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

2.11B

**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**
March 1, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 998** - Foundation-Regular – Applicant: Andy Domenigoni – Engineer/Representative: Tom Nievez / 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

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 3/8/2010
Tina Grande
Departmental Concurrence

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

☐ Policy ☒ Policy
☒ Consent ☐ Consent
Dep't Recomm.: Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved to adopt an order initiating the proceedings for General Plan Amendment No. 998, and

IT WAS FURTHER ORDERED that the rural residential designation be kept, with no specific plan requirement.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: March 16, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

**Prev. Agn. Ref.** | **District:** Third | **Agenda Number:** 15.4

Form 11p (Rev 03/28/06)

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.

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

# COUNTY OF RIVERSIDE

## *TRANSPORTATION AND LAND MANAGEMENT AGENCY*

*George A. Johnson · Agency Director*

## Planning Department

*Ron Goldman · Planning Director*

2.1B

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:**

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

**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

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

3.2.10

# 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 Nievez / 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, soutehrly 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.

The following spoke in favor of the subject proposal:
Tom Nievez, 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.

**Agenda Item No.: 5.6**
**Area Plan: Southwest**
**Zoning District: Winchester**
**Supervisorial 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 theses 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**
**Supervisorial 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 Wickerd 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 mid-point 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.

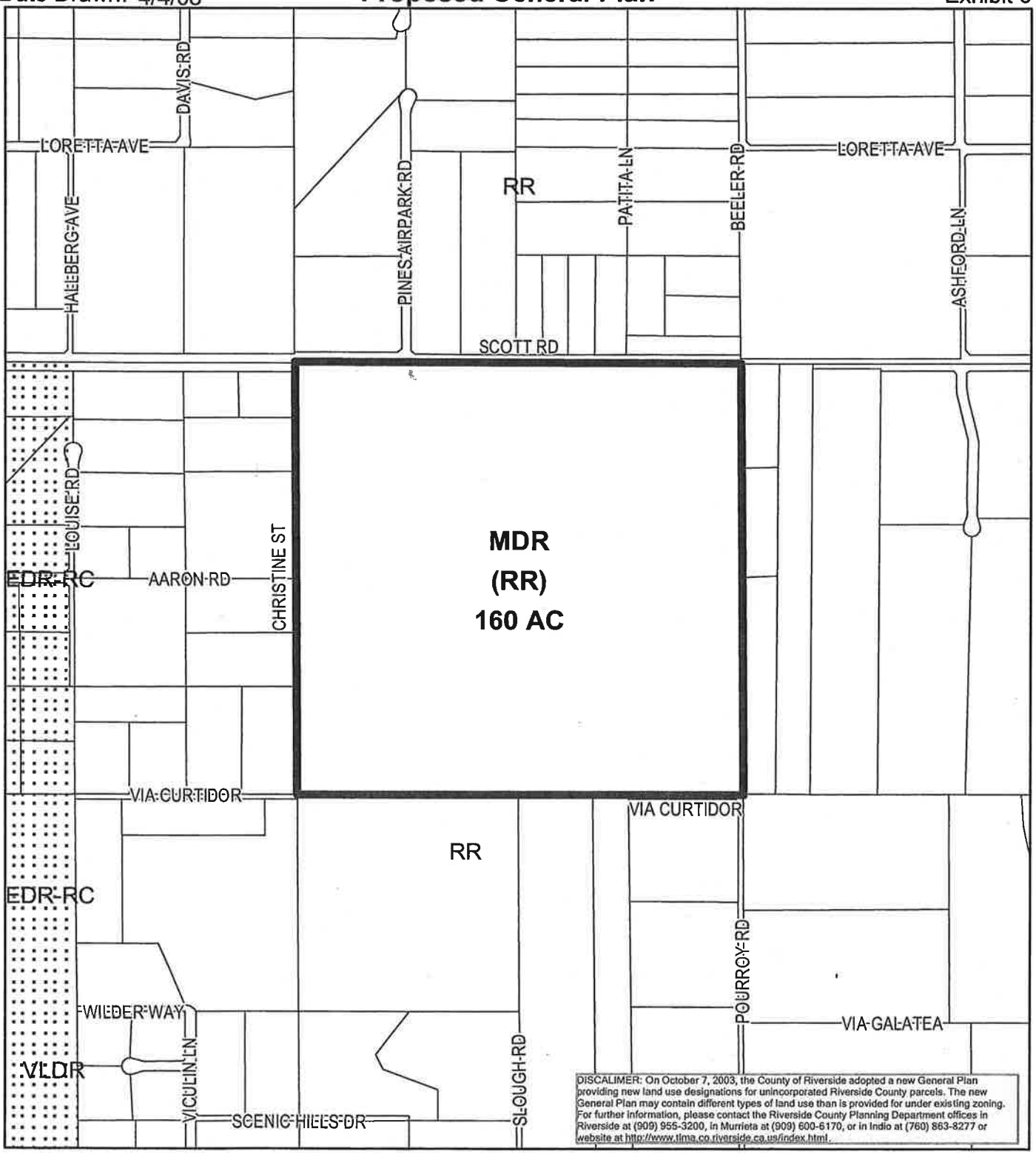
3. The project site is currently designated as Assessor's Parcel Number: 472-070-001

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

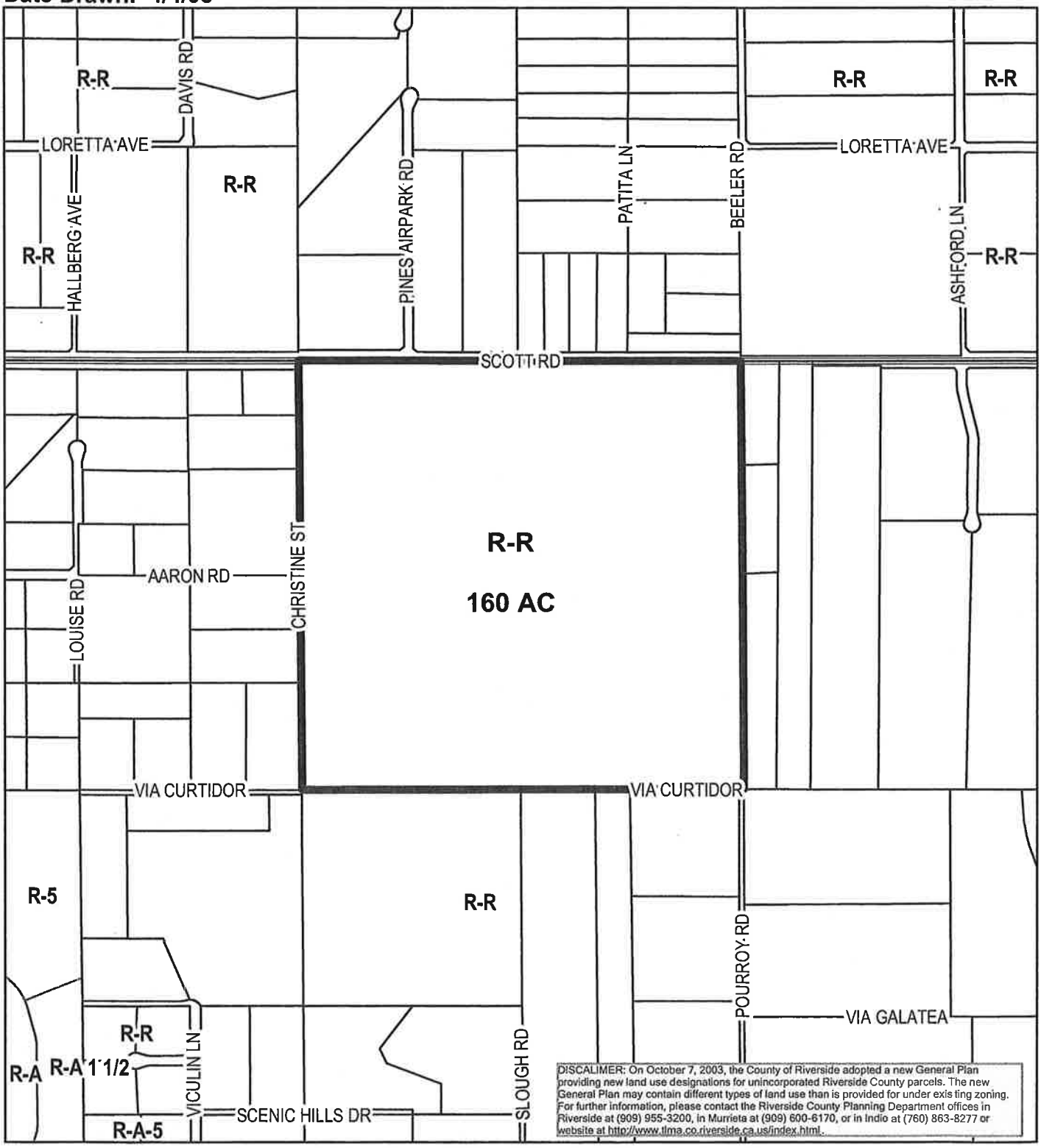
**Assessors Bk.Pg.** 472-07
**Thomas Bros. Pg.** 899 D2

0 650 1,300 2,600 3,900
Feet

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

# GPA00998
## EXISTING ZONING

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




DISCALIMER: 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 exis ting zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at http://www.tlma.co.riverside.ca.us/index.html.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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

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

N W E S

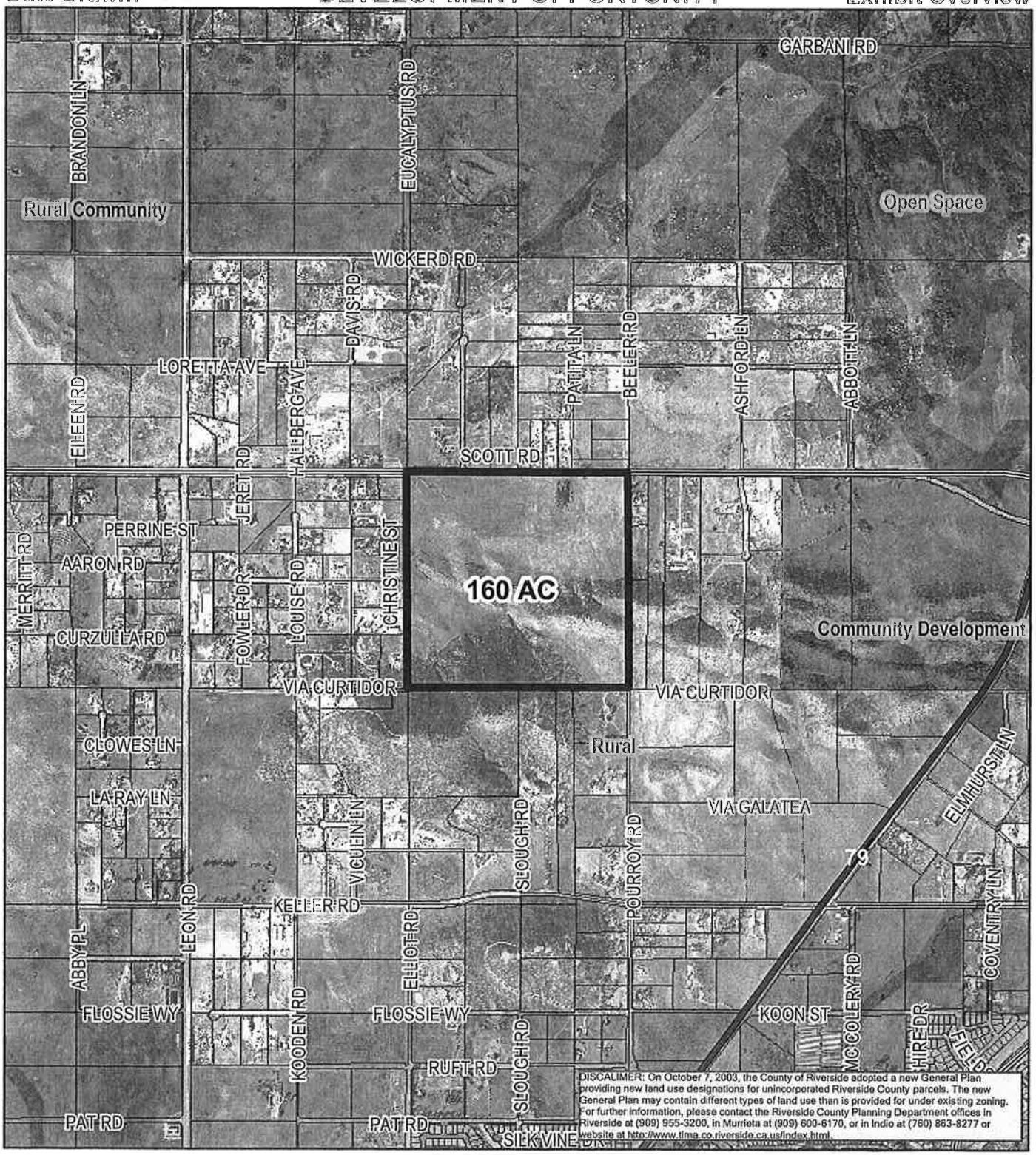
0 650 1,300 2,600 3,900
Feet

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

# GPA00998

## DEVELOPMENT OPPORTUNITY

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




RIVERSIDE COUNTY PLANNING DEPARTMENT

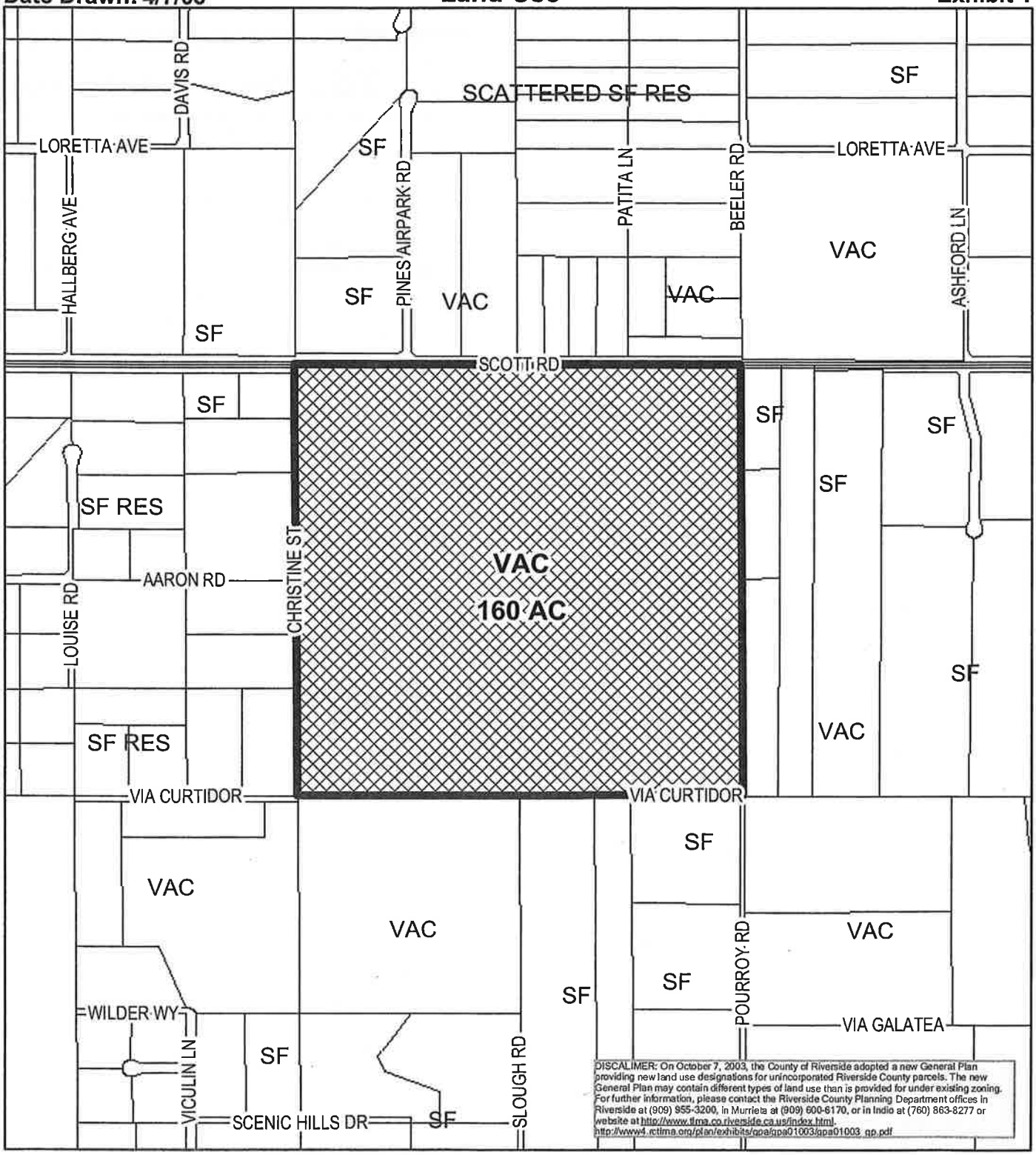
Area Plan: French Valley
Township/Range: T6SR2W
Section: 20


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

N
W E
S

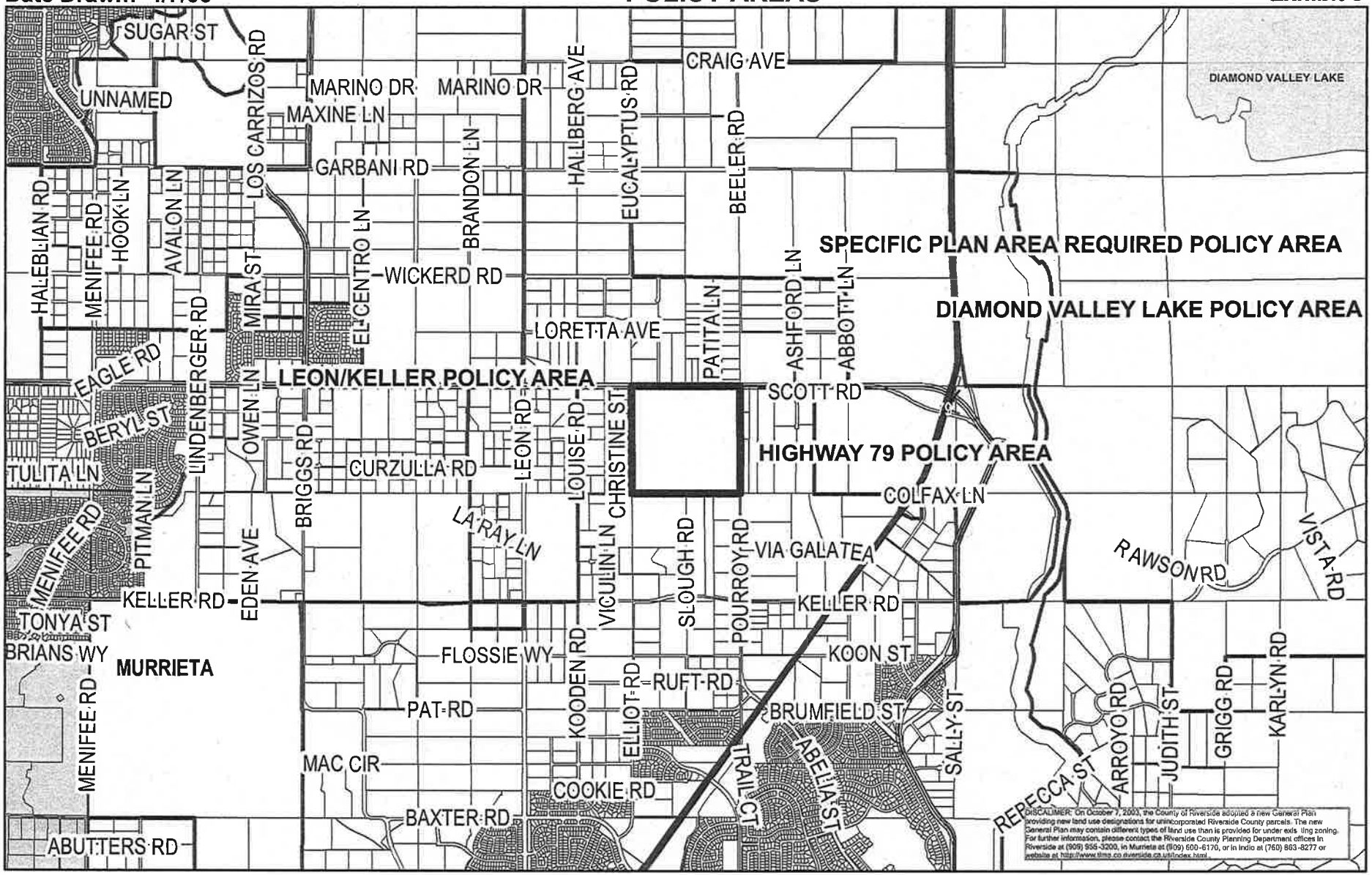
**Assessors Bk. Pg.** 472-07
**Thomas Bros. Pg.** 899 D2

0 600 1,200 2,400 3,600
Feet

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

# GPA00998
## POLICY AREAS

Planner: Amy Aldana
Date: 3/14/08
Exhibit 8




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

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 472-07

Thomas
Bros. Pg. 899 D2

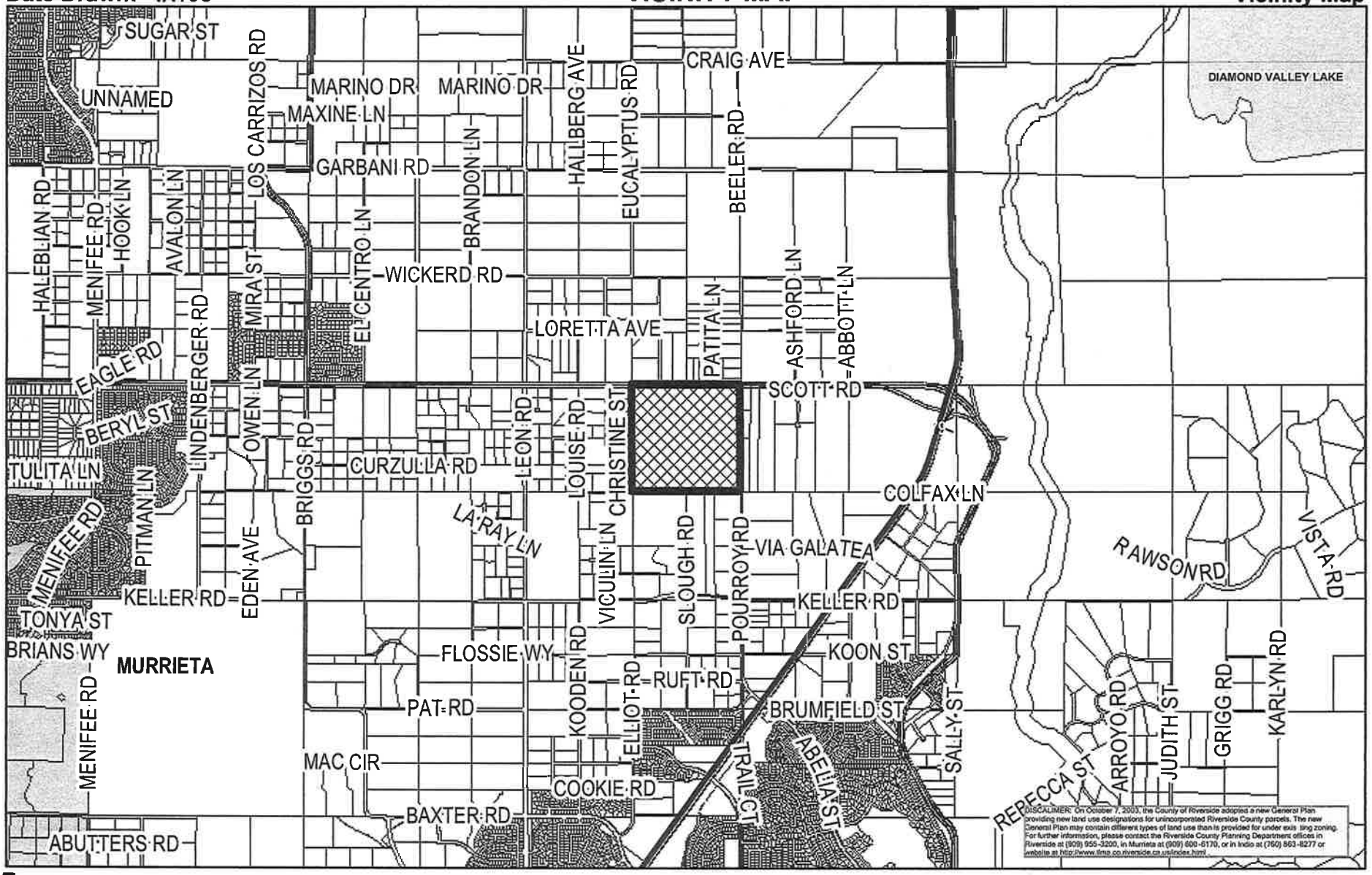
0 4,000 8,000 16,000 24,000 Feet

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

# GPA00998

## VICINITY MAP

Planner: Amy Aldana
Date: 3/14/08
Vicinity Map



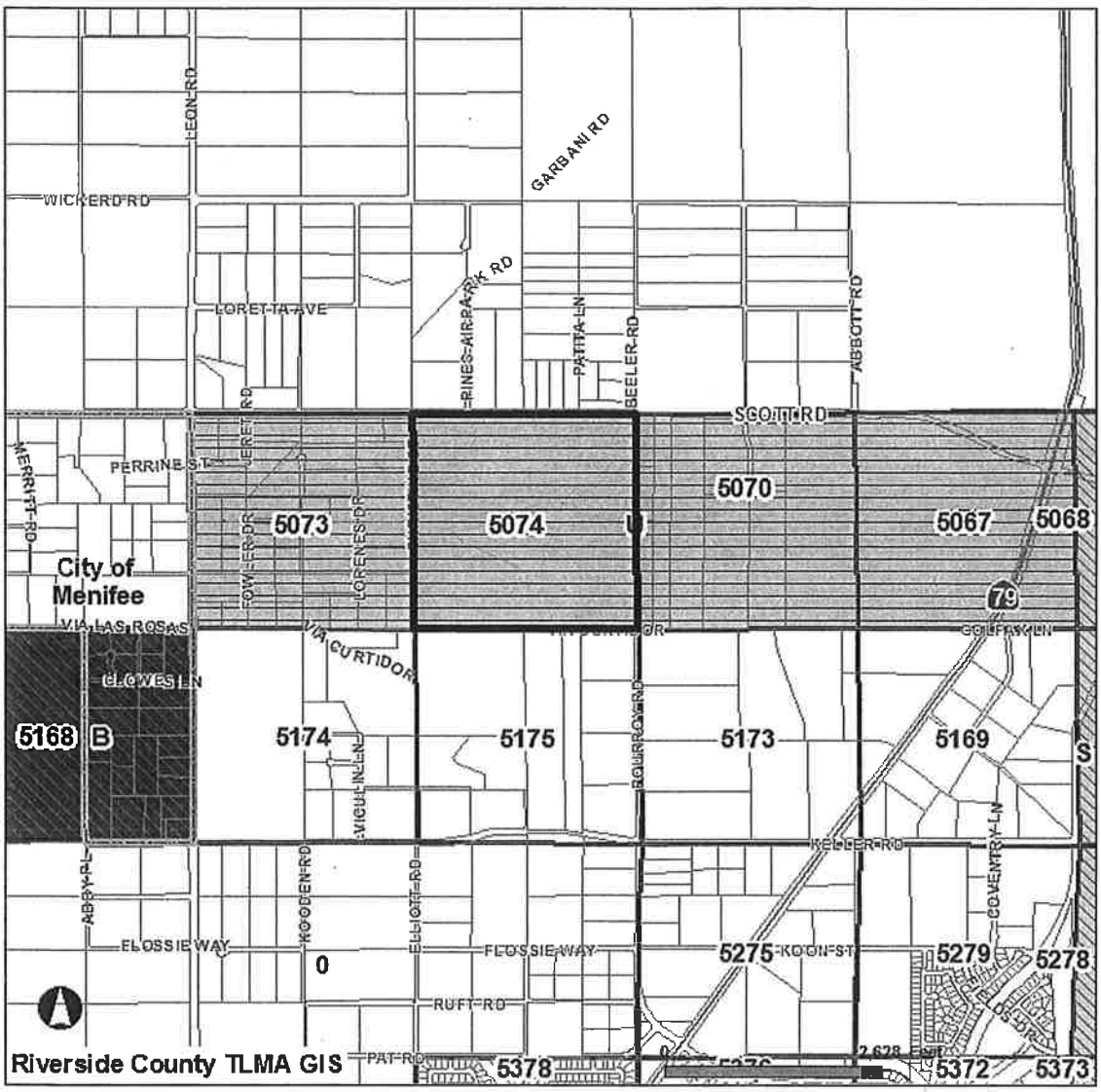

Zone
Area: French Valley
Township/Range: T6SR2W
Section : 20

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

0 4,000 8,000 16,000 24,000 Feet

## RIVERSIDE COUNTY GIS




**Selected parcel(s):**
472-070-001

### WRCMSHCP CELL/CELL GROUP

| | | | |
|---|---|---|---|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | 36 CRITERIA CELL NUMBER | CRITERIA CELL | SOUTHWEST AREA |
| B | S | U | 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 Nievez
(909) 783-0101

AEI CASC CONSULTING

February, 2008

# Table of Contents



# List of Figures



# List of Tables

# 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.

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**

RIVERSIDE COUNTY GIS


SELECTED PARCEL

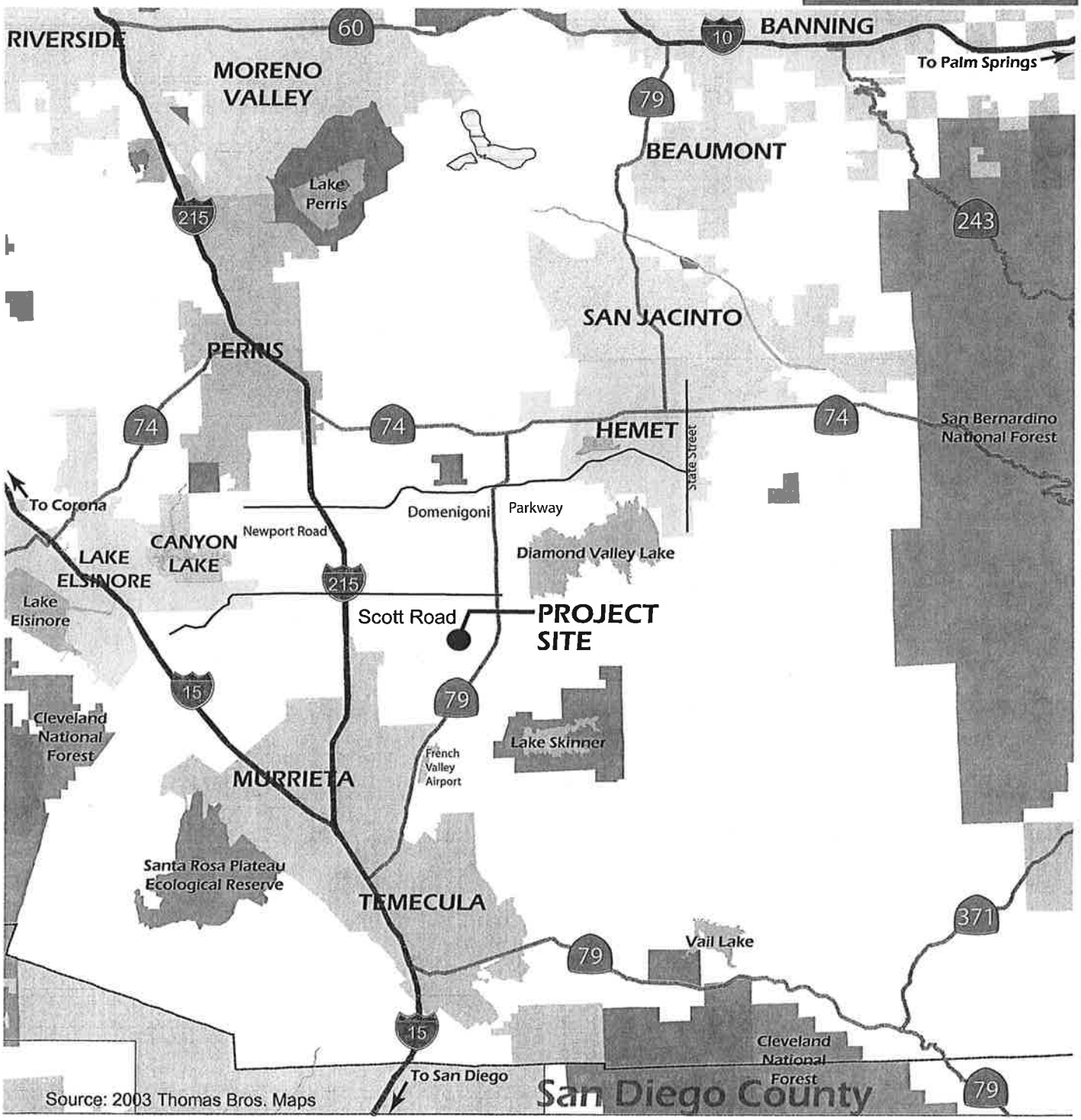
PARCELS

**Selected parcel(s):**
472-070-001

AEI CASC CONSULTING
February 2008

# Domenigoni - Barton Properties
## 160 Scott Road
### General Plan Amendment

**Figure 2**
**Regional Vicinity**




AEI CASC CONSULTING
February 2008

## 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.

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

| | Current Foundation Component | Proposed Foundation Component | Current Land Use Designation | Proposed Land Use Designation |
|---|---|---|---|---|
| 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 |
| **Project Site** | **Rural** | **Community Development** | **Rural Residential** | **Medium Density Residential** |

*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.*

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 do 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-land 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.*

"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 Overly 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."

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,

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.

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

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-land 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.*

- *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., 9th 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 discontiguous 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 step 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 discontiguous 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

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

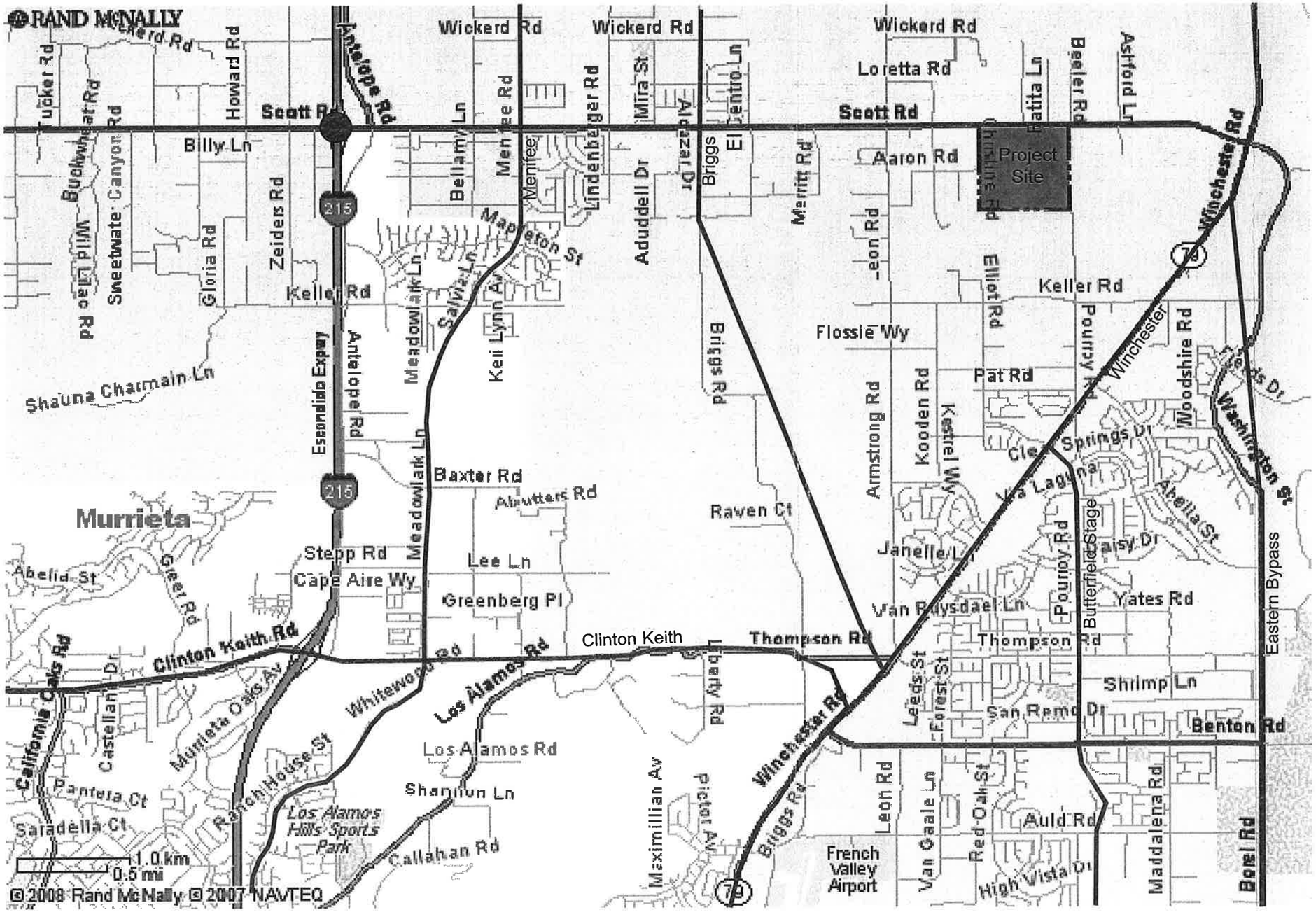
Nievez, Tom
937 S. Via Lata, #500
Colton, CA 92324
GPA00998 Engineer

# Domenigoni - Barton Properties

## 160 Scott Road

### General Plan Amendment

**Figure 7**
**TUMF Road Improvement Projects**




Source(s): Rand McNally 2007
Riverside County GIS

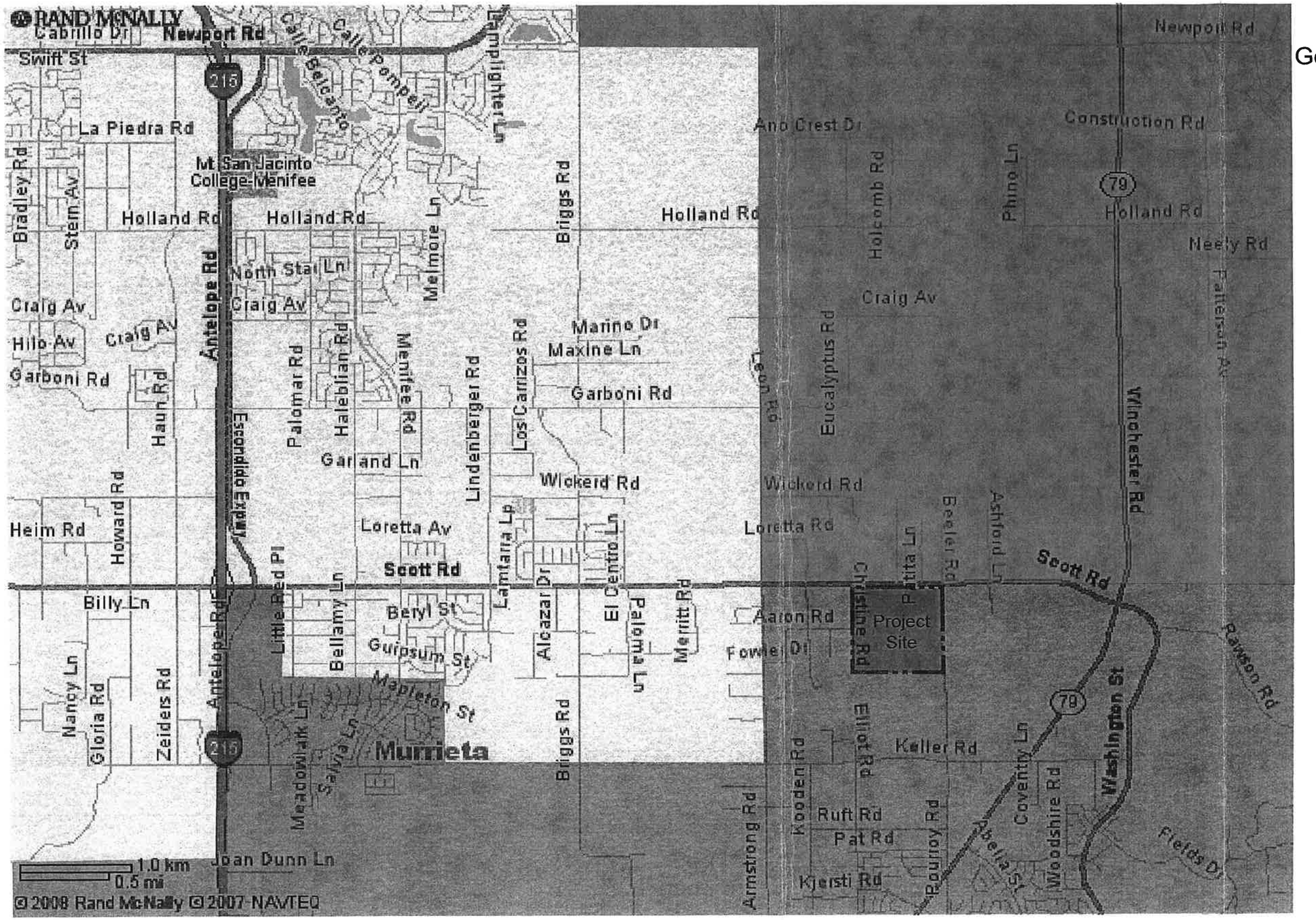
AEI CASC CONSULTING
February 2008

# Domenigoni - Barton Properties

## 160 Scott Road

## General Plan Amendment

**Figure 5**
**Area Plans**




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

Sources: Rand McNally 2007
Riverside County GIS

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February 2008

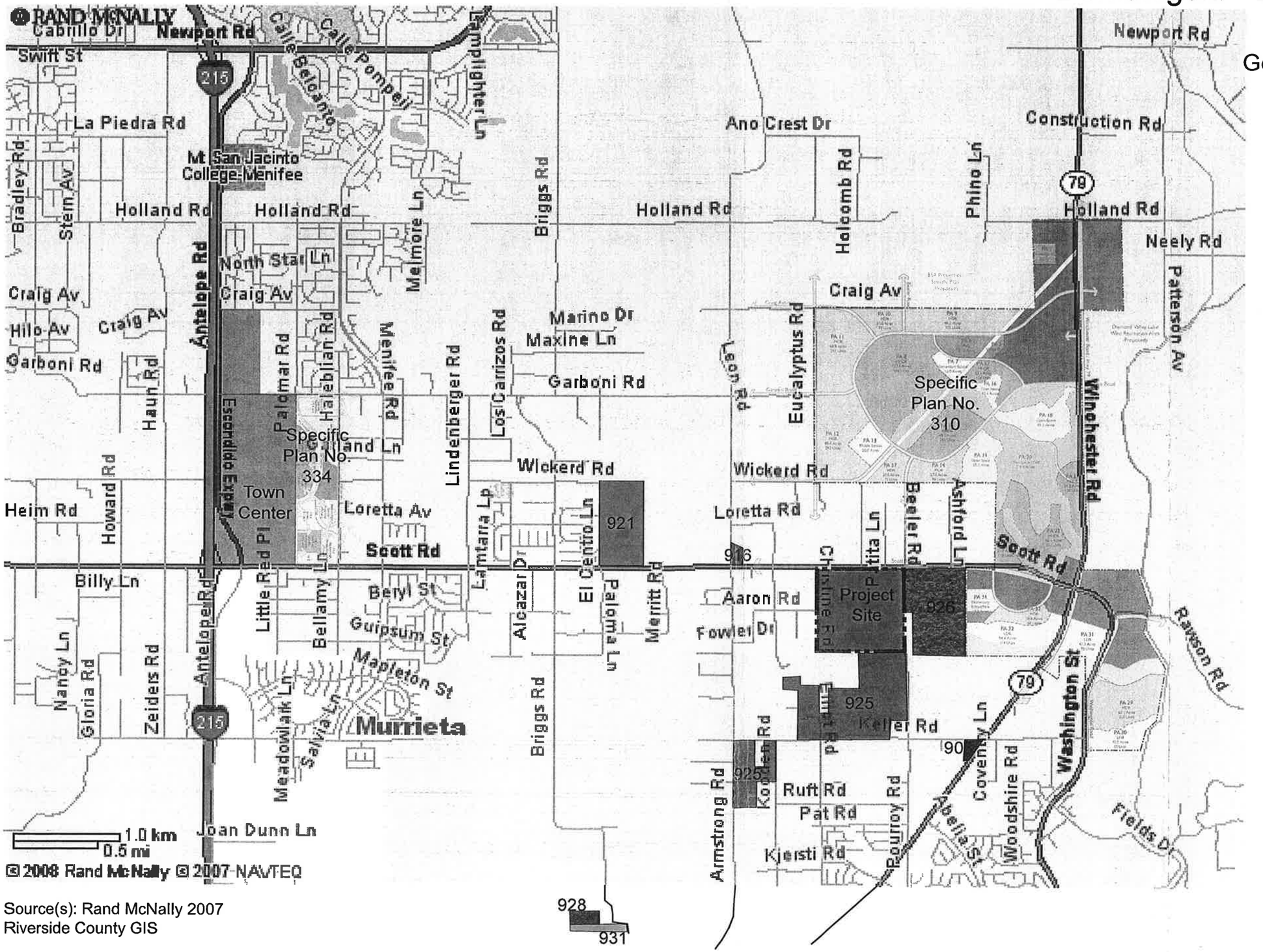
# Domenigoni - Barton Properties

## 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




Source(s): Rand McNally 2007
Riverside County GIS

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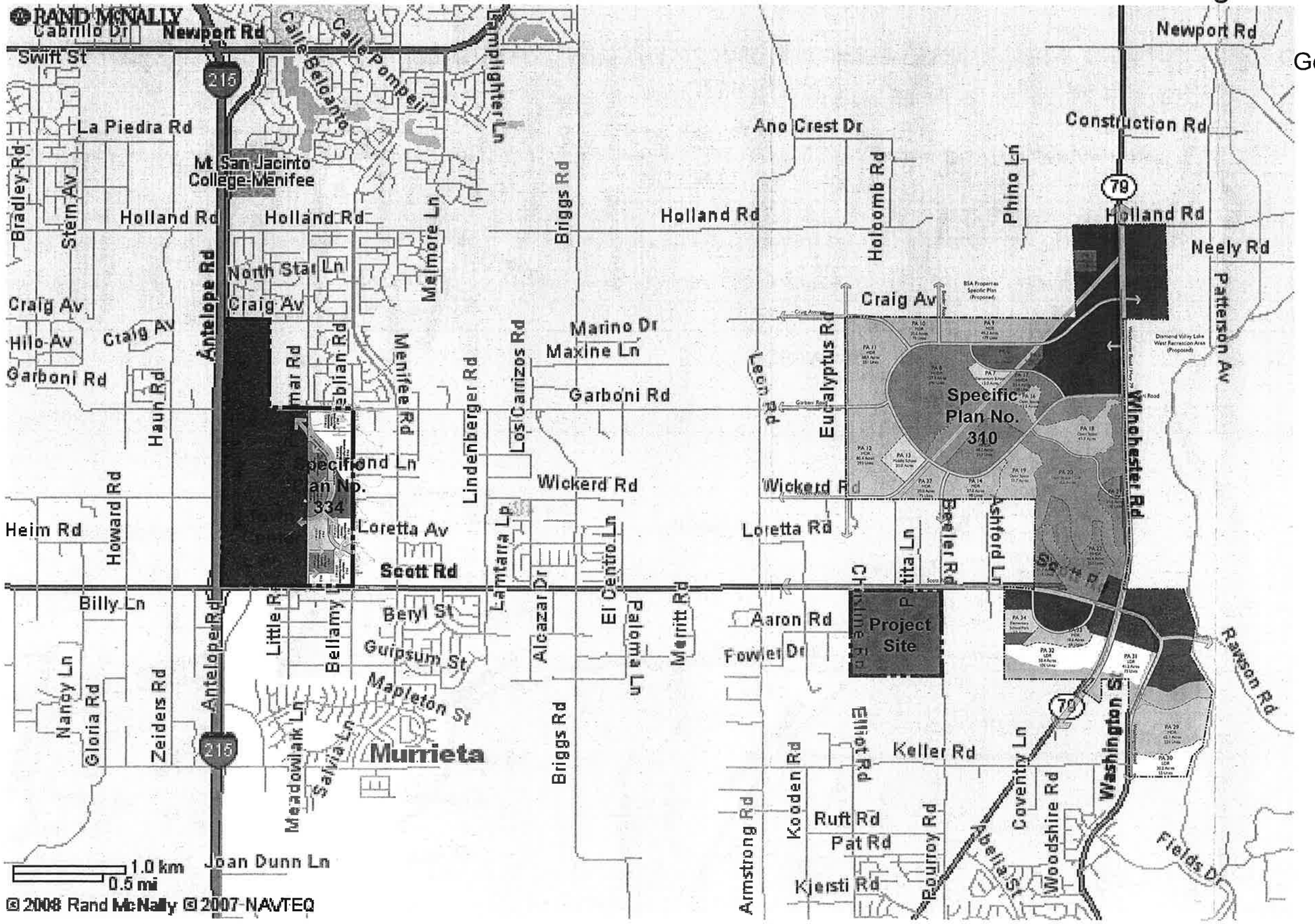
February 2008

# Domenigoni - Barton Properties

## 160 Scott Road

### General Plan Amendment

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




Town Center

Community Center Overlay

Source(s): Rand McNally 2007
Sun City/Menifee Valley Area Plan

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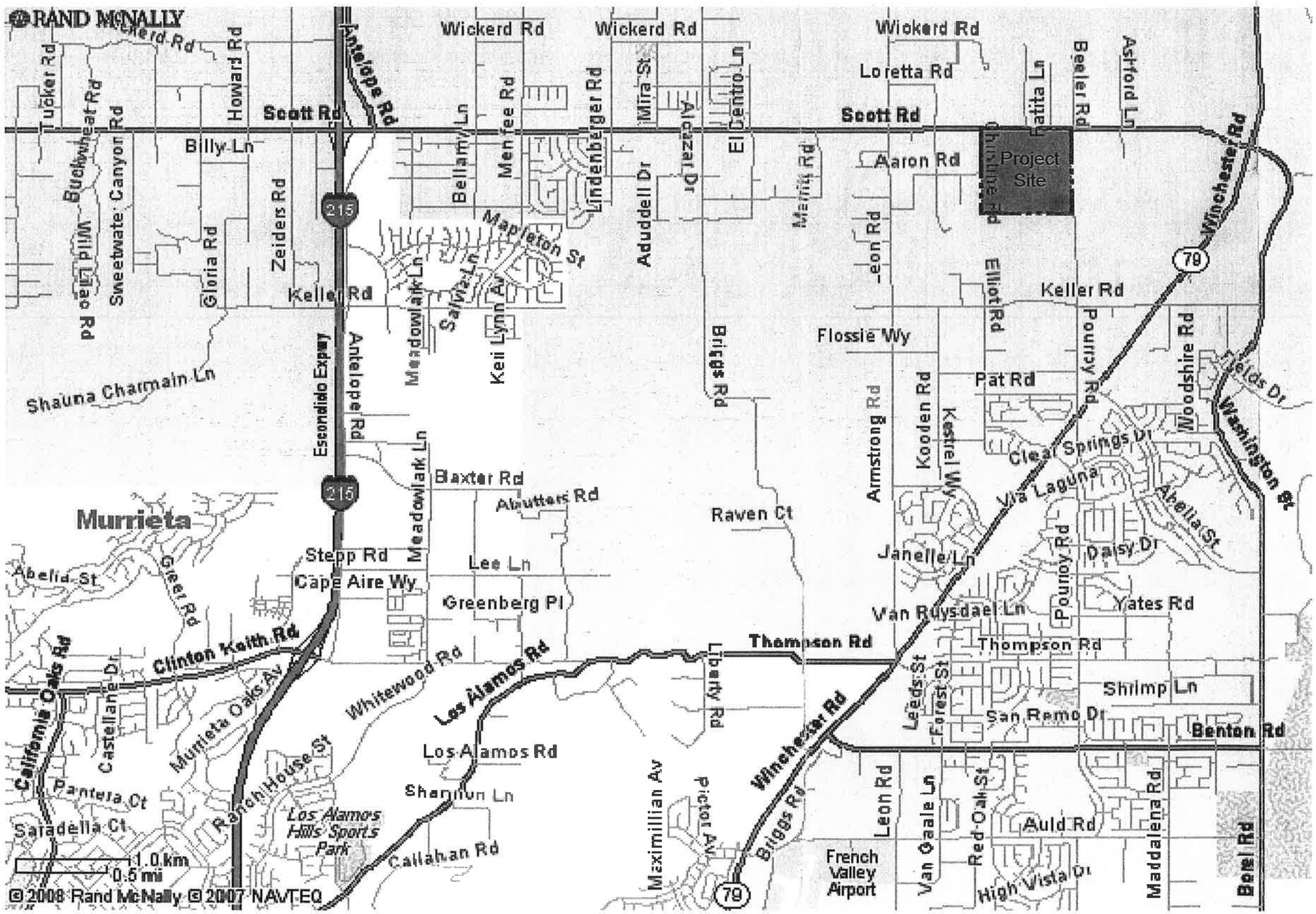
February 2008

# Domenigoni - Barton Properties

## 160 Scott Road

General Plan Amendment

**Figure 3**
**Local Vicinity Map**




Source: Rand McNally 2007

AEI CASC CONSULTING
February 2008

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

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

**SPEAKER'S NAME:** Tom Nieves

**Address:** AEL-CASE 937 S. Via Lata
(only if follow-up mail response requested)

**City:** Colton **Zip:** 92324

**Phone #:** 909-783-0101

**Date:** 3/16/10 **Agenda #** 15.4

**PLEASE STATE YOUR POSITION BELOW:**

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

✓ **Support** _____**Oppose** _____**Neutral**

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

_____**Support** _____**Oppose** _____**Neutral**

**I give my 3 minutes to:** _____

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

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

**SPEAKER'S NAME:** Andy Domenigoni

**Address:** 31851 Winchester Rd.
(only if follow-up mail response requested)

**City:** Winchester **Zip:** 92596

**Phone #:** 951-926-6924

**Date:** 3-16-10 **Agenda #** 16.4

**PLEASE STATE YOUR POSITION BELOW:**

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

X **Support** _____**Oppose** _____**Neutral**

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

_____**Support** _____**Oppose** _____**Neutral**

**I give my 3 minutes to:** _____