS  
2818 OCEAN BLV  
CORONA DEL MAR CA 92625

ASMT: 472060014, APN: 472060014  
JOANN RICHARDSON  
31385 SCOTT RD  
WINCHESTER CA 92596

ASMT: 472060015, APN: 472060015  
GLORIA ADAME, ETAL  
41863 JUNIPER ST  
MURRIETA CA 92562

ASMT: 472060016, APN: 472060016  
DOUGLAS SMITH  
33121 CHRISTINE ST  
WINCHESTER, CA. 92596

ASMT: 472060017, APN: 472060017  
DEBRA SUMMERS, ETAL  
P O BOX 209  
SUN CITY CA 92586

ASMT: 472060019, APN: 472060019  
KATHY MCCLINTOCK, ETAL  
28116 GARDENA DR  
SUN CITY CA 92586

ASMT: 472060020, APN: 472060020  
JANET CHAMBERLAIN, ETAL  
16990 BROKEN ROCK CT  
RIVERSIDE CA 92503

ASMT: 472070001, APN: 472070001  
SCOTT ROAD 160  
C/O DOMENIGONI BARTON PROP MGMT CO  
33011 HOLLAND RD  
WINCHESTER CA 92596

ASMT: 472080015, APN: 472080015  
URIAH BARNHART  
P O BOX 904  
WINCHESTER CA 92596

ASMT: 472080016, APN: 472080016  
JULIE MARTINDALE, ETAL  
33285 CHRISTINE ST  
WINCHESTER, CA. 92596

ASMT: 472080017, APN: 472080017  
LYNETTE GOODWIN, ETAL  
P O BOX 7388  
CAPISTRANO BEACH CA 92624

ASMT: 472080018, APN: 472080018  
LORENE TANNER, ETAL  
33460 LOUISE RD  
WINCHESTER, CA. 92596

ASMT: 472080020, APN: 472080020  
EARLINE WHITE, ETAL  
P O BOX 905  
WINCHESTER CA 92596





ASMT: 472080021, APN: 472080021  
LORENE TANNER, ETAL  
31350 VIA CURTIDOR  
WINCHESTER, CA. 92596

ASMT: 472080022, APN: 472080022  
JENNIE DAVIES  
P O BOX 8505  
MORENO VALLEY CA 92552

ASMT: 472090002, APN: 472090002  
BRUCE LAFKO, ETAL  
C/O KUANGLIEH HAN  
3545 HOLMES CIR  
HACIENDA HEIGHTS CA 91745

ASMT: 472090003, APN: 472090003  
GUILLERMINA CAMPOS, ETAL  
31301 VIA CURTIDOR  
WINCHESTER, CA. 92596

ASMT: 472090006, APN: 472090006  
WESTERN RIVERSIDE COUNTY REG CON AUT  
P O BOX 1667  
RIVERSIDE CA 92502

ASMT: 472090021, APN: 472090021  
VINTAGE PLAZA LTD  
7 CORPORATE PLZ  
NEWPORT BEACH CA 92660

ASMT: 472090022, APN: 472090022  
LOUISE MCCAUSLAND, ETAL  
P O BOX 187  
WINCHESTER CA 92596

ASMT: 472090023, APN: 472090023  
CHARLENE VANDERWALL, ETAL  
P O BOX 667  
LAKE ELSINORE CA 92531

ASMT: 472100001, APN: 472100001  
JANET GRADY, ETAL  
P O BOX 2396  
TEMECULA CA 92593

ASMT: 472100002, APN: 472100002  
MARTHA MUNOZ, ETAL  
39674 RORIPAUGH RD  
TEMECULA CA 92591

ASMT: 472100003, APN: 472100003  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O DEPT OF FAC MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 472100004, APN: 472100004  
ROCKRIDGE CHURCH INC  
C/O MICHAEL MCNEFF  
29995 TECHNOLOGY STE 306  
MURRIETA CA 92563

ASMT: 472100005, APN: 472100005  
CHRISTINA HALVERSON, ETAL  
32097 SCOTT RD  
WINCHESTER, CA. 92596

ASMT: 472100006, APN: 472100006  
CINDY DOMENIGONI, ETAL  
31851 WINCHESTER RD  
WINCHESTER CA 92596



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ASMT: 472100008, APN: 472100008  
SYLVIA GRAY, ETAL  
P O BOX 682  
WINCHESTER CA 92596

ASMT: 472110002, APN: 472110002  
DAVID HANNA, ETAL  
C/O HANNA CAPITAL MGMT  
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IRVINE CA 92618

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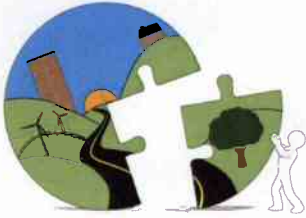
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expose Pop-up Edge™



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steven Weiss, AICP**  
**Planning Director**

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

GPA00998 and CZ07865

*Project Title/Case Numbers*

John Hildebrand

*County Contact Person*

(951) 955-1888

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Andy Domeniconi

*Project Applicant*

31851 Winchester Road, Winchester, CA 92596

*Address*

North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road.

*Project Location*

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the zoning classification from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on October 21, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A MITIGATED NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

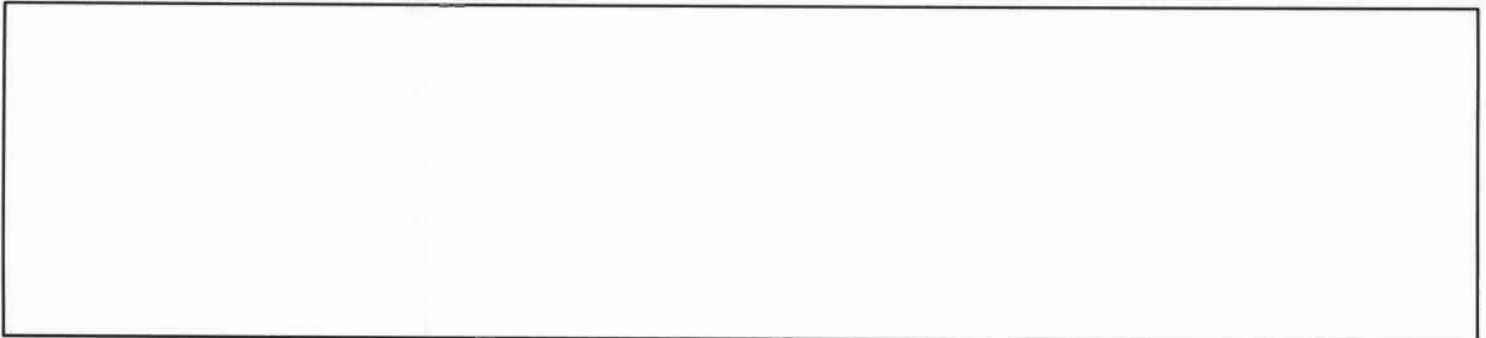
John Hildebrand  
*Signature*

Project Planner

*Title*

10-20-2015  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP*  
*Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA00998 and CZ07865

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: October 20, 2015

Applicant/Project Sponsor: Andy Domenigoni Date Submitted: February 14, 2008

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41828 ZCFG05176

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0801594

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: ANDY DOMENIGONI \$64.00  
paid by: CK 4214  
paid towards: CFG05176 CALIF FISH & GAME: DOC FEE  
EA41828  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Feb 14, 2008 16:24  
MBRASWEL posting date Feb 14, 2008

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1511208

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: ANDY DOMENIGONI  
paid by: CK 1932  
EA41828  
paid towards: CFG05176 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3  
\$2,210.00

By \_\_\_\_\_ Oct 08, 2015 10:39  
MGARDNER posting date Oct 08, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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