

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 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 1/2 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:

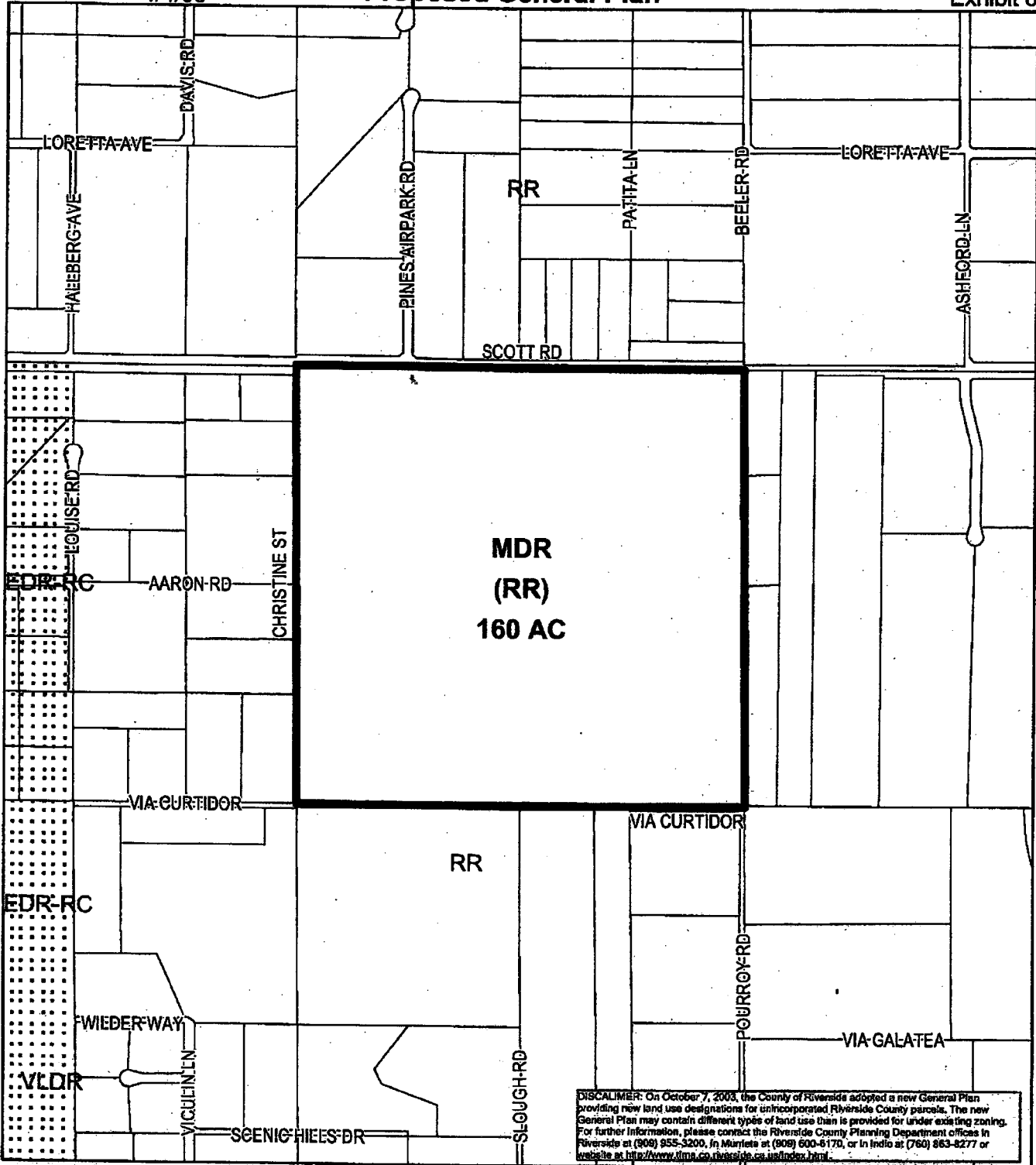
1. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5,147.92.
3. The project site is currently designated as Assessor's Parcel Number: 472-070-001

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

GPA00998

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

Proposed General Plan



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.ca.riverside.ca.us/index.html>.

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

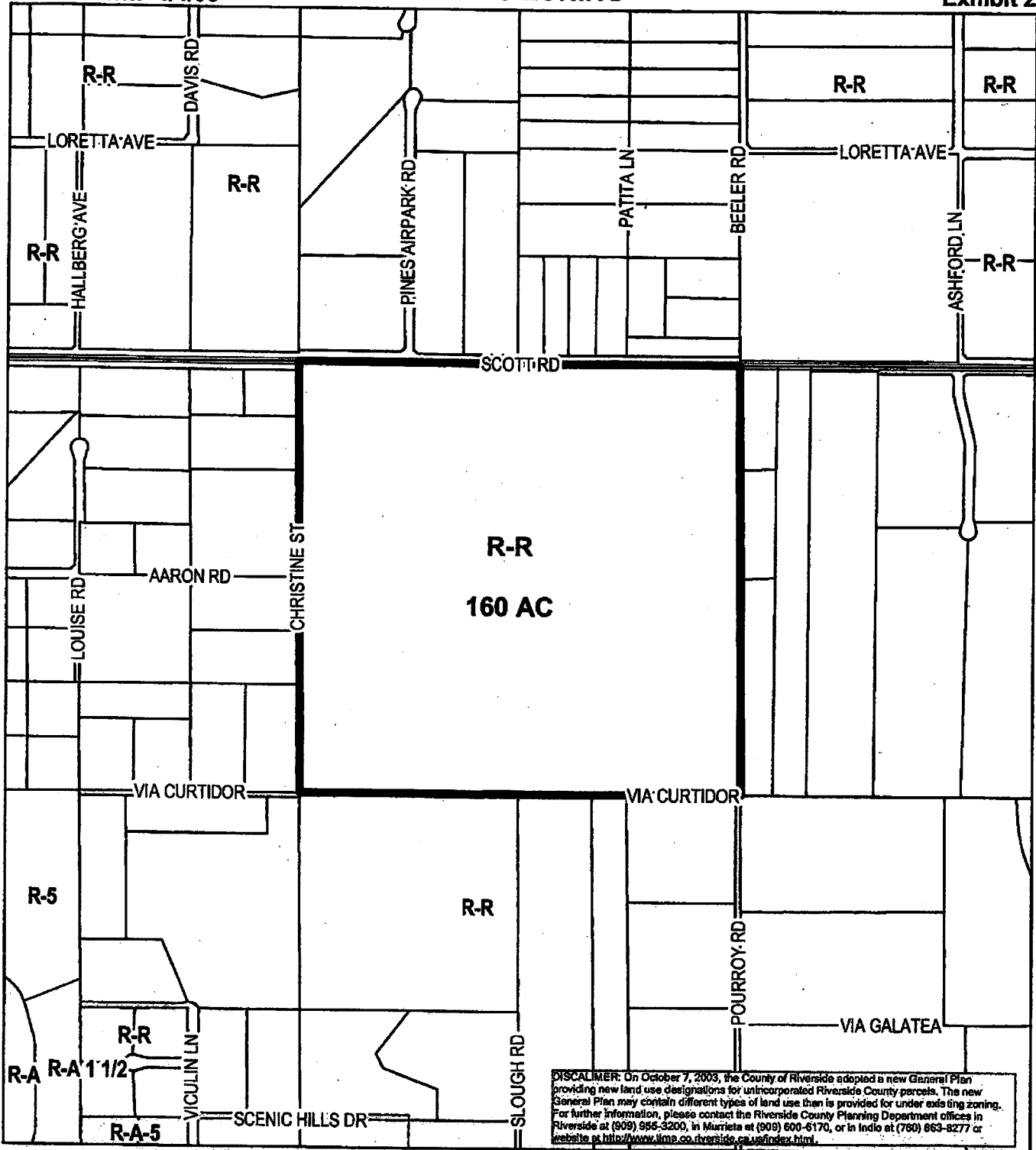
Assessors
 Bk.Pg. 472-07
 Thomas
 Bros. Pg. 899 D2



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

GPA00998
EXISTING ZONING

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

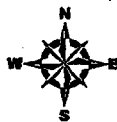


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Area: French Valley
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

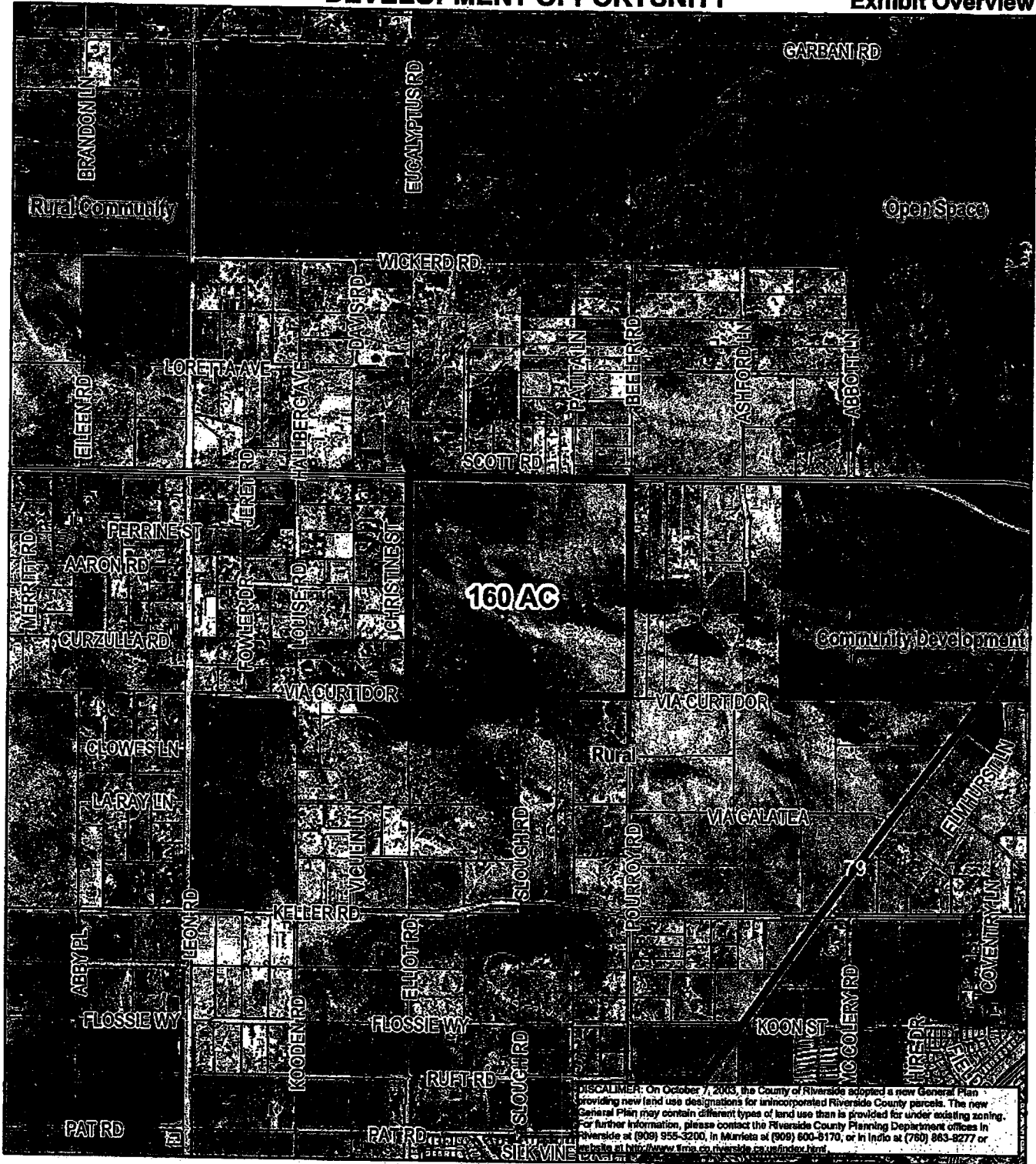


Supervisor Stone
 District 3
 Date Drawn: 4/4/08

GPA00998

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

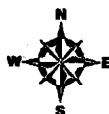
DEVELOPMENT OPPORTUNITY



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 (909) 955-3200, in Murrieta at (909) 600-8170, or in Indio at (760) 863-8277 or visit us at <http://www.fma.ca.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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

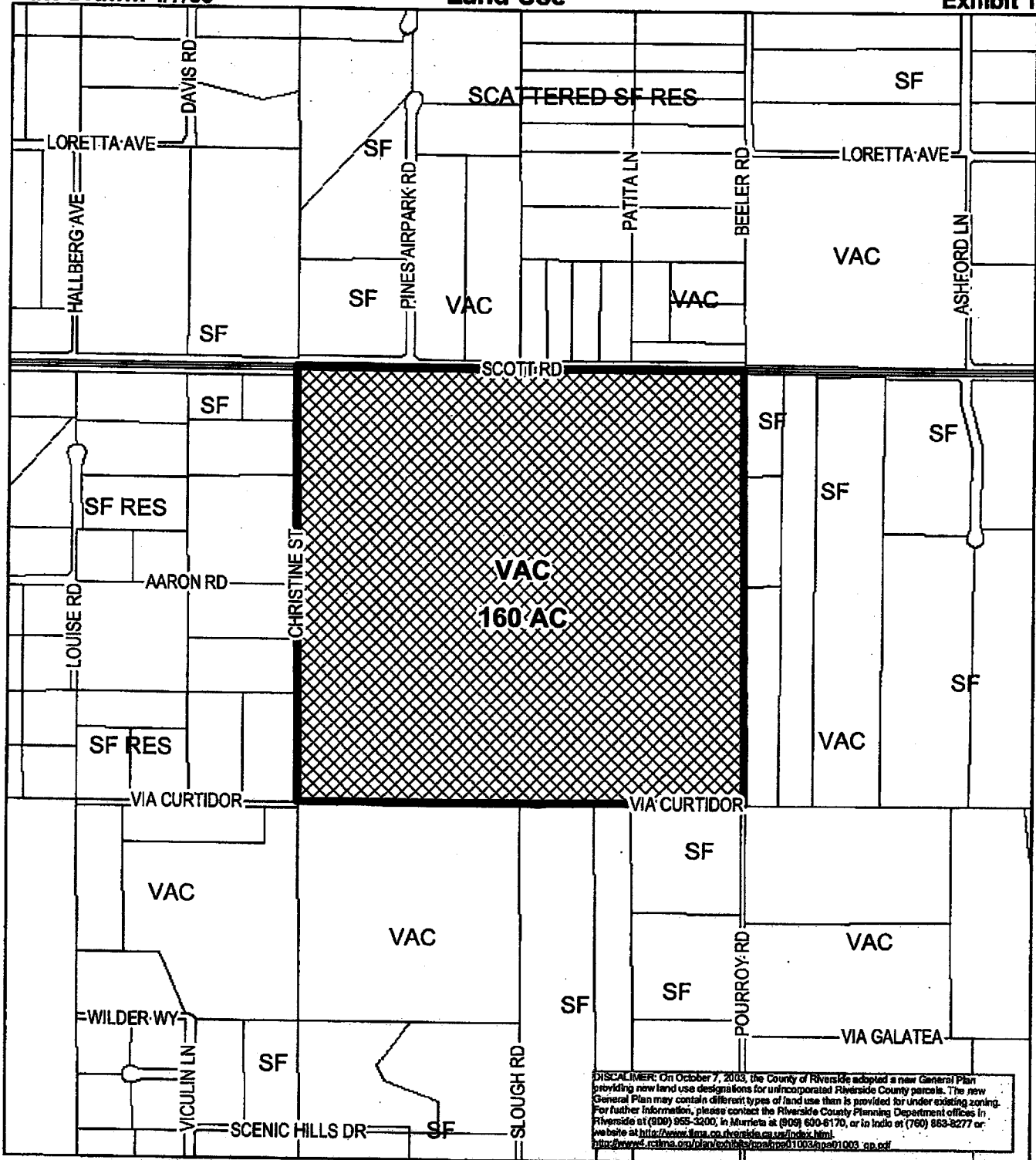


Supervisor Stone
District 3
Date Drawn: 4/7/08

GPA00998

Land Use

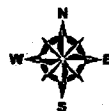
Planner: Amy Aldana
Date: 3/14/08
Exhibit 1



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http://www.rclma.org/plan/esh/eshplan/pe01003/gpa01003_gp.pdf

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



Assessors
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Bros. Pg. 899 D2



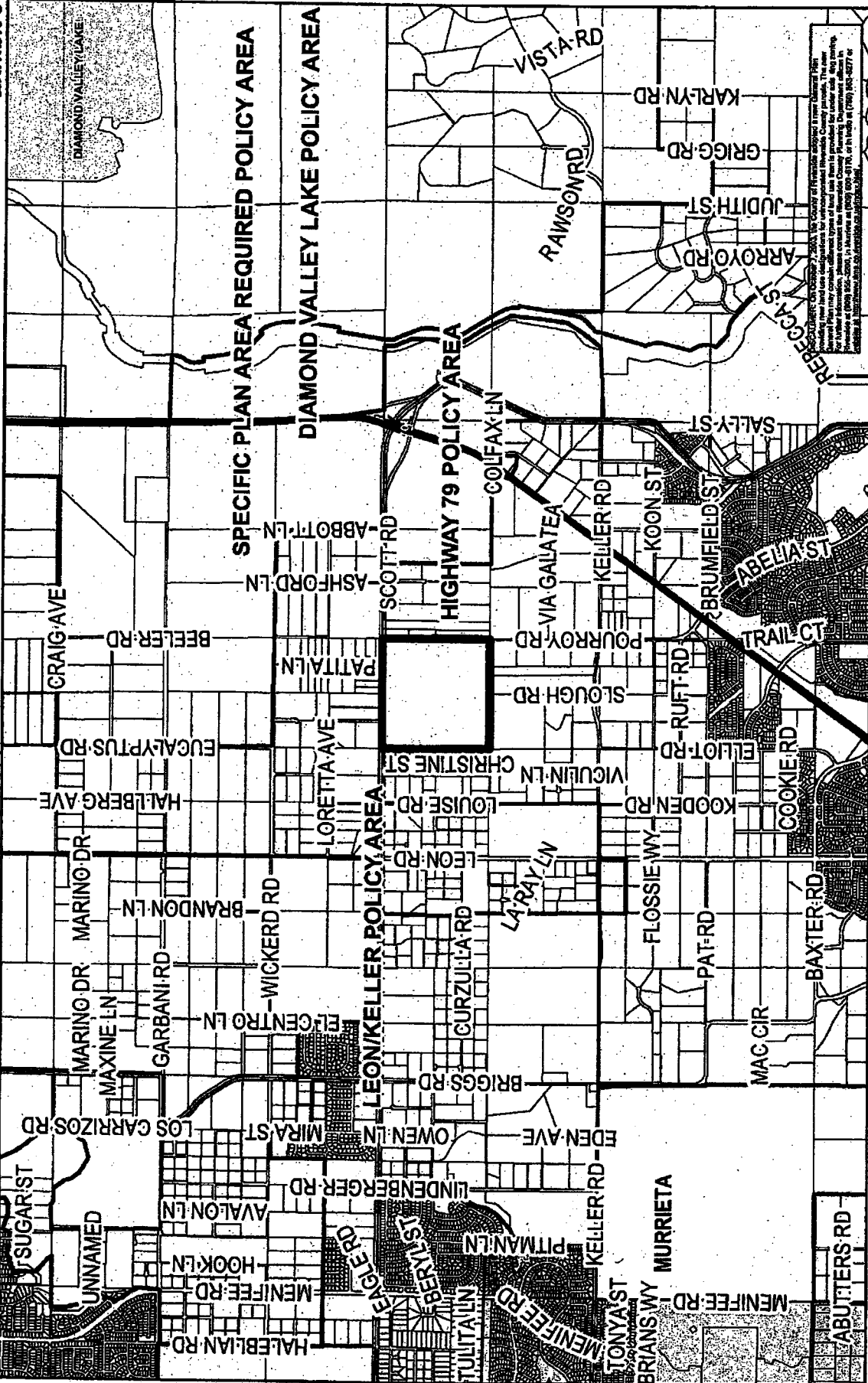
Supervisor: Stone
District 3

Date Drawn: 4/7/08

GPAU0998

POLICY AREAS

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



RIVERSIDE COUNTY PLANNING DEPARTMENT
Zone: French Valley
Area: T6SR2W
Township/Range: T6SR2W
Section: 20

Assessors
Bk. Pg. 472-07
Thomas
24,000 Bros. Pg. 899 D2

0 4,000 8,000 16,000 Feet

Scale bar showing 0, 4,000, 8,000, and 16,000 feet.

North arrow pointing up.

Scale bar showing 0, 4,000, 8,000, and 16,000 feet.

Scale bar showing 0, 4,000, 8,000, and 16,000 feet.

Scale bar showing 0, 4,000, 8,000, and 16,000 feet.

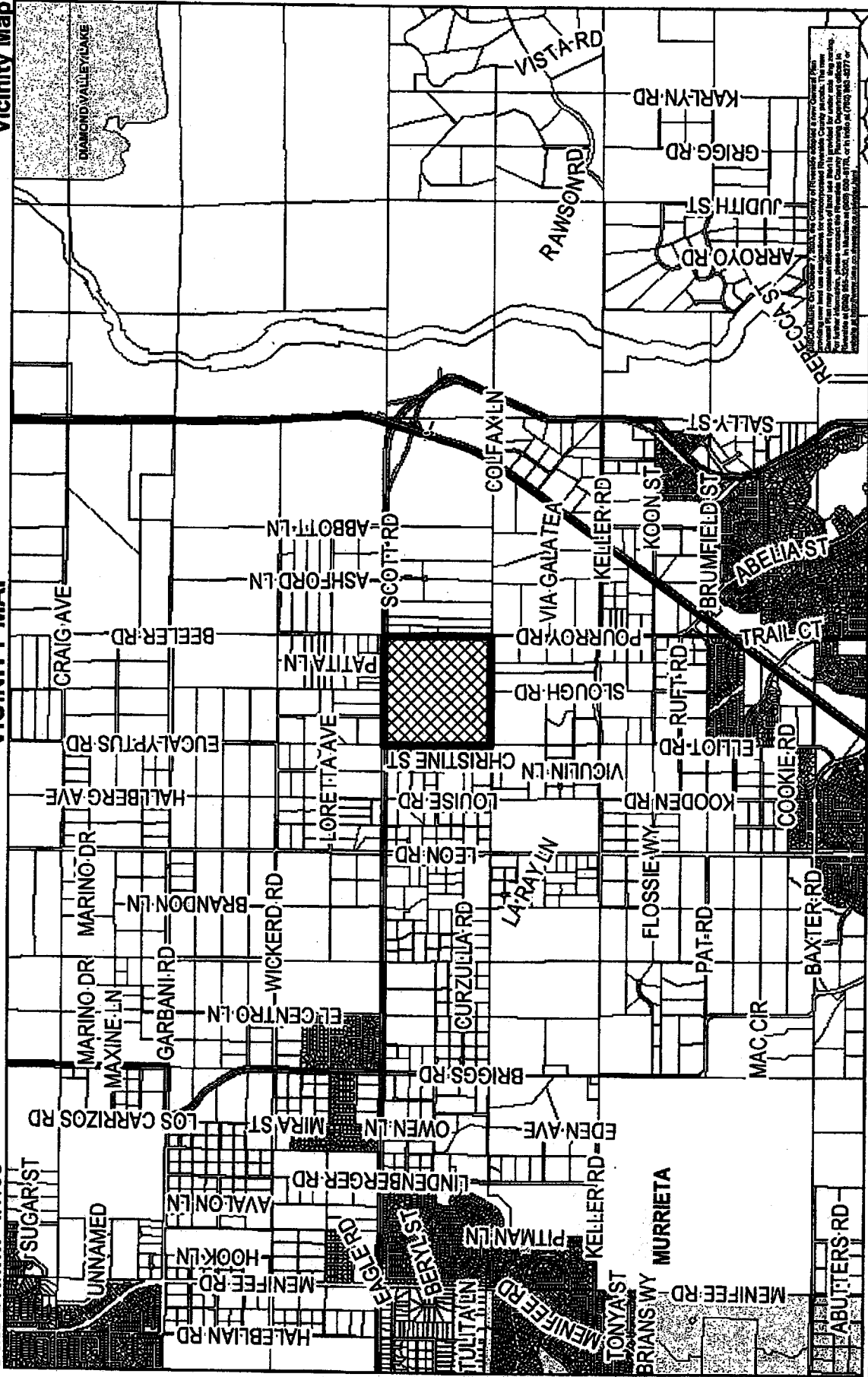
Supervisor Stone
District 3

Date Drawn: 4/7/08

GPA00998

VICINITY MAP

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



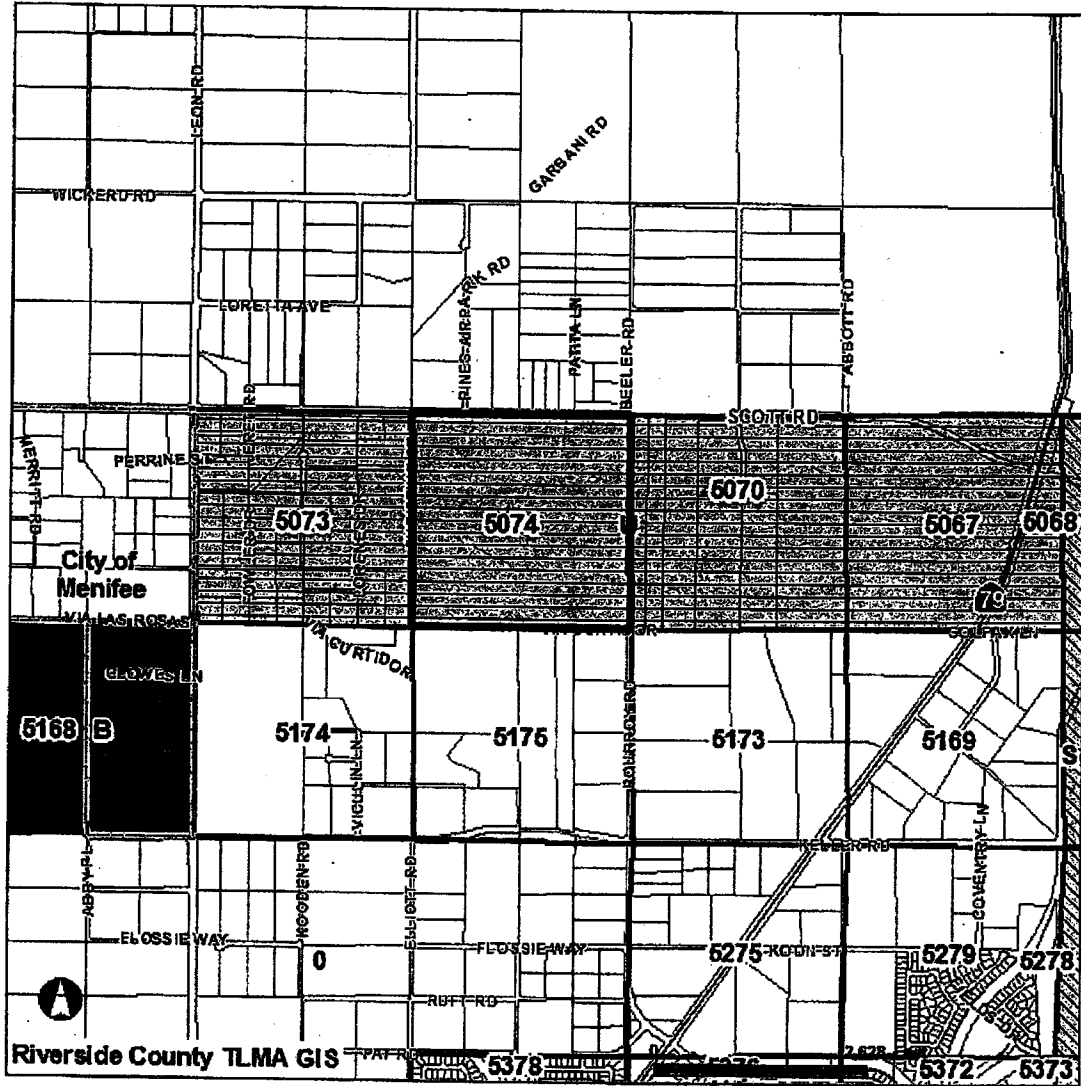
Zone
Area: French Valley
Township/Range: T6SR2W
Section: 20

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 472-07
Thomas
24,000 Bros. Pg. 899 D2

Feet

RIVERSIDE COUNTY GIS



Selected parcel(s):
472-070-001

WRCMSHCP CELL/CELL GROUP

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

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
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Riverside, CA 92502

Prepared by:

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CONSULTING

February, 2008

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**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.

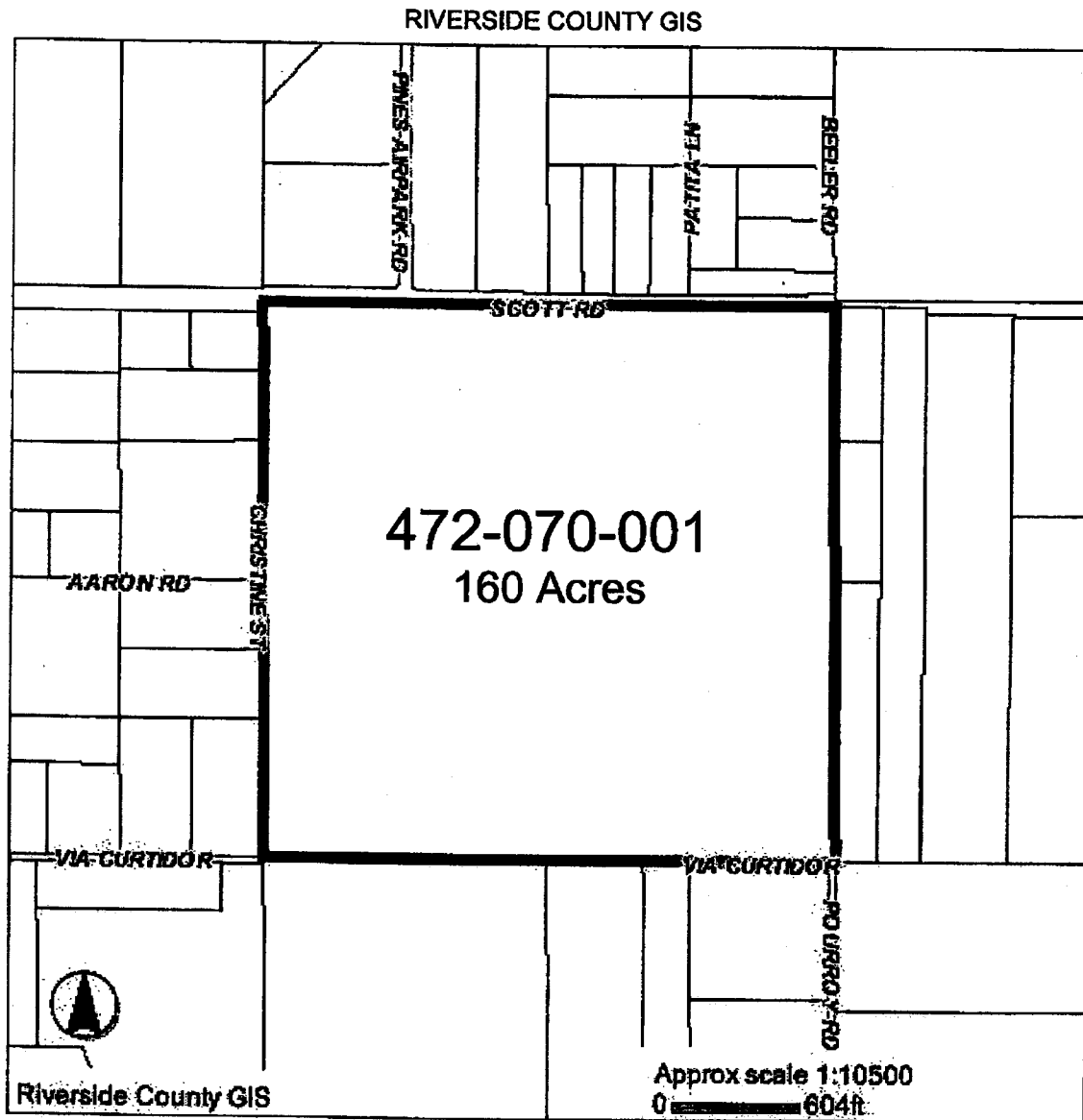
*Domenigoni-Barton Properties 160 Scott Road
Foundation Component General Plan Amendment*

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

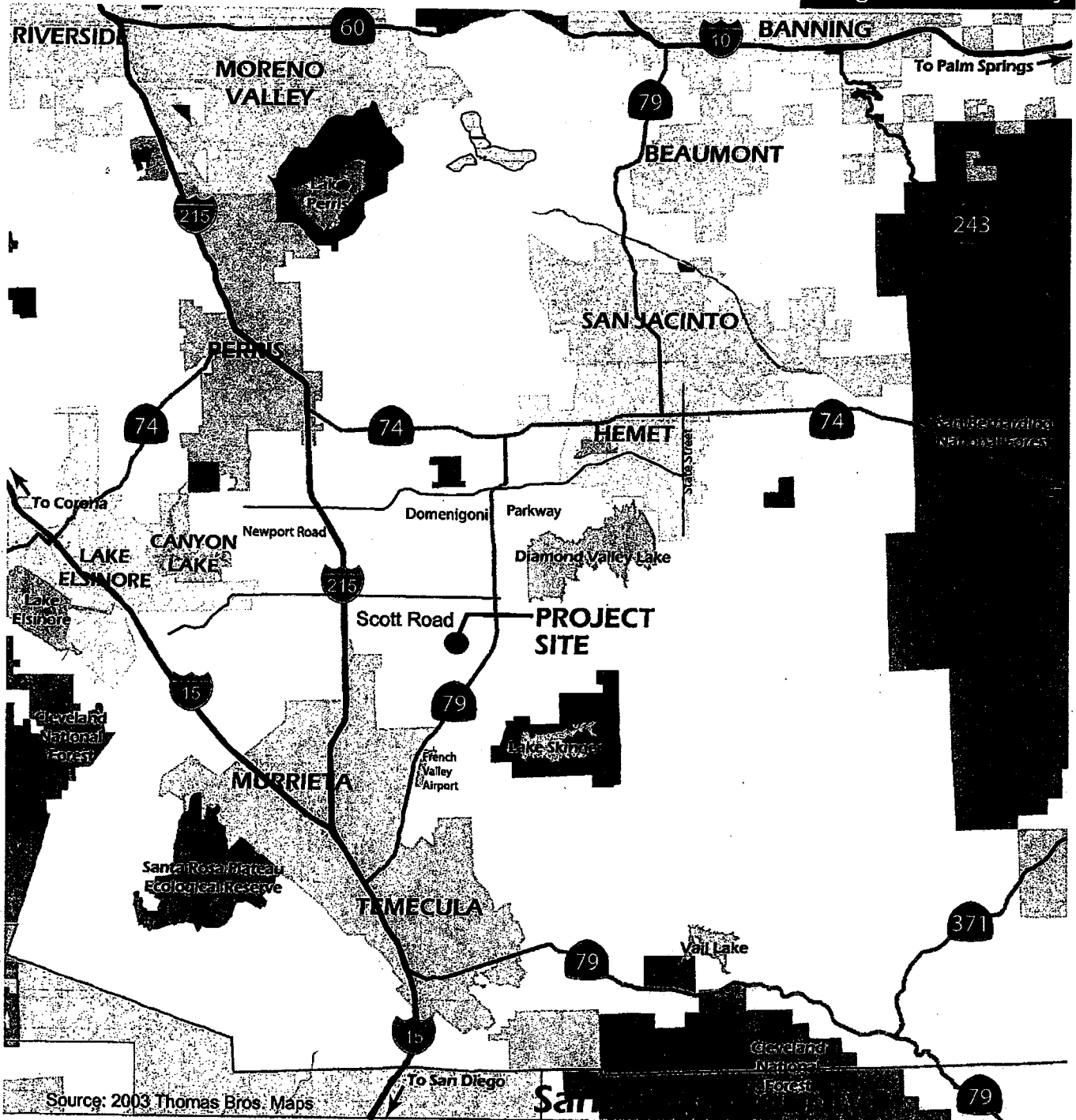
PARCELS

Selected parcel(s):
472-070-001

Domenigoni - Barton Properties

160 Scott Road
General Plan Amendment

Figure 2
Regional Vicinity



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**

	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.

*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 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-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
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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., 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 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

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

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

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

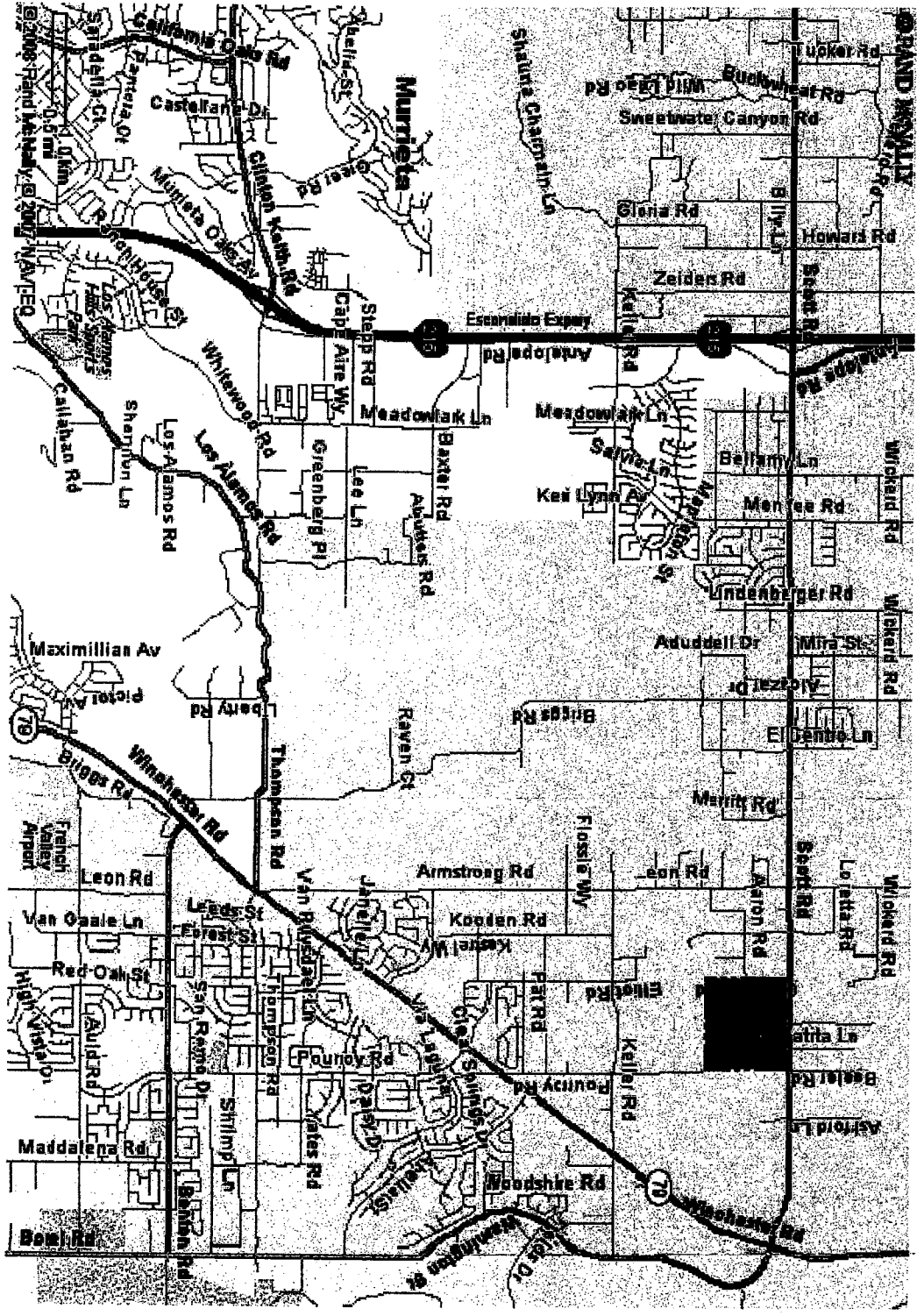
Nieves, Tom
937 S. Via Lata, #500
Colton, CA 92324
GPA00998 Engineer

Dortch, Sonji - Barton Properties

160 Scott Road

General Plan Amendment

Figure 3
Local Vicinity Map

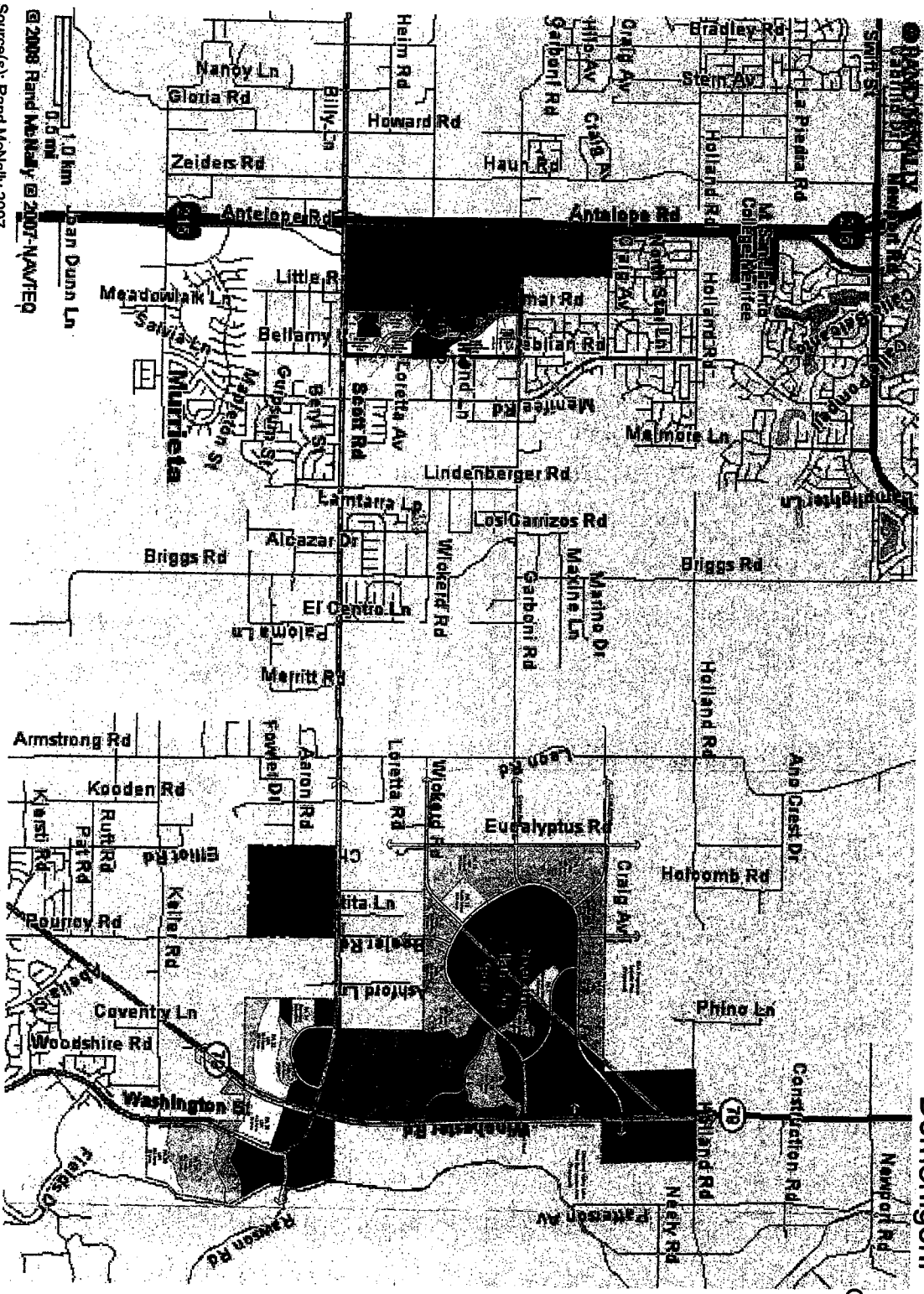


Source: Rand McNally 2007

Domenigoni - Barton Properties 160 Scott Road

General Plan Amendment

Figure 6
Scott Road Corridor/
Urban Centers



 Town Center
 Community Center Overlay

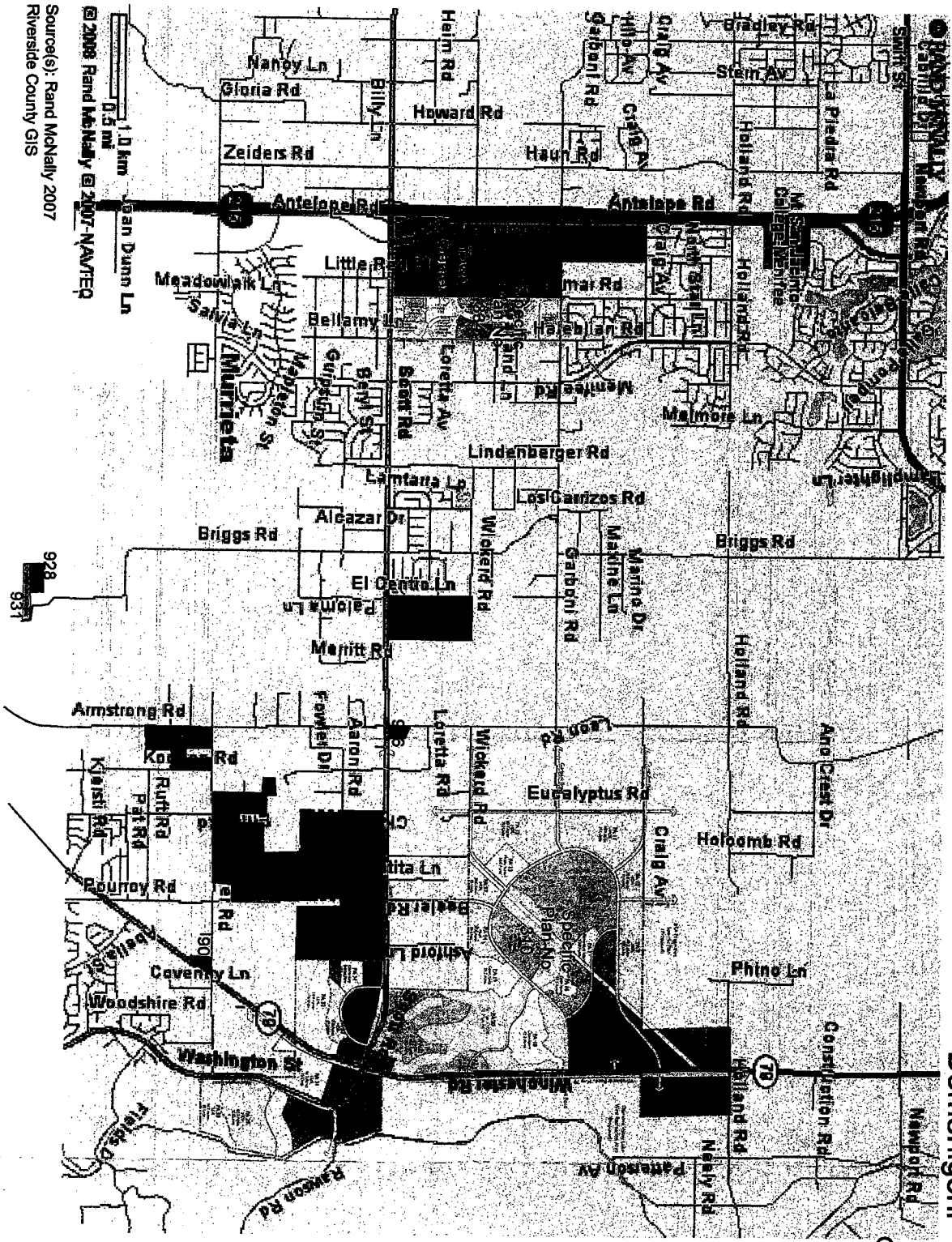
Source(s): Rand McNally 2007
Sun City/Menifee Valley Area Plan

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



Source(s): Rand McNally 2007
Riverside County GIS

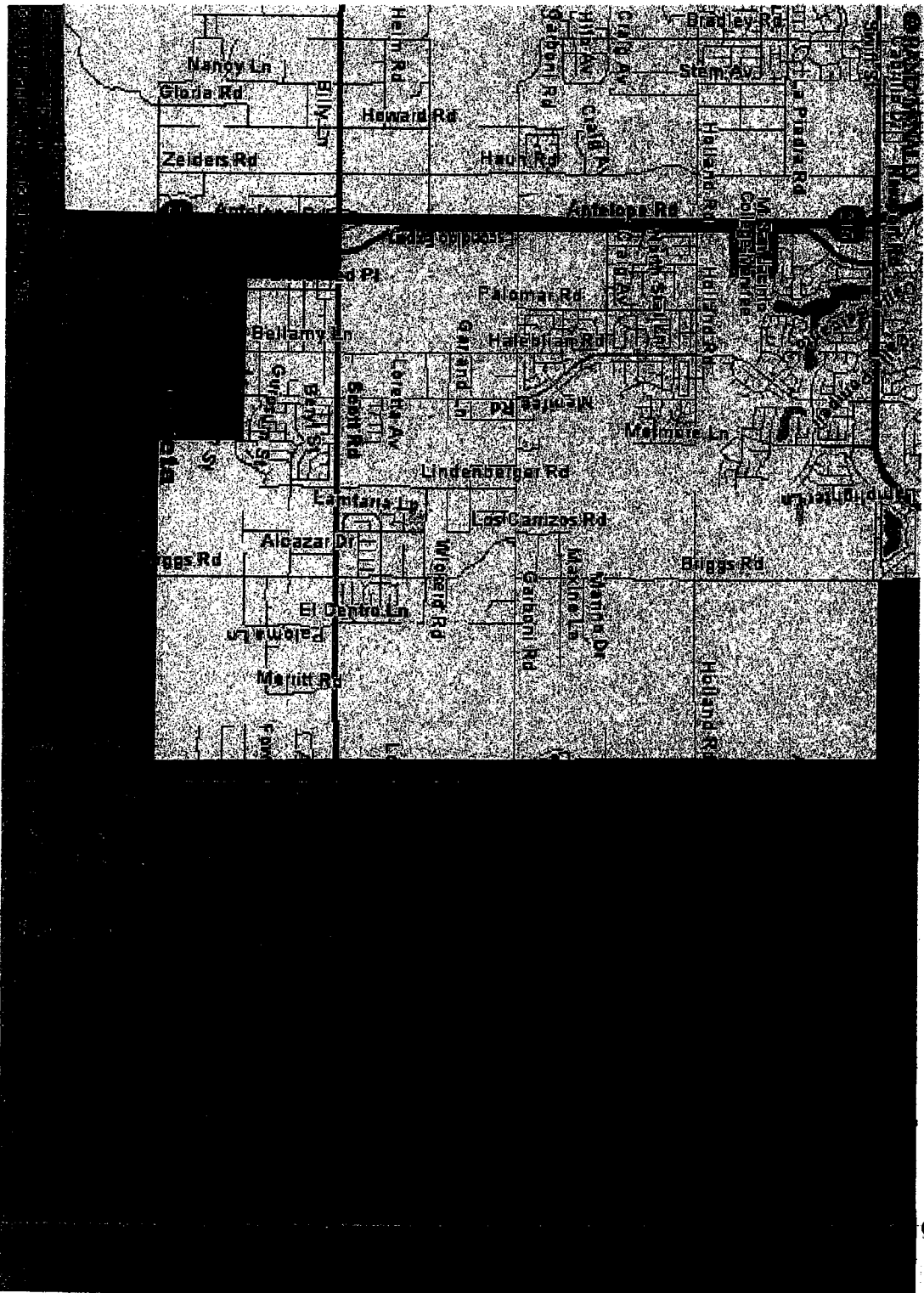
Domenigoni - Barton Properties

160 Scott Road

General Plan Amendment

Figure 5
Area Plans

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



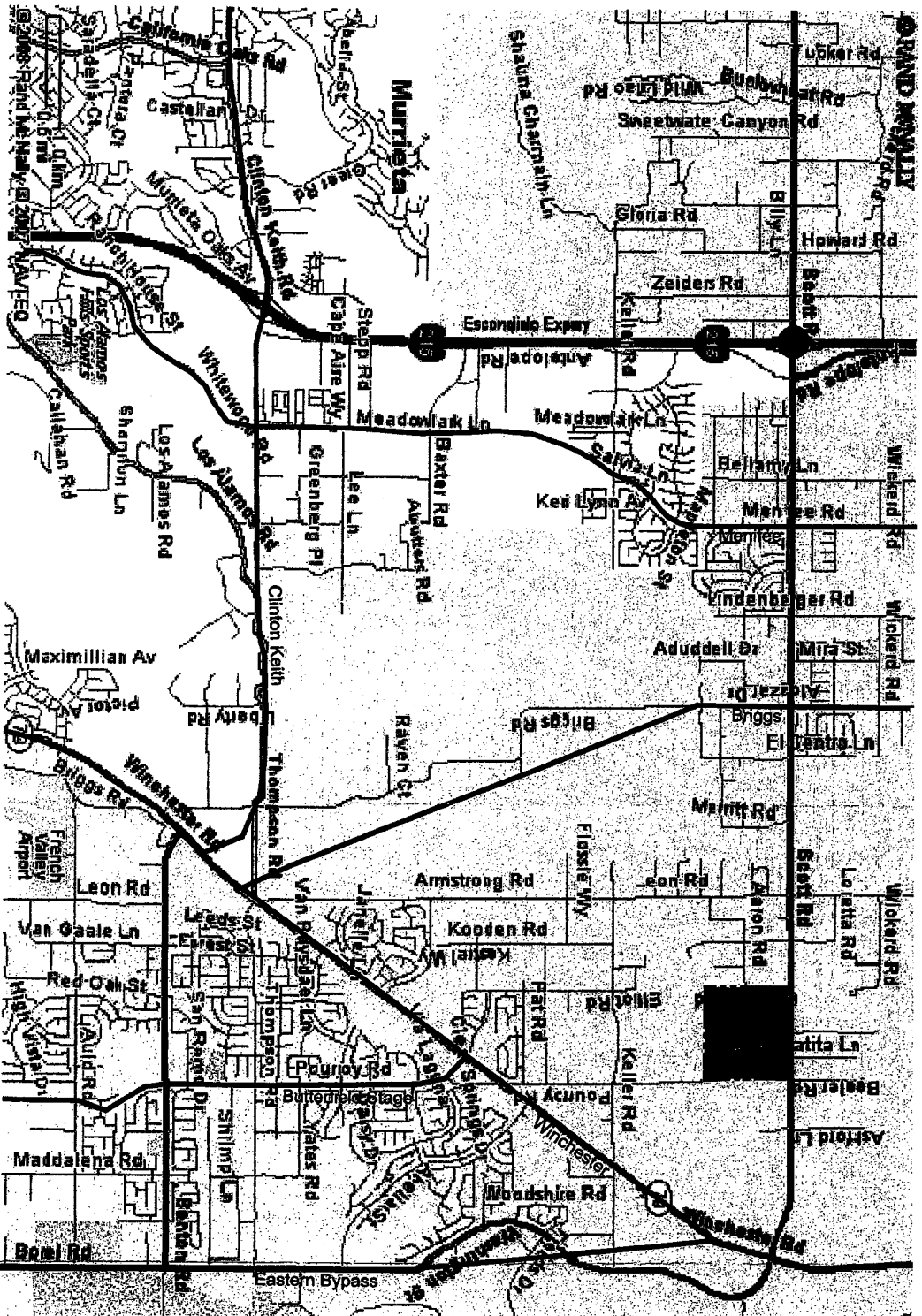
Sources: Rand McNally 2007
Riverside County GIS

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.

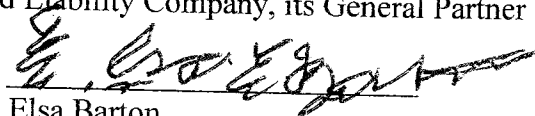
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

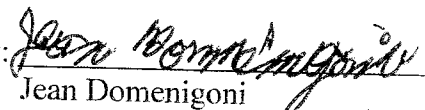
Dated: 10/16/15

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: 10/00/15

By: 
Andy Domenigoni
Manager

Dated: 10/06/15

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Acknowledgment

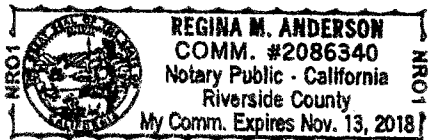
State of California)
) ss.
County of Riverside)

On October 8, 2015 before me, Regina M. Anderson, Notary Public personally appeared ~~Jean Domenigoni and Andy Domenigoni~~ who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

Regina M Anderson



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Acknowledgment

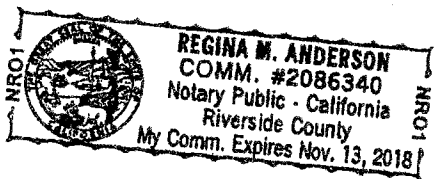
State of California)
) ss.
County of Riverside)

On October 6, 2015 before me, Regina M. Anderson, Notary Public personally appeared Jean Domenigoni and Andy Domenigoni who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Regina M Anderson



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 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

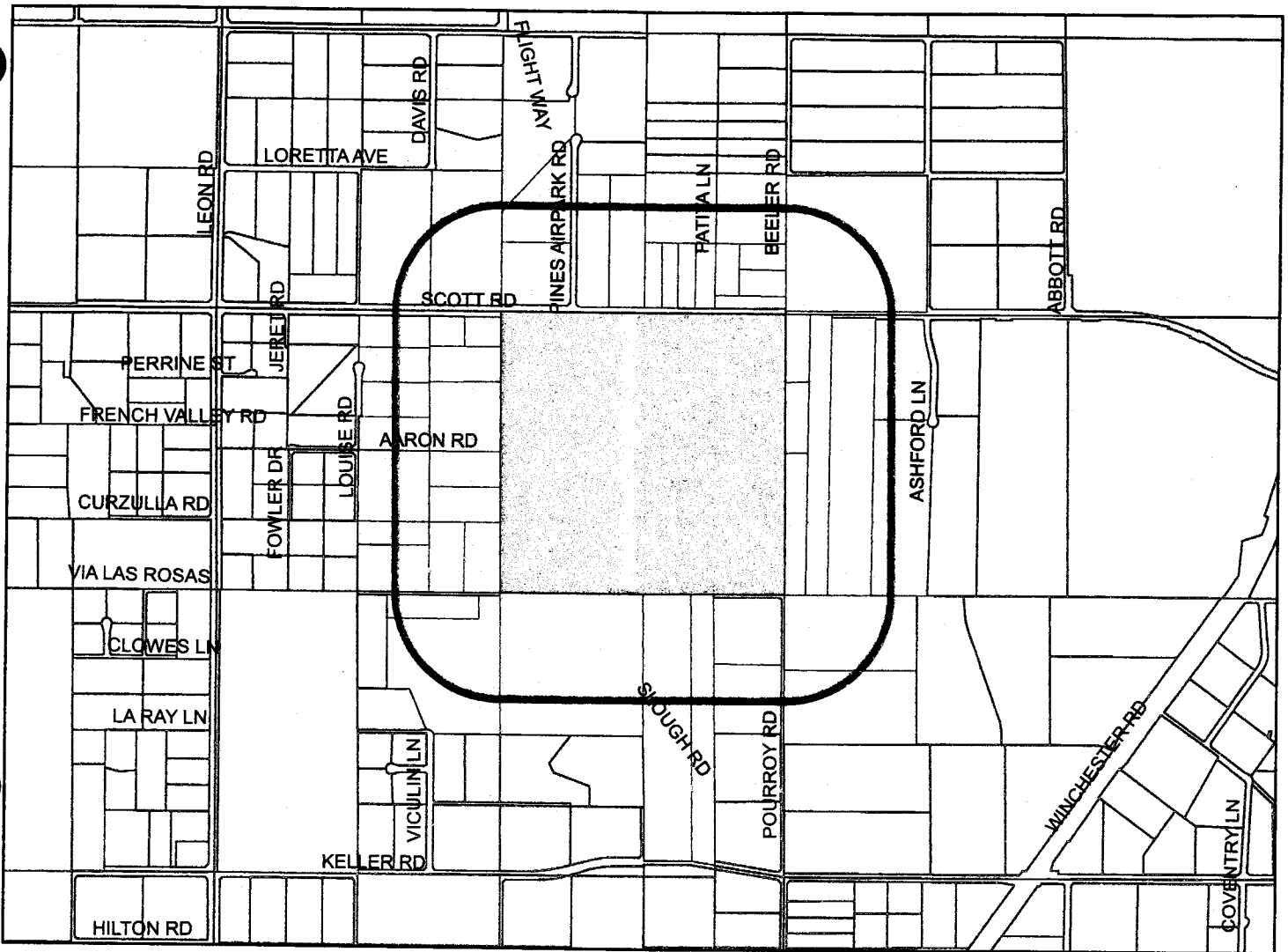
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

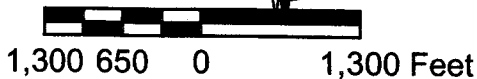
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

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								



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

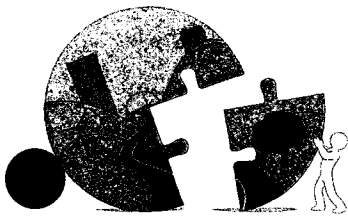
ASMT: 472100006, APN: 472100006
CINDY DOMENIGONI, ETAL
31851 WINCHESTER RD
WINCHESTER CA 92596



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
43 POST
IRVINE CA 92618





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 Domenigoni
Project Applicant

31851 Winchester Road, Winchester, CA 92596
Address

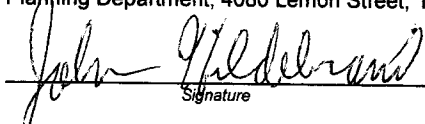
North of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79 / Winchester Road.
Project Location

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.

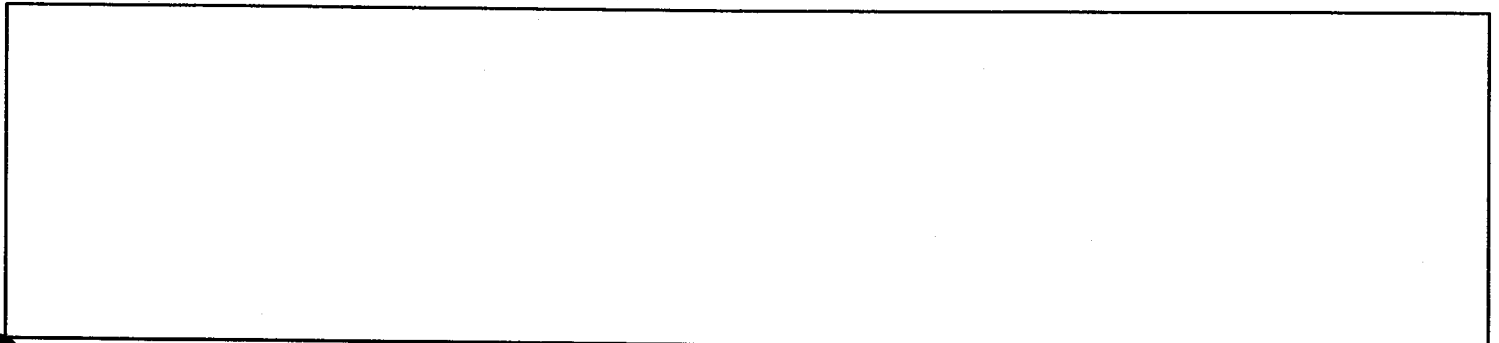
This is to certify that the earlier EA, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

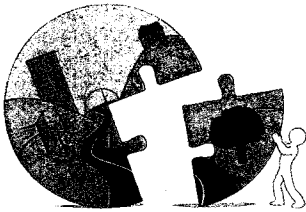

Signature

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

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

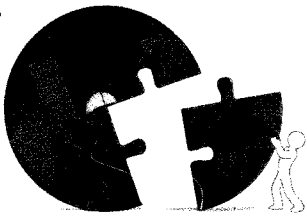
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

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

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!



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

December 15, 2015

RE: BOARD OF SUPERVISORS HEARING – AGENDA ITEM 16-3

County staff received the attached letters regarding Agenda Item 16-3 (GPA00998 & CZ07865) from the following:

- City of Menifee / Lisa Gordon, Planning Manager
- Endangered Habitats League / Dan Silver, Executive Director



Scott A. Mann
Mayor

Greg August
Mayor Pro Tem

John V. Denver
Councilmember

Matthew Liesemeyer
Councilmember

Lesia Sobek
Councilmember

December 9, 2015

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

RE: General Plan Amendment No. 998 – Board of Supervisor's Hearing December 15, 2015

Dear Mr. Hildebrand III

Thank you for notifying the City of Menifee ("City") of the date for the County of Riverside ("County") Board of Supervisor's hearing on General Plan Amendment No. 998 (the "Project" or "GPA 998"). The City reiterates our original comments on the general plan amendment provided in a letter dated October 13, 2015 sent, in response to review of the Mitigated Negative Declaration ("MND"). A true and correct copy of the October 13, 2015 MND comment letter is attached to this letter and incorporated herein by reference. Although City staff and County staff had a conference call to discuss the comments, our concerns were not addressed.

Since the preparation of our previous comments, the City has reviewed the Draft Environmental Impact Report ("DEIR") for General Plan Amendment No. 1129 (GPA 1129). GPA 1129 is located to the northwest of the Project site and proposes to change the general plan land use of the relevant property from Estate Density Residential (2-acre minimum) to Medium Density Residential (2-5 du/ac) on 170-acres. GPA 1129 is similar to the proposed GPA 998 here as GPA 1129 would modify the permitted land uses under the general plan from rural residential uses on large lots, to allow smaller, typical suburban lots. In the DEIR for GPA 1129, the impacts related to land use are considered significant and unavoidable due in part to incompatibility with the surrounding community and land uses. The City believes the impacts of GPA 998 would be similar to those of GPA 1129, if not more severe, because the current general plan land use designation for the GPA 998 Project site requires five (5) acre minimum lots sizes, whereas the existing general plan land use for the GPA 1129 site requires two (2) acre minimum lots sizes. The change in land use is very similar, and the projects are within the same area – accordingly, the impacts should be similar, yet the potential impacts of GPA 998 were analyzed by an MND instead of an EIR. As stated in the City's October 13, 2015 comment letter, the potential impacts of GPA 998 should have also been analyzed by an EIR for the same reasons that the County determined that an EIR was necessary to analyze the potential impacts of GPA 1129. At a minimum, the County should explain the inconsistency between the GPA 998 MND and the GPA 1129 DEIR.

29714 Haun Road
Menifee, CA 92586
Phone 951.672.6777
Fax 951.69.3843
www.cityofmenifee.us

In fact, because the MND at issue here only "analyzed" the potential impacts of GPA 998 without regard to the potential impacts of GPA 1129 (and General Plan Amendment No. 921 (GPA 921)), which were subject to separate environmental review, the MND fails to properly analyze the Project's cumulative impacts. Instead, the County is engaging in the unlawful practice of "piecemealing," where related projects are divided up and analyzed separately to artificially reduce the actual combined impacts of the related projects. The County must revise the relevant environmental documents to consider the impacts of all three of these projects together in order to be complaint with CEQA.

The DEIR for GPA 1129 also identified significant and unavoidable impacts resulting from the exceedance of official regional and local population projections and population growth. Specifically, GPA 1129 would result in a population increase ranging between 1,413 to 1,575 people, which the DEIR concluded is a "significant and unavoidable" impact. According to the MND for GPA 998, the proposed Project will result in an increase in population of approximately 1,616 persons, yet the MND concludes that this impact is "less than significant." It is unclear how GPA 998, which would result in a greater population increase than GPA 1129, only results in a less than significant impact when the population increase for GPA 1129 that is considered a significant and unavoidable impact is actually less than the increase that would result from GPA 998. This inconsistency – and the utter lack of analysis explaining the same – is yet another reason that the County must prepare an EIR for GPA 998, just like it did for GPA 1129.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Gordon', written over a horizontal line.

Lisa Gordon, Planning Manager
City of Menifee Community Development Department

December 10, 2015

The Hon Marion Ashley, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Item 16.3 (December 15, 2015) - GPA 998 – *Recommendation for Denial*

Dear Chairman Ashley and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to present written testimony for this item. Approval of this project would convert a Rural community separator to auto-dependent suburban sprawl despite the 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. It is noteworthy that staff initially recommended denial of initiation of this GPA. It cited inconsistency with surrounding land use patterns and risk of landslides and slope failure due to geologic instability. Staff opined that inconsistency between elements of the General Plan would result.

Thank you for considering our views and best wishes for the Holidays and New Year.

Yours truly,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 24, 2015

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4820

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, December 30, 2015**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, December 23, 2015 3:15 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4820

Received for publication on Dec. 30. Proof with cost to follow.

Thank you!

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, December 23, 2015 3:13 PM
To: PEC Legals Master
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4820

Merry Christmas!!

Adoption of Ordinance, for publication on Wednesday, Dec. 30, 2015. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

(INSERT ORDINANCE HERE)

(INSERT EXHIBIT MAP HERE)

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 15, 2015** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4820

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the French Valley Area, the zone or zones as shown
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2384,
8 Change of Zone Case No. 7865" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: Marion Ashley
14 Chairman, Board of Supervisors
15 MARION ASHLEY

16 ATTEST:
17 KECIA HARPER-IHEM
18 Clerk of the Board

19 By: [Signature]

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 December 3, 2015

25 By: [Signature]
26 MICHELLE CLACK
27 Deputy County Counsel

28 MPC:nh
10/30/15
G:\Property\MDusek\CZ ZONING ORD & FORM1\FORMAT.348\4820.doc

DEC 15 2015 16-3


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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 15, 2015, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

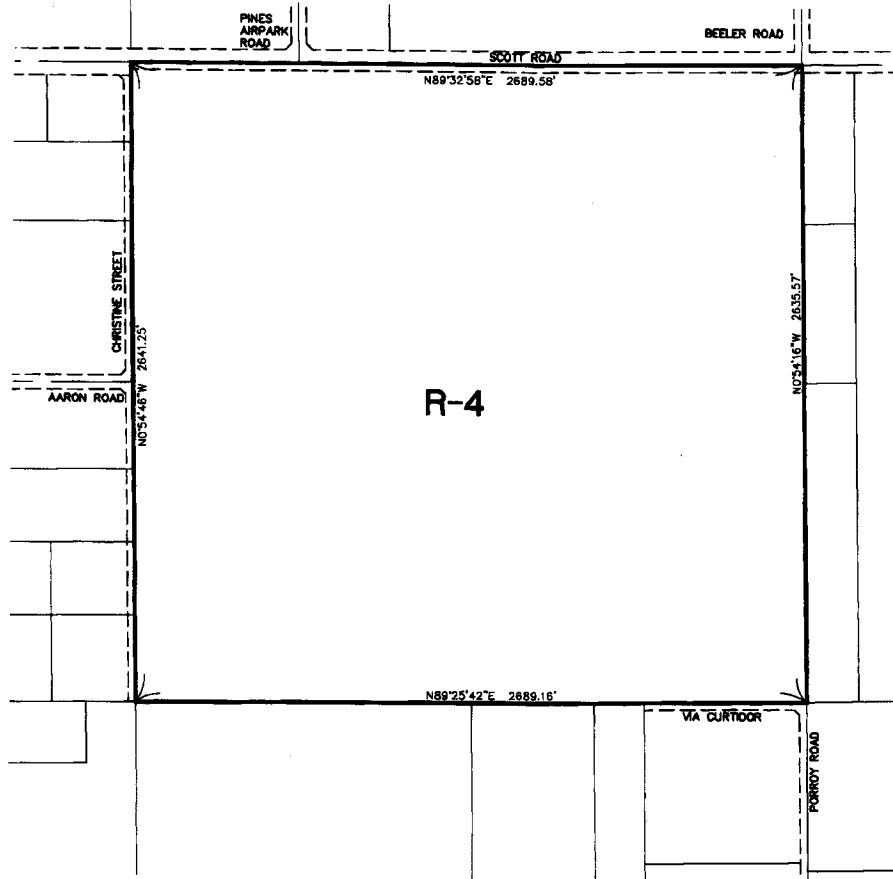
AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: December 15, 2015

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

FRENCH VALLEY AREA
SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST SBM.



LEGEND

R-4 PLANNED RESIDENTIAL

MAP NO. 2.2384

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

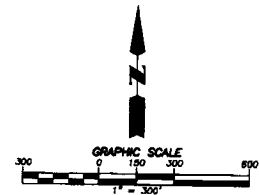
CHANGE OF ZONE CASE NO. 7865

ADOPTED BY ORDINANCE NO. 348.4820

DECEMBER 15, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER 472-070-001



FOR BILLING INQUIRIES:
CALL (951) 368-9710
EMAIL billinginquiry@pe.com

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
12/30/15	0010122916		PE Riverside	2 x 72 Li	208.80
<p>Invoice text: Adoption of Ordinance No. 348.4820</p>					
<p>Placed by: Cecilia Gil</p>					<p>BALANCE DUE 208.80</p>

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2016 JAN - 8 AM 11:06

*Planning
16-3 of 92/15/15
2C 7865*

Legal Advertising Invoice

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	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Maria Tinajoro 951-368-9225	12/30/2015	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
12/30/2015	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
208.80	0010122916	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'P.O. BOX 1147'
RIVERSIDE, CA 92502

The Press-Enterprise
1825 Chicago Ave, Suite 100
Riverside, CA 92507

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ordinance No. 348.4820

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/30/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Dec 30, 2015

At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010122916-01

P.O. Number:

Ad Copy:

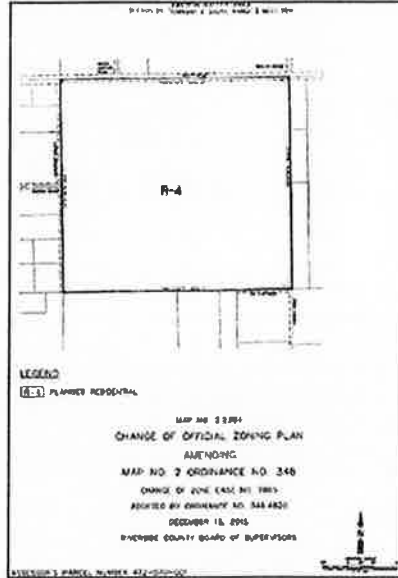
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4820
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348
RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the French Valley Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2384, Change of Zone Case No. 7865" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 15, 2015** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

Kecla Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

12/30



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: 12/1/15

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 998 and Change of Zone No. 7865
(Charge your time to these case numbers)

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

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

SCHEDULE FOR 12/15/15 BOS HEARING

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

12/15/15
16-3



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

Date: December 1, 2015

Domenigioni Barton Properties
31851 Winchester Road
Winchester, CA 92596

Subject: GENERAL PLAN AMENDMENT NO. 998 AND CHANGE OF ZONE NO. 7865

Dear Owner:

This letter is to inform you that the Planning Department has transmitted a package for this project to the Clerk of Board of Supervisors with a request it be scheduled for the **Tuesday, December 15, 2015** Board of Supervisors hearing. The entire agenda and report package will be made available online shortly, which you will be able to find here:

<http://rivcocob.org/agendas-and-minutes/>

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, ACIP
Planning Director

John Earle Hildebrand III, Project Planner

CC:
CASC Engineering and Consulting
c/o Tom Nieves
1470 East Cooley Drive
Colton, CA 92324

Y:\Planning Master Forms\Templates\BOS Forms\Notice to Applicant-Rep of intent to schedule for BOS_Revised 021715.docx

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

Date: December 1, 2015

Domenigioni Barton Properties
31851 Winchester Road
Winchester, CA 92596

Subject: GENERAL PLAN AMENDMENT NO. 998 AND CHANGE OF ZONE NO. 7865

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<http://rivcocob.org/agendas-and-minutes/>

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, ACIP
Planning Director

John Earle Hildebrand III, Project Planner

CC:
CASC Engineering and Consulting
c/o Tom Nieves
1470 East Cooley Drive
Colton, CA 92324

Y:\Planning Master Forms\Templates\BOS Forms\Notice to Applicant-Rep of intent to schedule for BOS_Revised 021715.docx

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 2, 2015

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 998 and ZC 7865

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, December 5, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, December 2, 2015 8:37 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 998 ZC 7865

Received for publication on Dec. 5. Proof with cost to follow.
Thank You.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, December 2, 2015 8:19 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 998 ZC 7865

One more for publication on Saturday, Dec. 5, 2015. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 15, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Domenigioni Barton Properties, on **General Plan Amendment No. 998**, which proposes to amend the General Plan Foundation Component of the site from Rural (R) to Community Development (CD), and amend the land use from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC); and, **Change of Zone No. 7865**, which proposes to change the zoning from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres, or such other zones as the Board may find appropriate ("the project"). The project is located north of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79/Winchester Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41828**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND III, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL JHILDEBR@rctlma.org.

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 2, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 2, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 998 and ZC 7865

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: December 15, 2015 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: December 2, 2015
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@asrclkrec.com>
Sent: Wednesday, December 2, 2015 9:55 AM
To: Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann; Acevedo, Amy
Subject: RE: FOR PUBLICATION: GPA 998 ZC 7865

Good Morning,

The notice has been received and will be posted today.

**Please add Amy Acevedo, amaceved@asrclkrec.com to these types of emails.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, December 02, 2015 8:20 AM
To: Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR PUBLICATION: GPA 998 ZC 7865

Last one ☺. For POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 2, 2015, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 998 and ZC 7865

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: December 15, 2015 @ 10:30 AM

SIGNATURE: *Cecilia Gil* DATE: December 2, 2015
Cecilia Gil

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

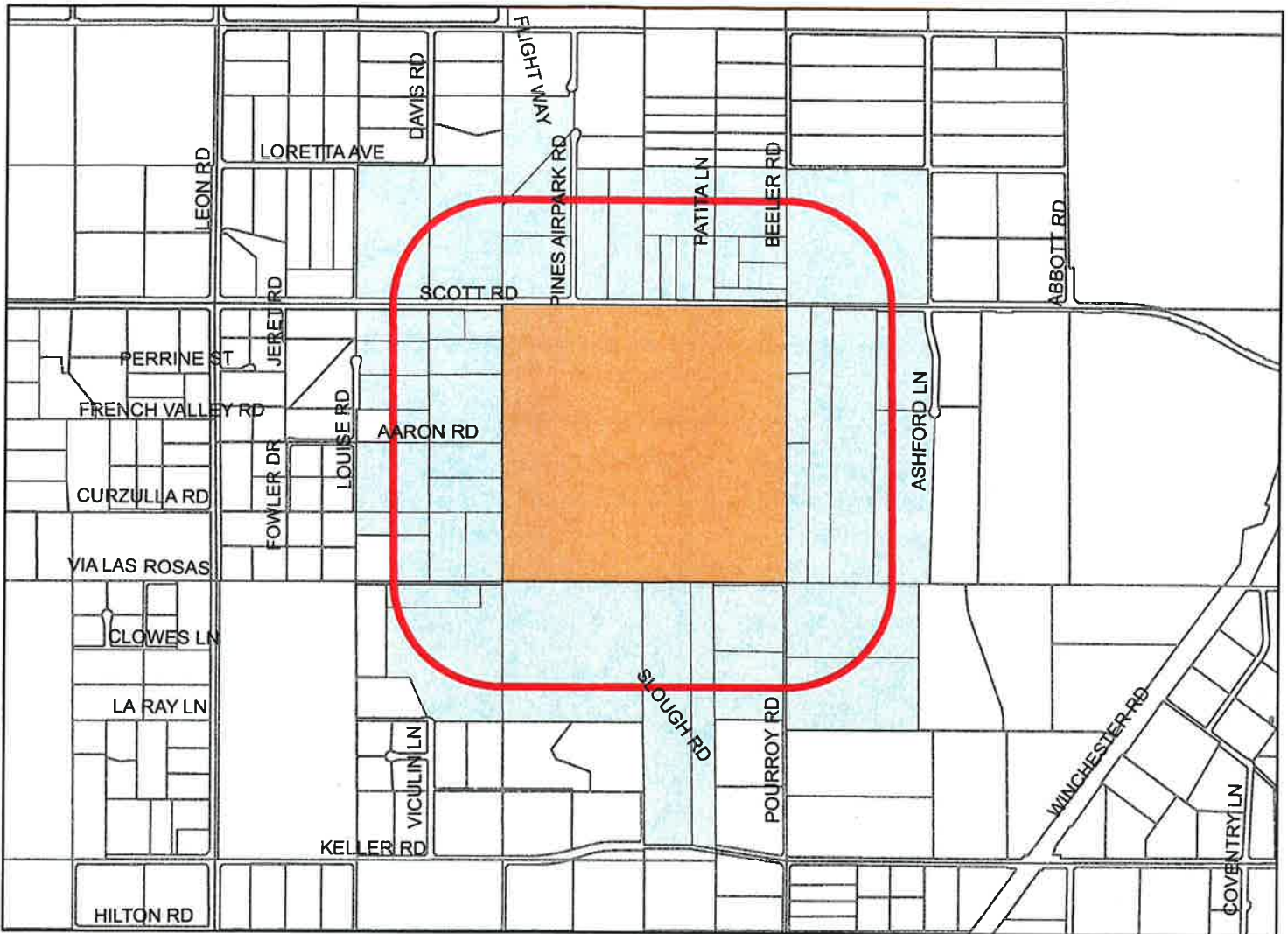
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd 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: 466230028, APN: 466230028
MARIA VARGAS, ETAL
31860 SCOTT RD
WINCHESTER, CA. 92596

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

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

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

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

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

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

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

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

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

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

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

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



GPA 998

47

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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
43 POST
IRVINE CA 92618

GPA00998 – Applicant

Andy Domenigoni
31851 Winchester Road
Winchester, CA 92596

GPA00998 – Applicant

Andy Domenigoni
31851 Winchester Road
Winchester, CA 92596

GPA00998 – Applicant

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GPA00998 – Applicant

Andy Domenigoni
31851 Winchester Road
Winchester, CA 92596

GPA00998 – Applicant

Andy Domenigoni
31851 Winchester Road
Winchester, CA 92596

GPA0998 – Owner

Domenigioni Barton Properties
31851 Winchester Road
Winchester, CA 92596

GPA0998 – Owner

Domenigioni Barton Properties
31851 Winchester Road
Winchester, CA 92596

GPA0998 – Owner

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Winchester, CA 92596

GPA0998 – Owner

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GPA0998 – Owner

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Winchester, CA 92596

GPA0998 – Owner

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Winchester, CA 92596

GPA0998 – Owner

Domenigioni Barton Properties
31851 Winchester Road
Winchester, CA 92596

GPA0998 – Owner

Domenigioni Barton Properties
31851 Winchester Road
Winchester, CA 92596

GPA00998 – Representative

CASC Engineering and Consulting
c/o Tom Nievez
1470 E. Cooley Drive
Colton, CA 92324

GPA00998 – Representative

CASC Engineering and Consulting
c/o Tom Nievez
1470 E. Cooley Drive
Colton, CA 92324

GPA00998 – Representative

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Invoice text: GPA 998 ZC 7865					
					RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2015 DEC 11 AM 11:37
Legal Advertising Invoice					BALANCE DUE 229.10
SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
Maria Tinajero 951-368-9225	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
	12/05/2015	1100141323	1100141323	BOARD OF SUPERVISORS	

*Planning
16-3 of 12/15/15*

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BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
229.10	0010117047	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'P.O. BOX 1147'
RIVERSIDE, CA 92502

The Press-Enterprise
File 1555
1801 W Olympic Blvd
Pasadena. CA 91199-1555

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
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951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

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Ad Desc.: GPA 998 ZC 7865

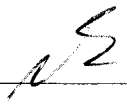
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/05/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Dec 05, 2015

At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010117047-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 15, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Domenigioni Barton Properties, on **General Plan Amendment No. 988**, which proposes to amend the General Plan Foundation Component of the site from Rural (R) to Community Development (CD), and amend the land use from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2.5 DU/AC); and, **Change of Zone No. 7865**, which proposes to change the zoning from R-R (Rural Residential) to R-4 (Planned Residential) on one parcel, totaling 162.85 acres, or such other zones as the Board may find appropriate ("the project"). The project is located north of Keller Road, south of Scott Road, east of Christine Street, and west of Highway 79/Winchester Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41828**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND III, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL JHILDEBR@rcplma.org.

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 2, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

12/5

RICHARD ARDIS
2818 OCEAN BLVD.
CORONA DEL MAR,
CA, 92625

DECEMBER 9, 2015

I support the application submitted
by Domenigioni Barton Properties.

Richard Ardis

3308 HILL ST. CHICAGO, IL 60647

340 11e-3
12/15/15
2015-12-12 9876

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: December 2, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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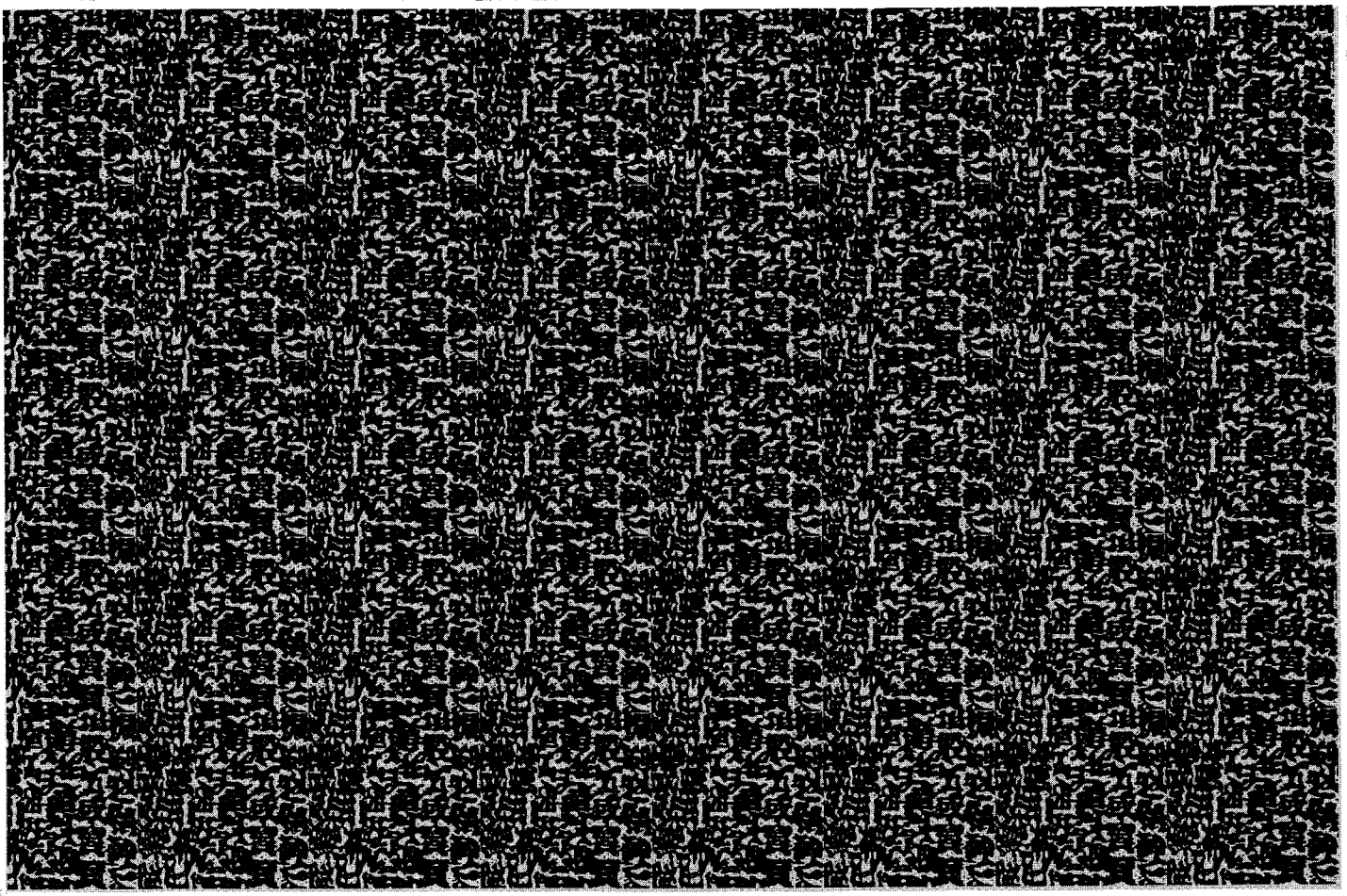
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ASMT: 472100008, APN: 472100008
SYLVIA GRAY, ETAL
P O BOX 682
WINCHESTER CA 92596

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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: December 2, 2015

Kecia Harper-Iheno, Clerk of the Board
By: Cecilia Gil, Board Assistant

2015 DEC 21 AM 11:05

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16-3 of 12/15/15

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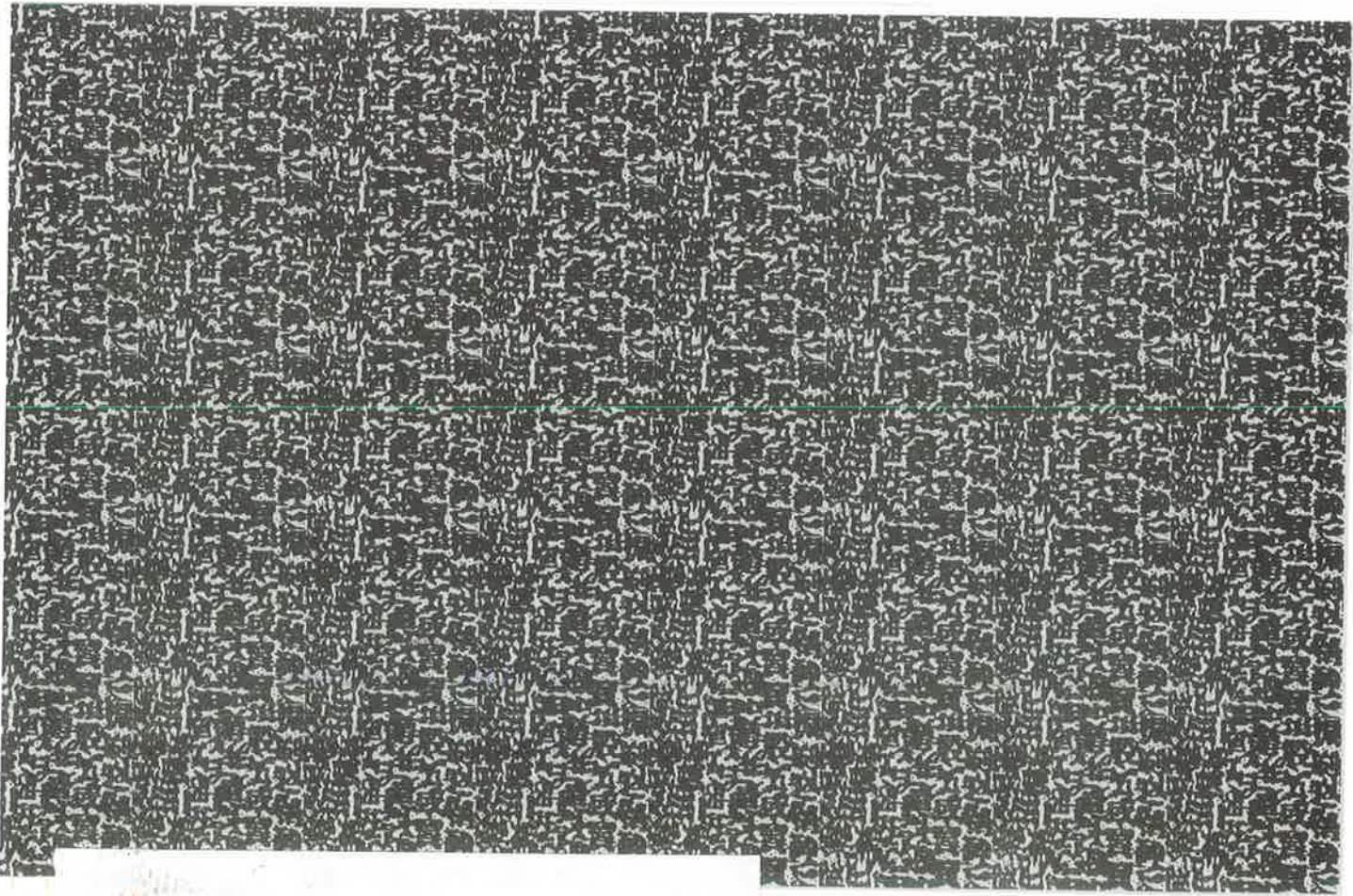
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MARTHA MUNOZ, ETAL
39674 RORIPAUGH RD
TEMECULA CA 92591

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Riverside, CA 92502-1147



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**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
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: TOM NIEVEZ

Address: 1470 E. COOLEY DR
(only if follow-up mail response requested)

City: COLTON **Zip:** 92324

Phone #: 909-783-0101

Date: 12/15/15 **Agenda #** 16-3

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: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.