

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



**ITEM: 21.1**  
(ID # 24464)

**MEETING DATE:**

Tuesday, April 09, 2024

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 220011 – Consider an Addendum to a Mitigated Negative Declaration – Applicant: GCRE & Butterfield Stage Center, LLC c/o Amy Williams – Engineer/ Representative: Temecula Engineering Consultants, Inc c/o Stanley D. Heaton – Third Supervisorial District – Rancho California Zoning Area – South West Area Plan – Commercial Retail (CR) – Location: North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path – 23.98 Gross Acres – Zoning: General Commercial (C-1/ C-P) – REQUEST: Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER** an **ADDENDUM NO.1 TO MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39564**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **APPROVE GENERAL PLAN AMENDMENT No. 220011**, which proposes the changes to the Circulation Element of the General Plan. The changes depicted, in accordance with the Exhibit, based on the findings and conclusions incorporated in the staff report; and,
3. **ADOPT Resolution No. 2024-093** amending the Riverside County General Plan in accordance with the Board of Supervisor's approval of General Plan Amendment No. 220011.

**ACTION:Policy**

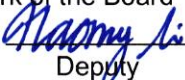
  
John Hildebrand, Planning Director 4/9/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: April 9, 2024  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

In mid-2006 the current property owner received entitlements for a commercial parcel map (PM32379) for the development of a 21.01-acre site into three (3) commercial lots and the realignment of Butterfield Stage Road and Auld Road consistent with the General Plan Circulation Element. Prior to the expiration, a Final Parcel Map was submitted to the County; went through several plan check reviews; and was ready to be recorded, pending securities and agreements. One of the reasons that the Final Parcel Map was not recorded was the difficulty in acquiring the proposed offsite Pourroy Road alignment right-of-way (ROW). There were numerous attempts over the past several years to obtain the needed offsite ROW from seven separate parcels, with no success. Ultimately, working with County Transportation, a decision was made that the County would not support the acquisition of the Pourroy ROW through the condemnation process. Therefore, pursuant to PM32379, Transportation Condition of Approval (COA) 050 would have needed to be changed for the project, and a decision was made to pursue a realignment of Pourroy Road to the south of Auld Road, which will limit the proposed offsite ROW acquisition to one parcel. The realignment as proposed through this GPA if approved will be implemented through development projects and potential new subdivision applications.

**Existing Condition**

The property was recently acquired by GCRE & Butterfield Stage Center, LLC. The project site is located on the southeast corner of the current intersection at Pourroy Road and Auld Road. The whole project site was previously used for low intensity agriculture and is currently vacant. The General Plan designates the project site as a Community Development Foundation Component, Land Use Designation of Commercial Retail (CD:CR) and is zoned General Commercial (C-1/CP). The project site is located within the Southwest Area Plan and is also located within the Highway 79 Policy Area.

Based on a re-evaluation of the original project (PM32379) by the new property owners, a decision was made to request a General Plan Amendment (GPA) to the Circulation Element from the County. GCRE & Butterfield Stage Center, LLC has submitted an application to the County which proposes to realign Pourroy Road. Specifically, the proposal would realign the segment of Pourroy Road south of Auld Road to connect to the existing Pourroy Road

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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alignment north of Auld Road. The proposed realignment of Pourroy will result in reduced offsite ROW requirements and reduced offsite regulatory permit impacts. In addition, it will reduce impacts to the seven parcels east of Pourroy Road and north of the point where the realignment leaves the existing alignment, and limit impacts to one parcel. Pourroy Road south of Auld Road is proposed as an Arterial Highway with 128-foot of right-of-way (ROW) Standard 92 from the County's Road Standards ordinance, Ordinance No.461.11. In addition, the GPA also proposes to modify the alignment and roadway classification of Auld Road east of its intersection with proposed Pourroy Road to Washington Street from an Urban Arterial Highway with 152-foot of ROW (Standard 91) to an Arterial Highway of 128-foot ROW (Standard No. 92). In summary, Pourroy Road south of Auld Road will be realigned; and two roadway segments (Pourroy Road and Auld Road) would be reduced in size from 152-foot width to 128-foot in width. These preceding changes reduce the total number of travel lanes from 6-lanes to 4-lanes.

General Plan Amendment No. 220011 (GPA220011) was submitted on September 21, 2022.

**General Plan Consistency**

The subject site has an existing General Plan land use designation of Commercial Retail (CR). The Project is not proposing a change to the subject property's land use designation. The Project proposes two changes for consideration to the Circulation Element of the General Plan. The Project would modify the alignment of Auld Road and Pourroy Road and reduce the road classification from Urban Arterial to Arterial. The proposed realignment would increase the developable area of the parcel. Secondly, it would reduce amount of travel lanes from 6 lanes to 4 lanes. Lastly, the amount of offsite impacts to the surrounding parcels owners would be reduced. The result would provide a smoother left turn transition and connectivity to Auld Road and Pourroy Road.

**Ordinance 348 Consistency**

The current zone classification for the site is General Commercial (C-1/C-P). The Project is not proposing to change the subject property's zoning classification. Additionally, the zoning classification of General Commercial (C-1/C-P) is consistent with the General Plan land use designation of Commercial Retail (CR).

**Impact on Residents and Businesses**

An Addendum to the Environmental Assessment has been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Section 15164, the IS/MND adopted in 2006, as updated with Addendum No.1, can be relied upon for documentation of the effects of approving the GPA 220011 project. Because the changes in this project do not exceed the significance thresholds outlined in Sections 15162 and 15164 of the State CEQA Guidelines, no further analysis of the environmental impacts of the project is

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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required in a Supplemental/Subsequent EIR or a new MND. The proposed revised project does not substantially alter the conclusions contained in the IS/MND as adopted by the County in 2006. The analysis presented above of the changes to the approved Parcel Map 32379 project provides substantial evidence in support of the County's adoption of Addendum No. 1 to the original 2006 IS/MND.

**Planning Commission Public Hearing**

On March 6, 2024, the Planning Commission recommended approval of the Project to the Board of Supervisors by a vote of 4-0.

**Additional Fiscal Information**

All fees are paid by the applicant; there is no General Fund obligation.

**ATTACHMENTS:**

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. PROJECT EXHIBITS
- D. RESOLUTION NO. 2024-093

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst 4/3/2024

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel 4/3/2024

2  
3 **RESOLUTION NO. 2024-093**  
4 **AMENDING THE RIVERSIDE COUNTY**  
5 **GENERAL PLAN**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was  
7 given, and public hearings were held before the Riverside County Board of Supervisors and the Riverside  
8 County Planning Commission to consider the proposed amendment to Southwest Area Plan of the Riverside  
9 County General Plan; and,

10 **WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside  
11 County CEQA implementing procedures have been satisfied; and,

12 **WHEREAS**, the subject property is located within the Southwest Area Plan in the Third  
13 Supervisorial District, specifically located north of Mazoe Street, south of Auld Road, east of Pourroy Road,  
14 and west of Diskson Path; and,

15 **WHEREAS**, the Planning Commission recommended on a vote of 4-0 that the Board of Supervisors  
16 approve the project on March 06, 2024; and,

17 **WHEREAS**, the proposed general plan amendment was discussed fully by the Board of  
18 Supervisors, having conducted a public hearing on the project on April 9, 2024, with public testimony and  
19 documentation presented by the public and affected government agencies; now, therefore,

20 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
21 of the County of Riverside in regular session assembled on April 9, 2024, that:

22 **A. General Plan Amendment (GPA) No.220011** amends the General Plan Circulation  
23 Element of the project site, as shown in Exhibit 2 titled "Existing General Plan," as  
24 follows:

- 25 **1.** Pourroy Road south of Auld Road will be realigned and,
- 26 **2.** Two roadway segments (Pourroy Road and Auld Road) would be reduced in  
27 size from 152-foot minimum right-of-way width to 128-foot minimum right-  
28 of-way width, changing the highway Urban Arterial to Arterial Highway.

FORM APPROVED COUNTY COUNSEL  
BY: AARON C. GETTIS  
DATE: 4-3-24

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
2 this matter, both written and oral, that:

- 3           1.     The site is located within The Southwest Area Plan.
- 4           2.     The Southwest Area Plan Circulation Map establishes the vehicular circulation  
5           system that supports the Land Use Plan for the Southwest Area Plan.
- 6           3.     GPA No. 220011 includes a Technical Policy General Plan Amendment.
- 7           4.     GPA No. 220011 amends the General Plan to realign the segment of Pourroy Road  
8           south of Auld Road to connect to the existing Pourroy Road alignment north of Auld  
9           Road. Pourroy Road south of Auld Road is proposed as an Arterial Highway with  
10          128-foot of right-of-way (ROW). In addition, the GPA also proposes to modify the  
11          alignment and roadway classification of Auld Road east of its intersection with  
12          proposed Pourroy Road to Washington Street from an Urban Highway with 152-foot  
13          of ROW to an Arterial Highway of 128-foot ROW. The site would match the  
14          alignment and road classifications, as shown on Exhibits 4, and 5.
- 15          5.     The project site is surrounded by properties having General Plan land use  
16          designations of Medium Density Residential (MDR) to the north, and west,  
17          Commercial Retail (CR) to the east and Rural Residential (RR) to the east, and  
18          south.
- 19          6.     GPA No. 220011 includes an Entitlement/Policy General Plan Amendment to amend  
20          the General Plan Circulation Element to realign Pourroy Road south of Auld Road  
21          and reduce the road classifications of two roadway segments from Urban Arterial to  
22          Arterial. Pursuant to the Administration Element of the Riverside County General  
23          Plan and Article II Section 2.4(C)(2) of Ordinance No. 348, An Entitlement/Policy  
24          General Plan amendment may be approved if the change does not involve a change  
25          in or conflict with the Riverside County Vision, any General Planning Principle set  
26          forth in General Plan Appendix B, or any Foundation Component Designation in the  
27          General Plan; the proposed amendment would either contribute to the purposes of  
28          the General Plan or, at a minimum, would not be detrimental to them; and special

1 circumstances or conditions have emerged that were unanticipated in preparing the  
2 General Plan.

3 a. *The proposed changes do not involve a change in or conflict with the*  
4 *Riverside County Vision.* GPA No. 220011 does not involve a change in or  
5 conflict with the Riverside County Vision. Specifically, GPA No. 220011 is  
6 consistent with the following vision:

7 1) The Riverside County Vision “is flexible so that it can be adjusted to  
8 accommodate future circumstances yet provides a solid foundation of  
9 stability so that basic ingredients in the plan are not sacrificed (GP V-  
10 9).” The current alignment of Pourroy Road and Auld Road, and the  
11 roadway classification of Urban Arterial presented difficulty with  
12 acquiring the necessary offsite Right-of-Way to make the required  
13 improvements to develop the site. The Riverside County Vision  
14 recognized flexibility would be needed to accommodate current  
15 conditions at the time of development that could not be identified  
16 without an implementing Project. The realignment would provide  
17 better access to the site, and a reduction in the total number of travel  
18 lanes. In effect, reducing the required offsite improvements needed  
19 to one parcel, the General Plan for the road alignment and road  
20 classification is justified. Therefore, the proposed General Plan  
21 Amendment would not conflict with the Riverside County General  
22 Plan.

23 2) The aforementioned is a sample of the Vision Statements with which  
24 the proposed General Plan Amendment is consistent. The proposed  
25 Amendment is found to not conflict with the Riverside County  
26 General Plan Vision.

27 b. *The proposed changes do not involve a change in or conflict with any General*  
28 *Planning Principle Set forth in General Plan Appendix B: GPA No. 220011*

1 does not involve a change in or conflict with any General Planning Principle  
2 set forth in General Plan Appendix B. Specifically, GPA No. 220011 is  
3 consistent with the following principle:

4 1) General Plan Principle: General Planning Principle: “G. Efficient  
5 Land Use” states “the policy goal is to permit and encourage  
6 increased densities and intensities, and to reduce the land required for  
7 public infrastructure by reducing street widths (subject to emergency  
8 access requirements) and other such requirements...etc.” The  
9 previously proposed Project would have required an Urban Arterial  
10 Highway with 152-foot of ROW (Standard 91). As currently  
11 proposed a reduction to an Arterial Highway of 128-foot ROW  
12 (Standard No. 92) would reduce the street width required, thereby  
13 reducing the offsite improvements needed, and decreasing the number  
14 of travel lanes from 6-lanes to 4-lanes. The reduction in the street  
15 improvement requirement would encourage an efficient land use and  
16 would provide consistency with General Plan Principles. Therefore,  
17 the proposed General Plan Amendment would not require a change  
18 or would conflict with General Plan Principles.

19 2) The aforementioned is a sample of the Principle with which the  
20 proposed GPA No. 220011 is consistent. The proposed General Plan  
21 Amendment is found to not conflict with the Riverside County  
22 General Plan Principles as listed in Appendix B.

23 a. *The proposed changes do not involve a change in or conflict*  
24 *with any Foundation Component designation in the General*  
25 *Plan. The General Plan Amendment does not propose a*  
26 *change to the Foundation Component. The current General*  
27 *Plan Land Use Designation is Community Development:*  
28 *Commercial Retail. The Community Development*



1 Foundation Component provides “the goal is to accommodate  
2 a balance of jobs, housing, and services within communities  
3 to help achieve other aspects of the RCIP Vision, such as  
4 mobility, open space, and air quality goals.” Thus, the  
5 proposed General Plan Amendment would contribute to the  
6 RCIP Vision by modifying the street improvement  
7 requirements to enhance mobility and encourage development  
8 projects for the creation of jobs, housing, and services. The  
9 proposed land use designation would be within the same  
10 Foundation Component of the General Plan. Thus, GPA No.  
11 220011 is consistent with the Community Development  
12 Foundation.

- 13 b. *The proposed amendment would either contribute to the*  
14 *achievement of the purposes of the General Plan or, at a*  
15 *minimum, would not be detrimental to them.* GPA No. 220011  
16 would contribute to the achievement of the General Plan by  
17 implementing policies of the Land Use and Circulation  
18 Elements. Policy LU 13.6 of the Land Use Element “require  
19 that adequate and accessible circulation facilities exist to meet  
20 the demands of a proposed land use. (AI 3).” Although there  
21 is not a project proposed with this amendment the  
22 modification will allow new projects to be evaluated based  
23 upon this change. Additionally, the intent of the Circulation  
24 Element is to “determine location of General Plan road rights  
25 of way and levels of road improvements needed based  
26 primarily upon land uses and travel demand (Policy C.20).”  
27 The previous Project was prevented from moving forward due  
28 to the offsite requirements. By modifying the alignment and

1 changing the road classifications the amendment will provide  
2 a pathway forward for future projects.

- 3 c. *Special circumstances or conditions have emerged that were*  
4 *unanticipated in preparing the General Plan.* At the time of  
5 the preparation of the General Plan the alignment of Auld  
6 Road and Pourroy Road was not anticipated to require the  
7 permission for offsite improvements from multiple parcels.  
8 Also, the road classification for Auld Road and Pourroy Road  
9 was designated based upon a higher travel demand. The  
10 proposed amendment would reduce the impacts to several  
11 parcels and limit the impact to one parcel. Thereby,  
12 accurately reflecting the current condition of the site and street  
13 improvements that will be required by future projects.

14 7. GPA No. 220011 has been reviewed in conjunction with each of the Riverside  
15 County General Plan Elements, including the Land Use, Circulation, Multi-Purpose  
16 Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities and  
17 Administration Elements, and The Southwest Area Plan; and it has been determined  
18 that GPA No. 220011 is in conformance with the policies and objectives of each  
19 Element and The Southwest Area Plan. As a result, GPA No. 220011 does not create  
20 an internal inconsistency among any component of the Riverside County General  
21 Plan. Based on the above, GPA No. 220011 will not be detrimental to the public's  
22 health, safety, or welfare.

23 8. The environmental assessment prepared for the project concluded that some changes  
24 or additions are necessary but none of those changes were sufficient to necessitate  
25 the preparation of a subsequent Mitigated Negative Declaration (MND).  
26 Accordingly, in compliance with State CEQA Guidelines sections 15162 and 15164  
27 an Addendum No. 1 to MND for EA No. 39564 (Addendum) was prepared.  
28

1           9.     As provided in Addendum No. 1, no potentially significant environmental impacts  
2           are associated with the project other than those identified in the MND for EA No.  
3           39564 as modified by the Addendum and those impacts would be avoided or lessened  
4           (reduced to a level of less than significant) by the mitigation measures listed in EA  
5           No. 39564, which is incorporated herein by this reference in its entirety.

6           10.    Additionally, the project will not result in any new significant environmental impacts  
7           not identified in the previously certified MND for EA No. 39564. The project will  
8           not result in a substantial increase in the severity of previously identified significant  
9           effects, does not propose any substantial changes which will require major revisions  
10          to MND for EA No. 39564, no considerably different mitigation measures have been  
11          identified, and no mitigation measures found infeasible have become feasible  
12          because of the following:

13          a.     GPA 220011 does not propose to change land use, but it does propose to  
14          modify the two roadway designations (Arterial Highway 152' to Arterial  
15          Highway 128') and revise the Pourroy Road alignment from its current  
16          location to a curved roadway that will directly intercept the Pourroy Road  
17          alignment on the north side of Auld Road. This new Pourroy Road alignment  
18          is located mostly on the western parcel APN# 964-050-001. Since the  
19          original approval in 2006, there have been changes in the area environment,  
20          with compatible suburban land uses being developed on adjacent parcels.  
21          The proposed modified project is consistent with the existing surrounding  
22          land uses. Based on these current existing land uses, no land use conflicts  
23          have been identified. The land use and planning impacts from the modified  
24          project will be comparable to the original project, i.e., a less than significant  
25          cumulative impact since the project is consistent with the current County  
26          General Plan.

27          b.     Pursuant to CEQA Section 15164, the original Initial Study (IS)/MND  
28          adopted in 2006, as updated with Addendum No.1, can be relied upon for

1 documentation of the effects of approving the GPA 220011 project. Because  
2 the changes in this project do not exceed the significance thresholds outlined  
3 in Sections 15162 and 15164 of the State CEQA Guidelines, no further  
4 analysis of the environmental impacts of the project is required in a  
5 Supplemental/Subsequent EIR or a new MND. The proposed revised project  
6 does not substantially alter the conclusions contained in the IS/MND as  
7 adopted by the County in 2006. The analysis presented above of the changes  
8 to the approved Parcel Map 32379 project provides substantial evidence in  
9 support of the County's adoption of Addendum No. 1 to the original 2006  
10 IS/MND.

- 11 c. For the reasons discussed above, as well as the information in Addendum No.  
12 1 to the MND, the proposed project conforms to all the requirements of the  
13 General Plan and with all applicable requirements of State law and the  
14 ordinances of Riverside County. Moreover, the proposed project would not  
15 be detrimental to the health, safety, or general welfare of the community.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it considered the findings of the  
17 Addendum, on the basis of which the Board of Supervisors finds that no further environmental  
18 documentation is required because only minor changes or additions are necessary and none of the conditions  
19 described in State CEQA Guidelines section 15162 calling for preparation of a subsequent MND have  
20 occurred.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
22 CONSIDERED the Addendum No. 1 to the MND for EA No. 39564 that the Addendum to EA No. 39564  
23 is an accurate and objective statement that complies with CEQA and reflects the County's independent  
24 judgment, and that EA No. 39564 and the Addendum are incorporated herein by this reference.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents  
26 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning  
27 Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

2 **RESOLUTION NO. 2024-093**  
3 **AMENDING THE RIVERSIDE COUNTY**  
4 **GENERAL PLAN**

5  
6 ROLL CALL:

7  
8 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

9 Nays: None

10 Absent: None

11  
12  
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
14 Supervisors on the date therein set forth.

15  
16 KIMBERLY A. RECTOR, Clerk of said Board

17  
18 By: Naomy Li  
19 Deputy

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21  
22 04/09/2024 21.1  
23  
24  
25



# RIVERSIDE COUNTY PLANNING DEPARTMENT

159

John Hildebrand  
Planning Director

DATE: 04/09/2024

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Krista Mason, Project Planner 5-1722 ( BOS date 04/09/2024)

SUBJECT: General Plan Amendment No. 220011

MinuteTraq #:24464

**Project Description: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 220011** – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: GCRE & Butterfield Stage Center, LLC c/o Amy Williams – Engineer/ Representative: Temecula Engineering Consultants, Inc c/o Stanley D. Heaton – Third Supervisorial District – Rancho California Zoning Area – South West Area Plan – Commercial Retail (CR) – Location: North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path – 23.98 Gross Acres – Zoning: General Commercial (C-1/ C-P) – REQUEST: Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. District 3. Project Planner: Krista Mason at 951-955-1722 [Applicant Fees 100%]

**Planning Commission Action:** Recommended for BOS approval by a vote of 4-0 on March 06, 2024.

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

- Place on Administrative Action
  - Receive & File
  - EOT
  - Labels provided If Set For Hearing
    - 10 Day  20 Day  30 day
- Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)
- Publish in Newspapers: Press Enterprise
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions, Ordinances, PNC)
- Place on Section Initiation Proceeding (GPIP)
- Mitigated Negative Declaration (Addendum)
  - 10 Day  20 Day  30 day
- Notify Property OWNERS (app/agencies/property owner labels provided)

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

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

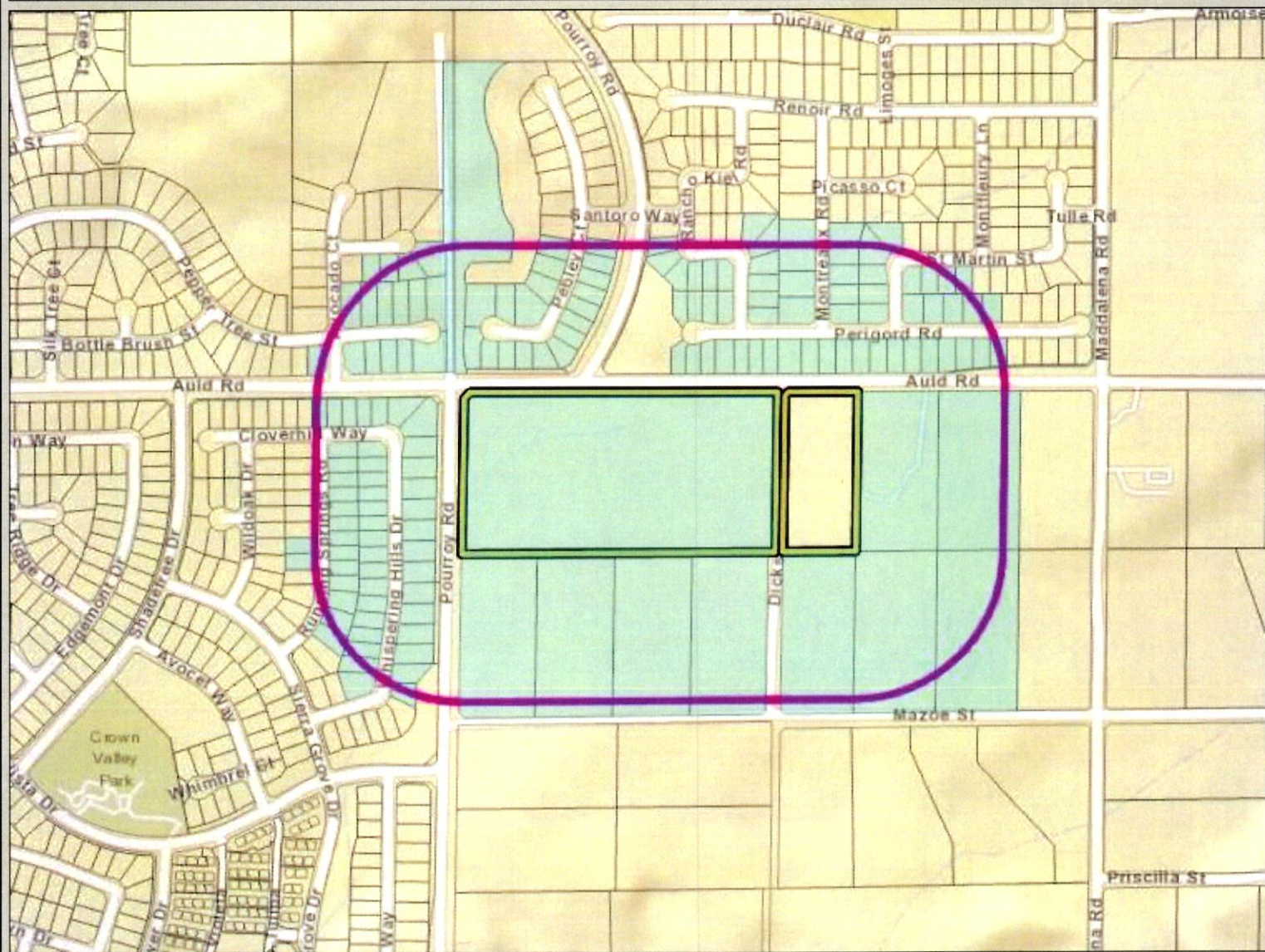
Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

2/1

# GPA220011

600 SF Buffer



## Legend

- County Boundary
- Cities
- Parcels
- World Street Map

## Notes



0 781 1,562 Feet

**\*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.



OFFICE OF THE  
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

KIMBERLY A. RECTOR  
Clerk of the Board of Supervisors

APRIL BOYDD  
Assistant Clerk of the Board

March 26, 2024

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

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: **GENERAL PLAN AMENDMENT NO. 220011**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 30, 2024.**

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,

*Cindy Fernandez*

Clerk of the Board Assistant to:  
KIMBERLY A. RECTOR, CLERK OF THE BOARD



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **General Plan Amendment No. 220011**. General Plan Amendment No. 220011 Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. This proposed project is North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT an Addendum No. 1 to Mitigated Negative Declaration for Environmental Assessment No. 39564 and TENTATIVELY APPROVE General Plan Amendment No. 220011.**

On March 6, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KRISTA MASON, PROJECT PLANNER, AT (951)955-1722 OR EMAIL [KMASON@RIVCO.ORG](mailto:KMASON@RIVCO.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 Department 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: March 26, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

# CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 March 26, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA220011

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:** April 9, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: March 26, 2024  
Cindy Fernandez

# CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 March 26, 2024, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA220011

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:** April 9, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: March 26, 2024  
Cindy Fernandez



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
[www.rivcoacr.org](http://www.rivcoacr.org)

Receipt: 24-85775

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202400344
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 24-85775  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 03/26/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400344	
PROJECT TITLE GPA220011		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET FIRST FLOOR,	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ \_\_\_\_\_  
 Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)  


---

 Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_  
 County documentary handling fee \$ \_\_\_\_\_ \$0.00  
 Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash     Credit     Check     Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ \$0.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
-----------------------------------	--

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **General Plan Amendment No. 220011**. General Plan Amendment No. 220011 Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. This proposed project is North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path in the Third Supervisorial District.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KRISTA MASON, PROJECT PLANNER, AT (951)955-1722 OR EMAIL [KMASON@RIVCO.ORG](mailto:KMASON@RIVCO.ORG).

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: March 25, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder  
E-20240344  
03/26/2024 09:14 AM Fee: \$ 0.00  
Page 1 of 1

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  


963400021  
JOHN WILLIAM FALCONE  
31874 CLOVERHILL WAY  
MURRIETA CA 92563

963400022  
CHANDA TALLEY  
31886 CLOVERHILL WAY  
MURRIETA CA 92563

963400023  
TORY E. SWEARINGEN  
31898 CLOVERHILL WAY  
MURRIETA CA 92563

963400024  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92595

963401005  
TRACY L. OLSON  
37103 RUNNING SPRINGS RD  
MURRIETA CA 92563

963401006  
WESLEY FOSTER  
37091 RUNNING SPRINGS RD  
MURRIETA CA 92563

[REDACTED]

963410002  
HECTOR RIOS  
31922 CLOVERHILL WAY  
MURRIETA CA 92563

963410003  
EVANGELINE C. ICK  
31934 CLOVERHILL WAY  
MURRIETA CA 92563

963410004  
JESSICA REYES  
37006 WHISPERING HILLS DR  
MURRIETA CA 92563

963410005  
JONATHAN CASEY FLANAGAN  
37018 WHISPERING HILLS DR  
MURRIETA CA 92563

963410006  
ROGER KOUMANS  
37030 WHISPERING HILLS DR  
MURRIETA CA 92563

963410007  
DEVNOL ANAND  
37052 WHISPERING HILLS DR  
MURRIETA CA 92563

963410008  
SASCHA C. FISCHER  
37066 WHISPERING HILLS DR  
MURRIETA CA 92563

963410009  
EDWARD L. GERBER  
37090 WHISPERING HILLS DR  
MURRIETA CA 92563

963410010  
RYAN BESNEATTE  
37102 WHISPERING HILLS DR  
MURRIETA CA 92563

963410011  
MICHAEL EDMUND PRALL  
37114 WHISPERING HILLS DR  
MURRIETA CA 92563

963410012  
LADERO FAMILY REVOCABLE LIVING TR  
37138 WHISPERING HILLS DR  
MURRIETA CA 92563

963410013  
DAVID W. HARRIS  
37150 WHISPERING HILLS DR  
MURRIETA CA 92563

963410014  
AMY WEN  
236 BROADWAY RTE 4 E  
ELMWOOD PARK NJ 07407

963410015  
RICARDITO G. BRINGAS  
37174 WHISPERING HILLS DR  
MURRIETA CA 92563

963410016  
AYRES TRUST AGREEMENT UDT DTD  
01/31/2018  
8435 BLOSSOM HILL DR  
LEMON GROVE CA 91945

963410017  
JAMES KANELOS  
37210 WHISPERING HILLS DR  
MURRIETA CA 92563

963411003  
IZA LYNN SOURIOLE  
37201 WHISPERING HILLS DR  
MURRIETA CA 92563

963411004  
KELLY DEAN OBRIEN  
37189 WHISPERING HILLS DR  
MURRIETA CA 92563

963411005  
AJ FAMILY TRUST U/A DATED 08/13/21  
39693 KEILTY CT  
MURRIETA CA 92563

963411006  
CAUMARTIN JUANA LOPEZ TRUST DTD  
10/7/22  
37165 WHISPERING HILLS DR  
MURRIETA CA 92563

963411007  
KRISTEN E. THOREN  
27152 WHISPERING HILLS DR  
MURRIETA CA 92563



963411008  
DAVID MARC FRIGILLANA  
37141 WHISPERING HILLS DR  
MURRIETA CA 92563

963411009  
LOUIS N. KERR  
37129 WHISPERING HILLS DR  
MURRIETA CA 92563

963411010  
RYAN CHRISTOPHER PARKER  
37117 WHISPERING HILLS DR  
MURRIETA CA 92563

963411011  
JAMES E. SMITH  
37105 WHISPERING HILLS DR  
MURRIETA CA 92563

963411012  
JUNE H. DE LA CRUZ  
37093 WHISPERING HILLS DR  
MURRIETA CA 92563

963411013  
HERNAN S. SENOREN  
37081 WHISPERING HILLS DR  
MURRIETA CA 92563

963411014  
JEFFREY L. MOSHER  
37069 WHISPERING HILLS DR  
MURRIETA CA 92563

963411015  
GREGORY C. GUINA  
37057 WHISPERING HILLS DR  
MURRIETA CA 92563

963411016  
TERESA FLAVIUS  
37045 WHISPERING HILLS DR  
MURRIETA CA 92563

963411017  
VALERIE L. VALENCIA  
37033 WHISPERING HILLS DR  
MURRIETA CA 92563

963411018  
CARLICE D. MOFFETT  
37021 WHISPERING HILLS DR  
MURRIETA CA 92563

963411019  
MARVIN BILLOTE  
37016 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411020  
HORWATH JENNIFER TRUST DATED  
04/18/2023  
37028 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411021  
SEAN COURTNEY GIBSON  
37040 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411022  
BOUNMEE TONY KALA  
37052 RUNNING SPRINGS DR  
MURRIETA CA 92563

963411023  
CURTIS FAMILY REVOCABLE TRUST OF  
2006 DATED 12-27-2006  
37064 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411024  
JOANNE MARTZEN  
37076 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411025  
BERNARD RIVERA  
37088 RUNNING SPRINGS DR  
MURRIETA CA 92563

963411026  
FAKHRI FAEGHE OF THE MINK TRUST  
DATED 12/21/18  
37100 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411027  
ANGELA MERCHANT  
37112 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411028  
DANE P. ANDERSON  
37124 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411029  
MARRONE VINCENT JR TRUST DATED  
3/27/2019  
37136 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411030  
FRILOT RAY LIVING TRUST DTD 3/10/22  
37148 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411031  
NIKOLAY GUSACHENKO  
37160 RUNNING SPRINGS RD  
MURRIETA CA 92563

963430002  
DAVID E. ENGLISH  
31899 PEPPER TREE ST  
WINCHESTER CA 92596

963431001  
JENNIFER EOFF  
31923 PEPPER TREE ST  
WINCHESTER CA 92596

963431002  
JEREMY CHIUCHIARELLI  
31935 PEPPER TREE ST  
WINCHESTER CA 92596

963431003  
MCDOWELL PATRICK LIVING TRUST U/A  
DATED 7/14/2023  
31947 PEPPER TREE ST  
WINCHESTER CA 92596

963431004  
HUSAM FAKHOURY  
777 BELLFLOWER N320  
LONG BEACH CA 90815

963431005  
ADRIAN HUERTA DEL REAL  
31980 PEPPER TREE ST  
WINCHESTER CA 92596

963431006  
ABOULHOSN MARWAN RIAD  
REVOCABLE TRUST DTD 02/26/20  
28786 LEXINGTON RD  
TEMECULA CA 92591

963431007  
AHMAD JAMUL WASHINGTON BROWN  
31956 PEPPER TREE ST  
WINCHESTER CA 92596

963431008  
CAMILO MALDONADO  
31944 PEPPER TREE ST  
WINCHESTER CA 92596

963431009  
DANA F. LESLIE  
31932 PEPPER TREE ST  
WINCHESTER CA 92596

963431010  
JESUS C. TORRES  
31920 PEPPER TREE ST  
WINCHESTER CA 92596

963431012  
GRANT L. STIPE  
31951 GOLDEN WILLOW CT  
WINCHESTER CA 92596

963431013  
GENEROSO HENRY LIBED  
31963 GOLDEN WILLOW CT  
WINCHESTER CA 92596

963431014  
VINCENT GONZALEZ  
31975 GOLDEN WILLOW CT  
WINCHESTER CA 92596

963431015  
JEFFERSON A. GRIMSBY  
31987 GOLDEN WILLOW CT  
WINCHESTER CA 92596

963431030  
GILBERT J. DOPILTO  
31971 PEPPER TREE ST  
WINCHESTER CA 92596

963431031  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

964050001  
GCRE & BUTTERFIELD STAGE CENTER  
4921 BIRCH ST # 110  
NEWPORT BEACH CA 92660

964050002  
THUY THI THANH PHAM  
16955 MOUNT CITDEL ST  
FOUNTAIN VALLEY CA 92708

964050003  
CHRISTINA PHAM  
8529 ROCKFISH CIR  
FOUNTAIN VALLEY CA 92708

964050004  
DALILA FLORES  
415 GRAVILLA ST # 35  
LA JOLLA CA 92037

964050005  
CRAIG DICKSON  
37245 DICKSON PATH  
WINCHESTER CA 92596

964050007  
NOAH RAU  
32343 AULD RD  
WINCHESTER CA 92596

964050008  
VICTOR ZAPATA  
31560 VIA DEL PASO  
MENIFEE CA 92596

964050010  
MICHAEL N. MONTELEONE  
35245 BRIGGS RD  
MURRIETA CA 92563

964050011  
DANIEL A. BRENNAN  
P O BOX 218  
LA MESA CA 91944

964050012  
KATIE QUINONES  
28780 LAVATERA AVE  
MURRIETA CA 92563

964233001  
DAVID SCOTT GROSSGLASS  
32383 PERIGORD RD  
WINCHESTER CA 92596

964233002  
DENNIS E. STEPHENS  
32397 PERIGORD RD  
WINCHESTER CA 92596

964233003  
JEREMIAH MARTIN  
32411 PERIGORD RD  
WINCHESTER CA 92596

964233004  
VICTOR OMAR PEREZ  
32425 PERIGORD RD  
WINCHESTER CA 92596

964233015  
WAKELING FAMILY TRUST DTD 12/05/22  
32418 PERIGORD RD  
WINCHESTER CA 92596

964233016  
LARRY DUANE HOLT  
32404 PERIGORD RD  
WINCHESTER CA 92596

964233017  
RUSHTON FAMILY TRUST DTD 01/04/23  
32390 PERIGORD RD  
WINCHESTER CA 92596

964233018  
SOLIS DORA T  
32381 SAINT MARTIN ST  
WINCHESTER CA 92596

964233019  
ABAIR FAMILY REVOCABLE TRUST  
DATED 05/28/22  
32395 SAINT MARTIN ST  
WINCHESTER CA 92596

964233027  
VALLEY WIDE RECREATIONAL AND  
PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

964242001  
NELSON CHANDARA  
36923 MONTREAUX RD  
WINCHESTER CA 92596

964242002  
HARRY T. CROUCH  
36899 MONTREAUX RD  
WINCHESTER CA 92596

964242003  
ERIC ELLINGWORTH  
36875 MONTREAUX RD  
MENIFEE CA 92596

964242004  
RIEF LIVING TRUST UA DATED  
05/29/2019  
36851 MONTREAUX RD  
WINCHESTER CA 92596

964243001  
BEAZER HOLMES HOLDINGS CORP  
1800 E IMPERIAL HWY 200  
BREA CA 92821

964243002  
BYRON NAKAMOTO  
32271 PERIGORD RD  
WINCHESTER CA 92596

964243003  
MOISES ZEPEDA SERRANO  
32285 PERIGORD RD  
WINCHESTER CA 92596

964243004  
ARIC LEWIS  
32299 PERIGORD RD  
WINCHESTER CA 92596

964243005  
FREDRICK A. NEFF  
32313 PERIGORD RD  
WINCHESTER CA 92596

964243006  
STEVEN ELMER PIERCE  
1409 W HIGHWAY 98 APT 301  
MARY ESTHER FL 32569

964243007  
WILLIAM HUTCHINS  
32341 PERIGORD RD  
WINCHESTER CA 92596

964243008  
TERRONES JOHNNY R  
32355 PERIGORD RD  
WINCHESTER CA 92596

964243009  
JON G. BRODIE  
32369 PERIGORD RD  
WINCHESTER CA 92596

964244001  
CANCHOLA MANUEL AD MARGARET  
FAMILY TRUST  
32376 PERIGORD RD  
WINCHESTER CA 92596

964244002  
STEPHANIE ANN TEAS  
32348 PERIGORD RD  
WINCHESTER CA 92596

964244003  
NOEL LUTHER CARLSEN  
32353 SAINT MARTIN ST  
WINCHESTER CA 92596

964244004  
LISA M. MARKLEY  
28811 WOODSPRING CIR  
TRABUCO CANYON CA 92679

964245003  
BAIOA JOHN & GRACE REVOCABLE  
TRUST  
32338 SAINT MARTIN ST  
WINCHESTER CA 92596

964245004  
DAVID CONTRERAS  
32332 SAINT MARTIN ST  
WINCHESTER CA 92596

964245005  
DEEPAK KUMAR  
32318 SAINT MARTIN ST  
WINCHESTER CA 92596

964245006  
OSBORN FAMILY TRUST DTD 03/01/2023  
32304 SAINT MARTIN ST  
WINCHESTER CA 92596

964245007  
JESSE AREND  
32290 SAINT MARTIN ST  
WINCHESTER CA 92596

964245008  
WILLIAMS STEPHEN & NANCY LIVING  
TRUST DATED 12/18/2014  
36934 MONTREAUX RD  
WINCHESTER CA 92596

964245009  
RODNEY L. GRAY  
36910 MONTREAUX RD  
WINCHESTER CA 92596

964245010  
CARL WILLIAM PETERSON  
36886 MONTREAUX RD  
WINCHESTER CA 92596

964245011  
TONY L. HOXMEIER  
36874 MONTREAUX RD  
WINCHESTER CA 92596

964245012  
JAMES RICHARD OTT  
36862 MONTREAUX RD  
WINCHESTER CA 92596

964320001  
KEVIN BISHOP  
36984 RANCHO KIEL RD  
WINCHESTER CA 92596

964320002  
BULLINGTON TRUST DATED 5/29/2019  
707 ROCKFORD RD  
CORONA DEL MAR CA 92625

964320003  
WILLIAM J. CLEM  
36968 RANCHO KIEL RD  
WINCHESTER CA 92596

964320004  
REIMER TRUST DTD 6/29/00  
1722 N HELIOTROPE DR  
SANTA ANA CA 92706

964320005  
PAUL H. LUCIANI  
24225 MONROE AVE  
MURRIETA CA 92562

964320006  
ROBERT A. KANTIN  
36944 RANCHO KIEL RD  
WINCHESTER CA 92596

964322002  
TERESA J. RAMIREZ  
36891 RANCHO KIEL RD  
WINCHESTER CA 92596

964322003  
LUYBEN FAMILY TRUST DATED  
12/16/2015  
25716 LONG ACRES WAY  
MURRIETA CA 92562

964322004  
MARIA A. HERNANDEZ RICO  
36907 RANCHO KIEL RD  
WINCHESTER CA 92596

964322005  
RICHARD ONGSIAKO PACHECO  
36915 RANCHO KIEL RD  
WINCHESTER CA 92596

964322006  
XIONGWEN TANG  
108 N MARENGO AVE NO B  
ALHAMBRA CA 91801

964322007  
CUSTODIO FAMILY TRSUT DATED  
12/20/2004  
36931 RANCHO KIEL RD  
WINCHESTER CA 92596

964322008  
JAMES DAVID WILSON  
32194 PERIGORD RD  
WINCHESTER CA 92596

964322009  
DANIEL D. MENDIOLA  
32711 PRESIDIO HILLS LN  
WINCHESTER CA 92596

964322010  
RICHARD LOSEE  
32166 PERIGORD RD  
WINCHESTER CA 92596

964322011  
CURTIS HAROLDSON  
32152 PERIGORD RD  
WINCHESTER CA 92596

964322012  
RONALD T. PARSONS  
32243 PERIGORD RD  
WINCHESTER CA 92596

964322013  
NELDA JONES  
32229 PERIGORD RD  
WINCHESTER CA 92596

964322014  
MANUEL SOSA  
32215 PERIGORD RD  
WINCHESTER CA 92596

964322015  
DELGADO ELISEO & PATRICIA  
REVOCABLE TRUST DATED 11-20-2018  
32201 PERIGORD RD  
WINCHESTER CA 92596

964322016  
MICA PETROVIC  
32187 PERIGORD RD  
WINCHESTER CA 92596

964322017  
RODOLFO I. RAMIREZ  
32173 PERIGORD RD  
WINCHESTER CA 92596

964322018  
GERALD D. DYE  
32159 PERIGORD RD  
WINCHESTER CA 92596

964330010  
JULIA PRECIADO MORENO  
36856 PEBLEY CT  
WINCHESTER CA 92596



964330011  
BENNY DAVILA  
36866 PEBLEY CT  
WINCHESTER CA 92596

964330012  
WAYNE KAZUO MATSUI  
36876 PEBLEY CT  
WINCHESTER CA 92596

964330013  
PUCILLO JAMES & PERLA REVOCABLE  
LIVING TRUST DTD 5/23/23  
36886 PEBLEY CT  
WINCHESTER CA 92596

964330014  
CARMONA FAMILY TRUST DATED  
06/23/2023  
36896 PEBLEY CT  
WINCHESTER CA 92596

964330015  
GEORGE SANCHEZ  
36906 PEBLEY CT  
WINCHESTER CA 92596

964330016  
GEOFFREY JIGAMIAN  
36916 PEBLEY CT  
WINCHESTER CA 92596

964330017  
CASEY MICHAEL CLARK  
36926 PEBLEY CT  
WINCHESTER CA 92596

964330018  
EZEQUIEL GONZALEZ  
36936 PEBLEY CT  
WINCHESTER CA 92596

964330019  
BENJAMIN O. GALVAN  
36946 PEBLEY CT  
WINCHESTER CA 92596

964330020  
KIM S. JOHNSON  
36956 PEBLEY CT  
WINCHESTER CA 92596

964330021  
MICHAEL JUDKINS  
36966 PEBLEY CT  
WINCHESTER CA 92596

964330022  
OWENS LIVING TRUST DATED 10/16/19  
36976 PEBLEY CT  
WINCHESTER CA 92596

964330023  
DAVID ROWLAND  
36961 PEBLEY CT  
WINCHESTER CA 92596

964330024  
FRANCISCO ARANDA  
36951 PEBLEY CT  
WINCHESTER CA 92596

964330025  
JOHN E. BUNCH  
36911 PEBLEY CT  
WINCHESTER CA 92596

964330026  
PATRICK KWONG HAY CHUI  
7 THORNHILL ST  
LADERA RANCH CA 92694

964330027  
KELLY S. ORMAN  
36871 PEBLEY CT  
WINCHESTER CA 92596

964330028  
DANIEL KUZNICKI  
36861 PEBLEY CT  
WINCHESTER CA 92596

964330036  
RICHARD H. PEBLEY  
32100 AULD RD  
WINCHESTER CA 92596

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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011658107

FILE NO. 0011658107

## PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

03/30/2024

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

Date: March 30, 2024.  
At: Riverside, California



Signature

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT

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, April 9, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **General Plan Amendment No. 220011**. General Plan Amendment No. 220011 Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road - APN(s): 964-050-001 and 964-050-006. This proposed project is North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT an Addendum No. 1 to Mitigated Negative Declaration for Environmental Assessment No. 39564 and TENTATIVELY APPROVE General Plan Amendment No. 220011.**

On March 6, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KRISTA MASON, PROJECT PLANNER, AT (951)955-1722 OR EMAIL [KMASON@RIVCO.ORG](mailto:KMASON@RIVCO.ORG).

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*Account Number:* 5209148  
*Ad Order Number:* 0011658107  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 03/30/2024  
*Total Amount:* \$500.42  
*Payment Amount:* \$0.00  
*Amount Due:* \$500.42  
*Notice ID:* fMaBEcX2UN1AYy7cKpnE  
*Invoice Text:*

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT 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, April 9, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to General Plan Amendment No. 220011. General Plan Amendment No. 220011 Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. This proposed project is North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path in the Third Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors ADOPT an Addendum No. 1 to Mitigated Negative Declaration for Environmental Assessment No. 39564 and TENTATIVELY APPROVE General Plan Amendment No. 220011. On March 6, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>. FOR

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rlvco.org](mailto:cob@rlvco.org)

Dated: Kimberly A. Rector,  
March 25, Clerk of the Board  
2024

BY: Cindy  
Fernandez, Clerk of  
the Board Assistant

**The Press-Enterprise**  
Published: 3/30/24

C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT**

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Dated: March 25, 2024

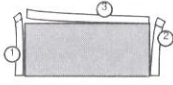
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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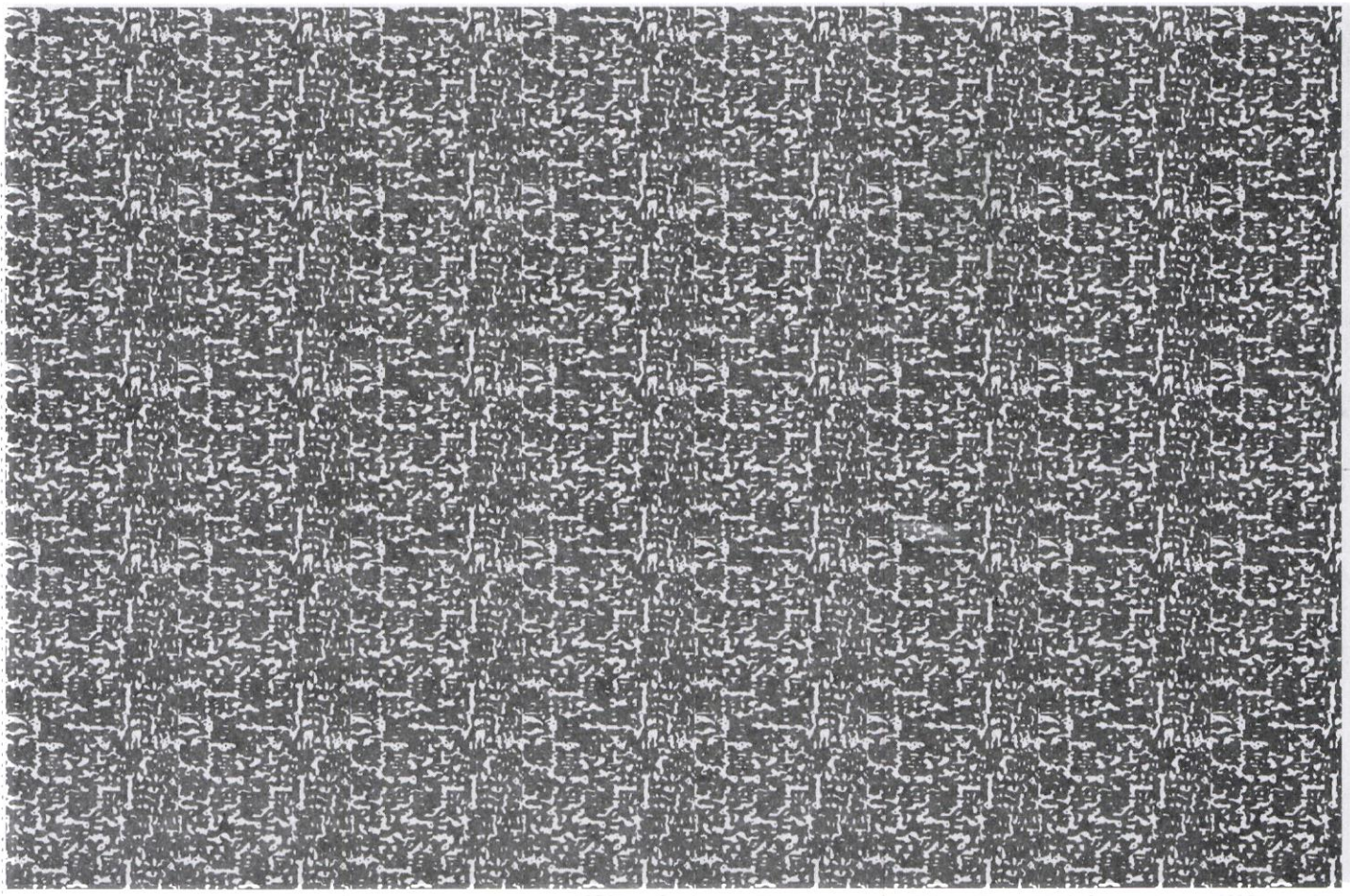
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C  
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT

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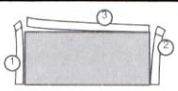
Dated: March 25, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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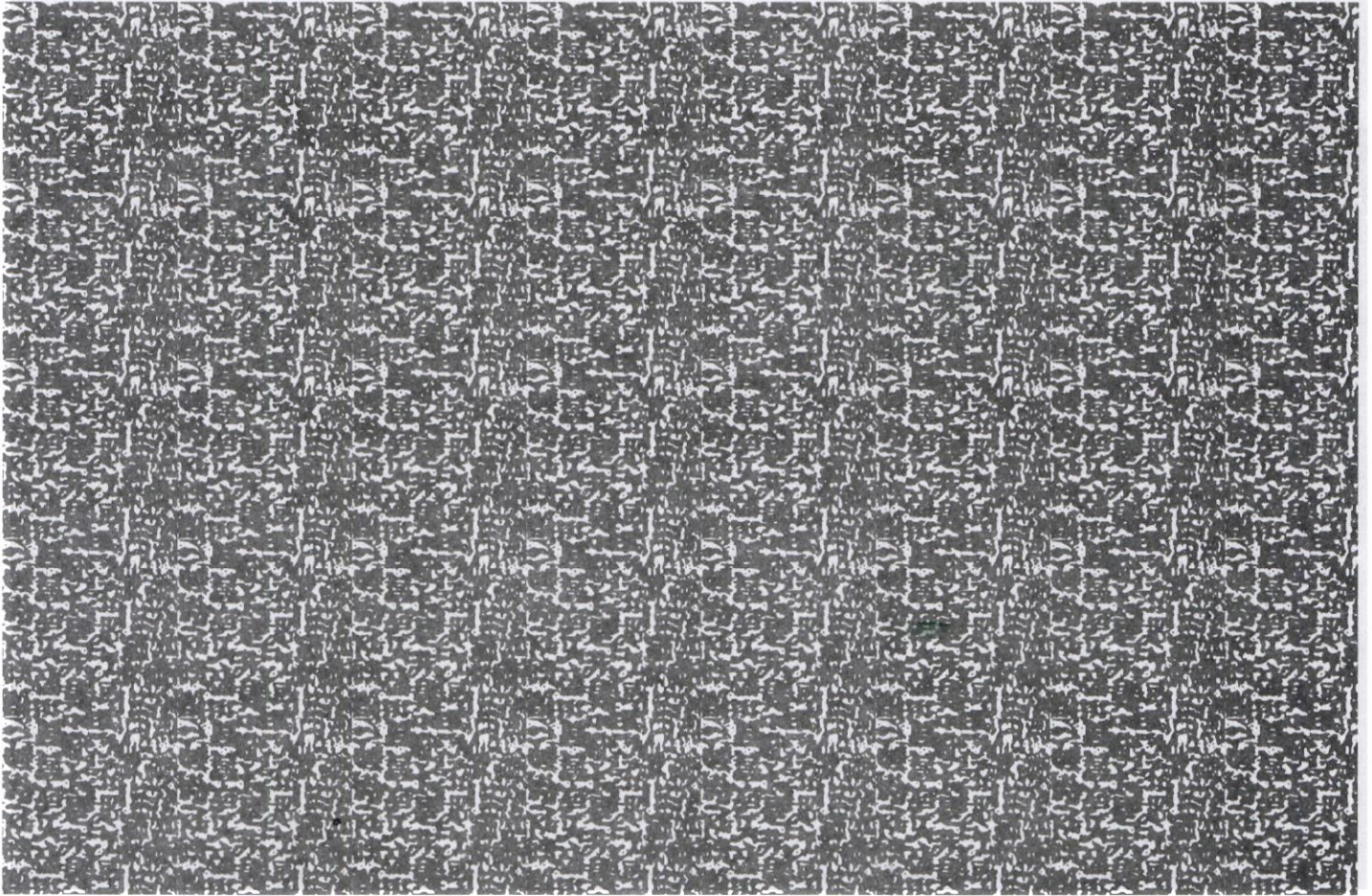




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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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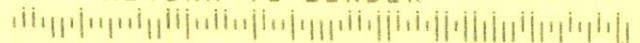
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JESUS C. TORRES  
31920 PEPPER TREE ST  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT**

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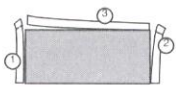
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Dated: March 25, 2024

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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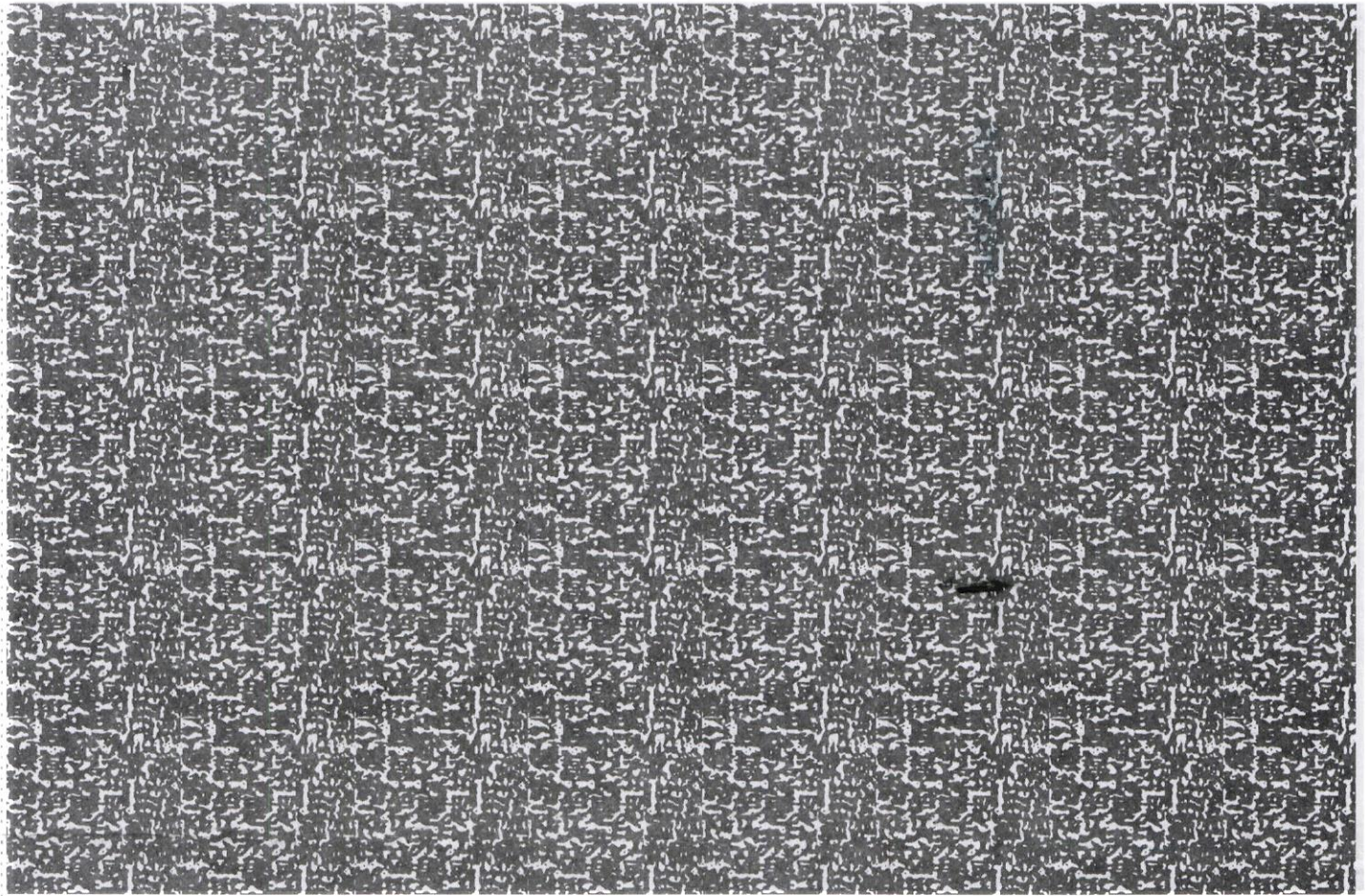
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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT**

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7877981 7878014

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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.

PSEMPV

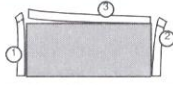
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: March 25, 2024

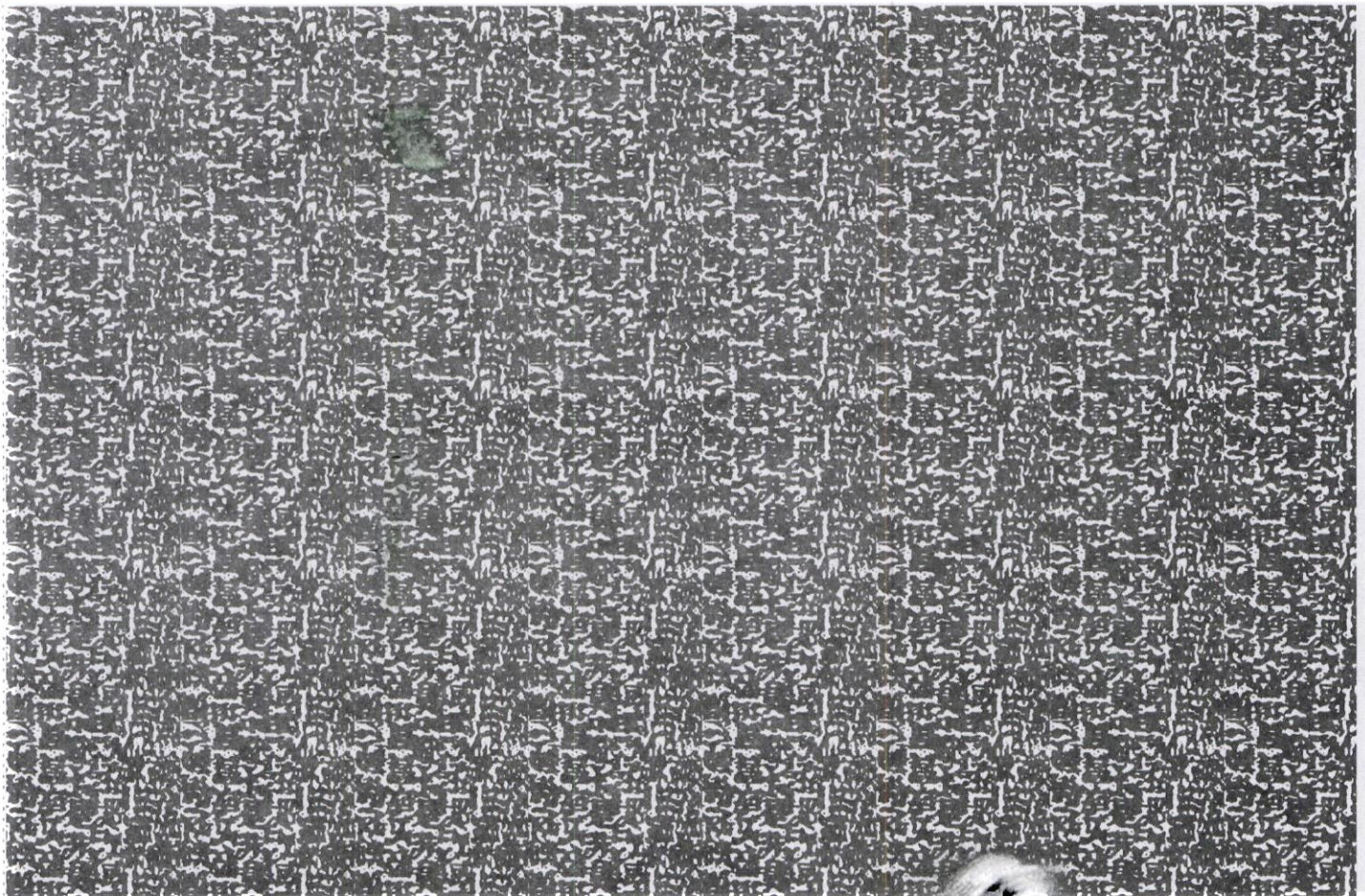
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

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ENGINEER / REPRESENTATIVE ✓

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:** STAN HEATON  
TEMECULA ENGINEERING CONSULTANTS, INC.

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** TEMECULA **Zip:** 92591

**Phone #:** 951-676-1018

**Date:** 4/9/24 **Agenda #** 21.1

**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 must 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. **Speakers are prohibited from bringing signs, placards or posters into the hearing room.**

### **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.

**First Name**

Doralee

**Last Name**

Dickson

**Address (Street, City and Zip)**

37245 Dickson Path

**Phone**

[951 972-6426](tel:9519726426)

**Email**

[lazyhdranch@yahoo.com](mailto:lazyhdranch@yahoo.com)

**Agenda Date**

04/09/2024

**Agenda Item # or Public Comment**

Agenda item #21.1

**State your position below**

Neutral

**Comments**

Requesting when they pave Dickson Path that they bring the infrastructure to our property line.

**Attachments (Must be .pdf, .doc, or .docx)**

{Empty}

{Empty}



## Lopez, Daniel

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**From:** Aquia Mail  
**Sent:** Monday, April 8, 2024 8:09 AM  
**To:** lrm@markhamds.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240409**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on April 8, 2024

Submitted values are:

**First Name**

LARRY

**Last Name**

MARKHAM

**Address (Street, City and Zip)**

17664 olive st, BROOMFIELD, CO

**Phone**

19093228482

**Email**

lrm@markhamds.com

**Agenda Date**

04/09/2024

**Agenda Item # or Public Comment**

21.1.

**State your position below**

Support

## Lopez, Daniel

---

**From:** Aquia Mail  
**Sent:** Monday, April 8, 2024 4:27 PM  
**To:** lazyhbranch@yahoo.com  
**Cc:** Clerk of the Board  
**Subject:** Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240409**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on April 8, 2024

Submitted values are:

**First Name**

Doralee

**Last Name**

Dickson

**Address (Street, City and Zip)**

37245 Dickson Path

**Phone**

951 972-6426

**Email**

lazyhbranch@yahoo.com

**Agenda Date**

04/09/2024

**Agenda Item # or Public Comment**

Agenda item #21.1

**State your position below**

Neutral

**Comments**

Requesting when they pave Dickson Path that they bring the infrastructure to our property line.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING COMMISSION – March 6, 2024**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Shade Awad

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Olivia Balderrama

4<sup>th</sup> District  
Bill Sanchez  
Chair

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** Members Present: Gruytch, Awad, Ruiz, Balderrama  
Members Absent: Sanchez

**1.0 CONSENT CALENDAR:**

**1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 37590** – Applicant: Coachella Valley Housing Coalition c/o Mary Ann Ybarra - Fourth Supervisorial District - Eastern Coachella Valley Area Plan - General Plan Land Use Designation: Commercial Retail (CR), High Density Residential (HDR), Medium Density Residential (MDR) - Location: North of Middleton Street, south of 66th Avenue, east of Harrison Street, and west of Tyler Street - Zoning: C-1/C-P (General Commercial), R-3 (General Residential), W-2 (Controlled Development Areas) – Approved Project Description: Tentative Parcel Map No. 37590 is a Schedule "E" subdivision of 26.2 acres into four (4) developable lots and realignment of Middleton Avenue - **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 37590, extending the expiration date to April 27, 2027 – APN(s): 751-160-004, 751-160-007, 751-160-009, 751- 160-012, 751-160-014 – Project Planner: John Obing at (951) 955-6573 or email [jobing@rivco.org](mailto:jobing@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 37590, extending the expiration date to April 27, 2027

**1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37358** - Applicant: Pacific Communities Builder Inc., c/o Nelson Chung - Third Supervisorial District-Harvest Valley/Winchester Area Plan - General Plan Land Use Designation: Medium Density Residential (MDR) - Zoning: R-1 (One-Family Dwellings) - Location: North of Mapes Road, south of Vista Road, east of Sherman Road, and west of Antelope Road – Zoning District: Romoland Area – Approved Project Description: Tentative Tract Map No. 37358 proposes a Schedule "A" Subdivision of 45.6 acres into 153 residential lots and seven (7) open space lots - **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 37358, extending the expiration date to March 9, 2027 – APN(s): 327-180-005, 327-180-006, 327-180-013, 327-462-028, and 327-463-010 - Project Planner: John Obing at (951) 955-6573 or email [jobing@rivco.org](mailto:jobing@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 37358, extending the expiration date to March 9, 2027.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**

**PLANNING COMMISSION – REPORT OF ACTIONS – March 6, 2024**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **SPECIFIC PLAN NO. 265-SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 2000034, PLOT PLAN NO. 200033 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Scott Yorkison – Engineer: Cross Engineering Services, c/o Joseph Cross – Third Supervisorial District – Rancho California Zoning Area – Highway 79 Policy Area – Southwest Area Plan – Community Development: – Light Industrial (CD: LI) – Location: North of Auld Road and the French Valley Airport, east of Temeku Court, west of Leon Road, and south of Benton Road – 2.24 Net Acres – Specific Plan-Borel Airpark Center #265, Planning Area No. 3 (SP265-PA3, M-SC zone) – REQUEST: Specific Plan No. 265, Substantial Conformance No. 3 is a proposal to incorporate changes to the Specific Plan Zoning Ordinance to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265 (Borel Airpark Center). Change of Zone No. 2000034 is a proposal to modify the Specific Plan Zoning Ordinance for Specific Plan No. 265 to add a carwash as a permitted use with approval of a Plot Plan within Planning Area 3 of Specific Plan No. 265. Plot Plan No. 200033 is a proposal to construct on approximately 2.24 net acres a 5,215 sq. ft. automated drive-thru car wash with 18 vacuum parking stalls, a 2,535 sq. ft. drive-thru restaurant with indoor dining, and a 729-sq. ft. drive-thru restaurant with outdoor dining only. Total shared parking proposed for this development is 53 parking spaces, including the 18 vacuum stalls, three (3) ADA parking spaces, four (4) EV parking spaces, and loading spaces for the restaurants. The project also includes landscaping, trash enclosures, and stormwater retention chambers throughout the development – APN: 963-070-018 – Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

**APPROVED** Staffs request to continue Specific Plan No. 265-Substantial Conformance No. 3, Change of Zone No. 2000034, and Plot Plan No. 200033 to a date certain of March 20, 2024.

4.2 **GENERAL PLAN AMENDMENT NO. 220011 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – Applicant: GCRE & Butterfield Stage Center, LLC c/o Amy Williams – Engineer/ Representative: Temecula Engineering Consultants, Inc c/o Stanley D. Heaton – Third Supervisorial District – Rancho California Zoning Area – South West Area Plan – Commercial Retail (CR) – Location: North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path – 23.98 Gross Acres – Zoning: General Commercial (C-1/ C-P) – REQUEST: Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. Project Planner: Krista Mason at (951)955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).

**Planning Commission Action:**  
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

**ADOPTED** Resolution No. 2024-003, and;

By a vote of 4-0, the Planning Commission recommend the Bord of Supervisors take the following actions:

**ADOPT** Addendum NO.1 to Mitigated Negative Declaration for Environmental Assessment No. 39564, and;

**TENTATIVELY APPROVE** General Plan Amendment No. 220011.

**5.0 WORKSHOPS:**  
NONE

**6.0 PUBLIC COMMENTS:**  
NONE

**7.0 DIRECTOR'S REPORT:**

**8.0 COMMISSIONER'S COMMENTS:**  
ADJOURNMENT: 9:12am



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.2

(ID # 23782)

**MEETING DATE:**

**Wednesday, March 06, 2024**

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 220011 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: GCRE & Butterfield Stage Center, LLC c/o Amy Williams – Engineer/ Representative: Temecula Engineering Consultants, Inc c/o Stanley D. Heaton – Third Supervisorial District – Rancho California Zoning Area – South West Area Plan – Commercial Retail (CR) – Location: North of Mazoe Street, south of Auld Road, east of Pourroy Road, and west of Dickson Path – 23.98 Gross Acres – Zoning: General Commercial (C-1/ C-P) – REQUEST: Proposal to amend the Circulation Element of the Riverside County General Plan to change the designation of Auld Road west of Pourroy Road to Washington Street from Urban Arterial to Arterial and to realign Pourroy Road between High Vista Drive to Auld Road – APN(s): 964-050-001 and 964-050-006. Project Planner: Krista Mason at (951)955-1722 or email at kmason@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	GPA No. 220011
Environmental Type:	Mitigated Negative Declaration Addendum
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Krista Mason
Project APN(s):	964-050-001, 964-050-006
Continued From:	



John Hildebrand, Planning Director 2/23/2024

**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 220011** is a proposal to amend the Circulation Section of the Riverside County General Plan. Pourroy Road south of Auld Road will be realigned and two roadway segments (Pourroy Road and Auld Road) would be reduced in size from 152-foot width to 128-foot in width. Changing the highway designations from Urban Arterial to Arterial. These changes reduce the total number of travel lanes from 6-lanes to 4-lanes. The project is located on the southeast corner of the intersection of Pourroy Road and Auld Road.

**PROJECT RECOMMENDATION**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:  
THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2024-003** recommending adoption of General Plan Amendment No. 220011 to the Board of Supervisors.

**STAFF ALSO RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:**

**ADOPT** an **ADDENDUM NO.1 TO MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39564**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 220011**, which proposes the changes to the Circulation Element of the General Plan. The changes depicted, in accordance with Exhibit #1, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

	Specific Plan: N/A
	Specific Plan Land Use: N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR)
East:	Community Development: Rural Residential (CD: RR)
South:	Community Development: Rural Residential (CD: RR)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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West:	
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan 286 (Plan Area 50, Plan Area 49)
East:	Rural Agricultural (2 ½ acre minimum)
South:	Rural Agricultural (2 ½ acre minimum)
West:	One Family Dwellings (R-1); Specific Plan 238 (Plan Area 3, Plan Area 4)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Residential Land Use (Single Family Residences)
South:	Vacant Land; Residential Land Use (Single Family Residences)
East:	Vacant Land; Residential Land Use (Single Family Residences)
West:	Residential Land Use (Single Family Residences)

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	23.98 gross acres	N/A

**Located Within:**

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

Fire Zone:	Yes – SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Southwest Area, Area 19
CVMSHCP Conservation Boundary:	Yes – Southwest Area, Zone D
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially in SKR fee area
Airport Influence Area (“AIA”):	Yes – French Valley

**PROJECT LOCATION MAP**



Figure 1: APN 964-050-001, 964-050-006

**PROJECT SITE BACKGROUND AND ANALYSIS**

**Background:**

In mid-2006 the current property owner received entitlements for a commercial parcel map (PM32379) for the development of a 21.01-acre site into three (3) commercial lots and the realignment of Butterfield Stage Road and Auld Road consistent with the General Plan Circulation Element. Prior to the expiration, a Final Parcel Map was submitted to the County; went through several plan check reviews; and was ready to be recorded, pending securities and agreements. One of the reasons that the Final Parcel Map was not recorded was the difficulty in acquiring the proposed offsite Pourroy Road alignment right-of-way (ROW). There were numerous attempts over the past several years to obtain the needed offsite ROW from seven separate parcels, with no success. Ultimately, working with County Transportation, a decision

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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was made that the County would not support the acquisition of the Pourroy ROW through the condemnation process. Therefore, pursuant to PM32379, Transportation Condition of Approval (COA) 050 would have needed to be changed for the project, and a decision was made to pursue a realignment of Pourroy Road to the south of Auld Road, which will limit the proposed offsite ROW acquisition to one parcel. The realignment as proposed through this GPA if approved will be implemented through development projects and potential new subdivision applications.

Existing Condition

The property was recently acquired by GCRE & Butterfield Stage Center, LLC. The project site is located on the southeast corner of the current intersection at Pourroy Road and Auld Road. The whole project site was previously used for low intensity agriculture and is currently vacant. The General Plan designates the project site as a Community Development Foundation Component, Land Use Designation of Commercial Retail (CD:CR) and is zoned General Commercial (C-1/CP). The project site is located within the Southwest Area Plan and is also located within the Highway 79 Policy Area.

Based on a re-evaluation of the original project (PM32379) by the new property owners, a decision was made to request a General Plan Amendment (GPA) to the Circulation Element from the County. GCRE & Butterfield Stage Center, LLC has submitted an application to the County which proposes to realign Pourroy Road. Specifically, the proposal would realign the segment of Pourroy Road south of Auld Road to connect to the existing Pourroy Road alignment north of Auld Road. The proposed realignment of Pourroy will result in reduced offsite ROW requirements and reduced offsite regulatory permit impacts. In addition, it will reduce impacts to the seven parcels east of Pourroy Road and north of the point where the realignment leaves the existing alignment, and limit impacts to one parcel. Pourroy Road south of Auld Road is proposed as an Arterial Highway with 128-foot of right-of-way (ROW) Standard 92 from the County's Road Standards ordinance, Ordinance No.461.11. In addition, the GPA also proposes to modify the alignment and roadway classification of Auld Road east of its intersection with proposed Pourroy Road to Washington Street from an Urban Arterial Highway with 152-foot of ROW (Standard 91) to an Arterial Highway of 128-foot ROW (Standard No. 92). In summary, Pourroy Road south of Auld Road will be realigned; and two roadway segments (Pourroy Road and Auld Road) would be reduced in size from 152-foot width to 128-foot in width. These preceding changes reduce the total number of travel lanes from 6-lanes to 4-lanes.

General Plan Amendment No. 220011 (GPA220011) was submitted on September 21, 2022.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The analysis in the IS/MND for Parcel Map 32379 concluded that the proposed project would be consistent with the County's General Plan designation, Commercial Retail (CR) and zone classification of General Commercial (C-1/C-P). The 2006 project (Parcel Map 32379) did not include a specific development proposal, but it did create three commercial development lots on the project site. The IS/MND concluded that there would be no change in land use; the City of Temecula did not object to the subdivision; and no established community would be divided or disrupted. The information presented in the 2006 IS/MND for the Parcel Map 32379 Project was used as a basis for the analysis in this Addendum, updated with current information (cited, sourced and referenced in the IS/MND). Upon review of the 2006 IS/MND, the information and findings in this Addendum and all supporting evidence, the Addendum concludes that the potential adverse environmental impacts from implementing the proposed revised project, will not cause any new or substantially more severe impacts to the environment than forecasted in the 2006 IS/MND.

GPA 220011 does not propose to change land use, but it does propose to modify the two roadway designations (Arterial Highway 152' to Arterial Highway 128') and revise the Pourroy Road alignment from its current location to a curved roadway that will directly intercept the Pourroy Road alignment on the north side of Auld Road. This new Pourroy Road alignment is located mostly on the western parcel APN# 964-050-001. Since the original approval in 2006, there have been changes in the area environment, with compatible suburban land uses being developed on adjacent parcels. The proposed modified project is consistent with the existing surrounding land uses. Based on these current existing land uses, no land use conflicts have been identified. The land use and planning impacts from the modified project will be comparable to the original project, i.e., a less than significant cumulative impact since the project is consistent with the current County General Plan.

Thus, the proposed GPA 220011 project would not result in any changes in the project land use impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

**FINDINGS AND CONCLUSIONS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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2. The project site has a Zoning Classification of General Commercial (C-1/C-P), which is consistent with the Riverside County General Plan and General Plan Land Use Designation.
3. The project site is located within the Highway 79 Policy Area.

**Entitlement Findings:**

The following findings shall be made prior to making a recommendation to grant a General Plan Amendment, pursuant to the provisions of the Riverside County General Plan and Zoning Ordinance 348 (Land Use):

1. The proposed change does not involve a change or conflict with:

- a. The Riverside County Vision “is flexible so that it can be adjusted to accommodate future circumstances yet provides a solid foundation of stability so that basic ingredients in the plan are not sacrificed (GP V-9).” The current alignment of Pourroy Road and Auld Road, and the roadway classification of Urban Arterial presented difficulty with acquiring the necessary offsite Right-of-Way to make the required improvements to develop the site. The Riverside County Vision recognized flexibility would be needed to accommodate current conditions at the time of development that could not be identified without an implementing Project. The realignment would provide better access to the site, and a reduction in the total number of travel lanes. In effect, reducing the required offsite improvements needed to one parcel, the General Plan for the road alignment and road classification is justified. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Plan.

- b. Any General Plan Principle: General Planning Principle: “G. Efficient Land Use” states “the policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure by reducing street widths (subject to emergency access requirements) and other such requirements...etc.” The previously proposed Project would have required an Urban Arterial Highway with 152-foot of ROW (Standard 91). As currently proposed a reduction to an Arterial Highway of 128-foot ROW (Standard No. 92) would reduce the street width required, thereby reducing the offsite improvements needed, and decreasing the number of travel lanes from 6-lanes to 4-lanes. The reduction in the street improvement requirement would encourage an efficient land use and would provide consistency with General Plan Principles. Therefore, the proposed General Plan Amendment would not require a change or would conflict with General Plan Principles.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed. The General Plan Amendment does not propose a change to the Foundation Component. The current General Plan Land Use Designation is Community Development: Commercial Retail. The Community Development Foundation Component provides “the goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.” Thus, the proposed General Plan Amendment would contribute to the RCIP Vision by modifying the street improvement requirements to enhance mobility and encourage development projects for the creation of jobs, housing, and services.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

The proposed General Plan Amendment would contribute to the achievement of the General Plan by implementing policies of the Land Use and Circulation Elements. Policy LU 13.6 of the Land Use Element “require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3).” Although there is not a project proposed with this amendment the modification will allow new projects to be evaluated based upon this change. Additionally, the intent of the Circulation Element is to “determine location of General Plan road rights of way and levels of road improvements needed based primarily upon land uses and travel demand (Policy C.20).” The previous Project was prevented from moving forward due to the offsite requirements. By modifying the alignment and changing the road classifications the amendment will provide a pathway forward for future projects.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

At the time of the preparation of the General Plan the alignment of Auld Road and Pourroy Road was not anticipated to require the permission for offsite improvements from multiple parcels. Also, the road classification for Auld Road and Pourroy Road was designated based upon a higher travel demand. The proposed amendment would reduce the impacts to several parcels and limit the impact to one parcel. Thereby, accurately reflecting the current condition of the site and street improvements that will be required by future projects.

**Other Findings:**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Temecula Sphere of Influence. No memorandum of understanding exists between the City of Temecula and County that requires review or coordination of General Plan Amendments. The City of Temecula was noticed of the public hearing and as of the writing of this staff report no comments have been received.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since an addendum is being considered for this project and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report and in the Initial Study/Addendum. The project is subject to tribal consultation pursuant to Senate Bill 18 (SB18) requirements since the project is an Amendment to a General Plan. In compliance with Senate Bill 18 (SB18), on October 06, 2022, Riverside County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project area. The Sacred Lands File Search response indicated the result was negative for Sacred Lands in the area of the project. Based on the November 14, 2022, list provided by NAHC, project notices were sent to 17 Native American Tribal representatives. SB 18 consultations were requested by the Soboba Band of Luiseno Indians. The Rincon Band of Luiseno Indians responded on December 12, 2022, and stated that although the project is within their Traditional Use Area, they had no information to provide and did not request consultation. The Agua Caliente Band of Cahuilla Indians responded in an email dated October 07, 2022, stating that the project was out of their Traditional Use Area and that they deferred to other tribes in the area. The Quechan Historic Preservation officer responded on October 10, 2022, also deferring to closer tribes. There was no response from the Augustine Band of Cahuilla Mission Indians, the Los Coyotes Band of Cahuilla Indians, the Morongo Band of Mission Indians, the Pala and Cabazon Bands of Mission Indians, the Cahuilla Band of Indians, the Pauma Band of Luiseno Indians, the La Jolla Band of Luiseno Indians, the Pechanga Band of Indians, the Ramona Band of Cahuilla Indians, the Torres-Martinez Desert Cahuilla Indians, or the Santa Rosa Band of Cahuilla Indians. Notices were also sent to the Twenty-Nine Palms Band of Indians, the Colorado River Indian Tribes, the Gabrieleno Band, the Juaneno Lucero Band, and the Kaamalam Band. There were no responses from any of these groups as well. Project information was provided to Soboba on June 19, 2023, with no response from the tribe. A follow up email was sent to Soboba on July 05,

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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2023, and again on September 05, 2023, to which there was no response from the tribe to date.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Pursuant to Ordinance No. 663, this project does not meet the definition of a development permit; therefore, SKRHCP Fees are not required at this time.

**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. The project under consideration does not include any building permits, subdivision, or use permits. Any subsequent use permits would be required to comply with applicable requirements for projects within an SRA and high fire hazard severity zone.

**Conclusion:**

Pursuant to CEQA Section 15164, the IS/MND adopted in 2006, as updated with Addendum No.1, can be relied upon for documentation of the effects of approving the GPA 220011 project. Because the changes in this project do not exceed the significance thresholds outlined in Sections 15162 and 15164 of the State CEQA Guidelines, no further analysis of the environmental impacts of the project is required in a Supplemental/Subsequent EIR or a new

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
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MND. The proposed revised project does not substantially alter the conclusions contained in the IS/MND as adopted by the County in 2006. The analysis presented above of the changes to the approved Parcel Map 32379 project provides substantial evidence in support of the County's adoption of Addendum No. 1 to the original 2006 IS/MND.

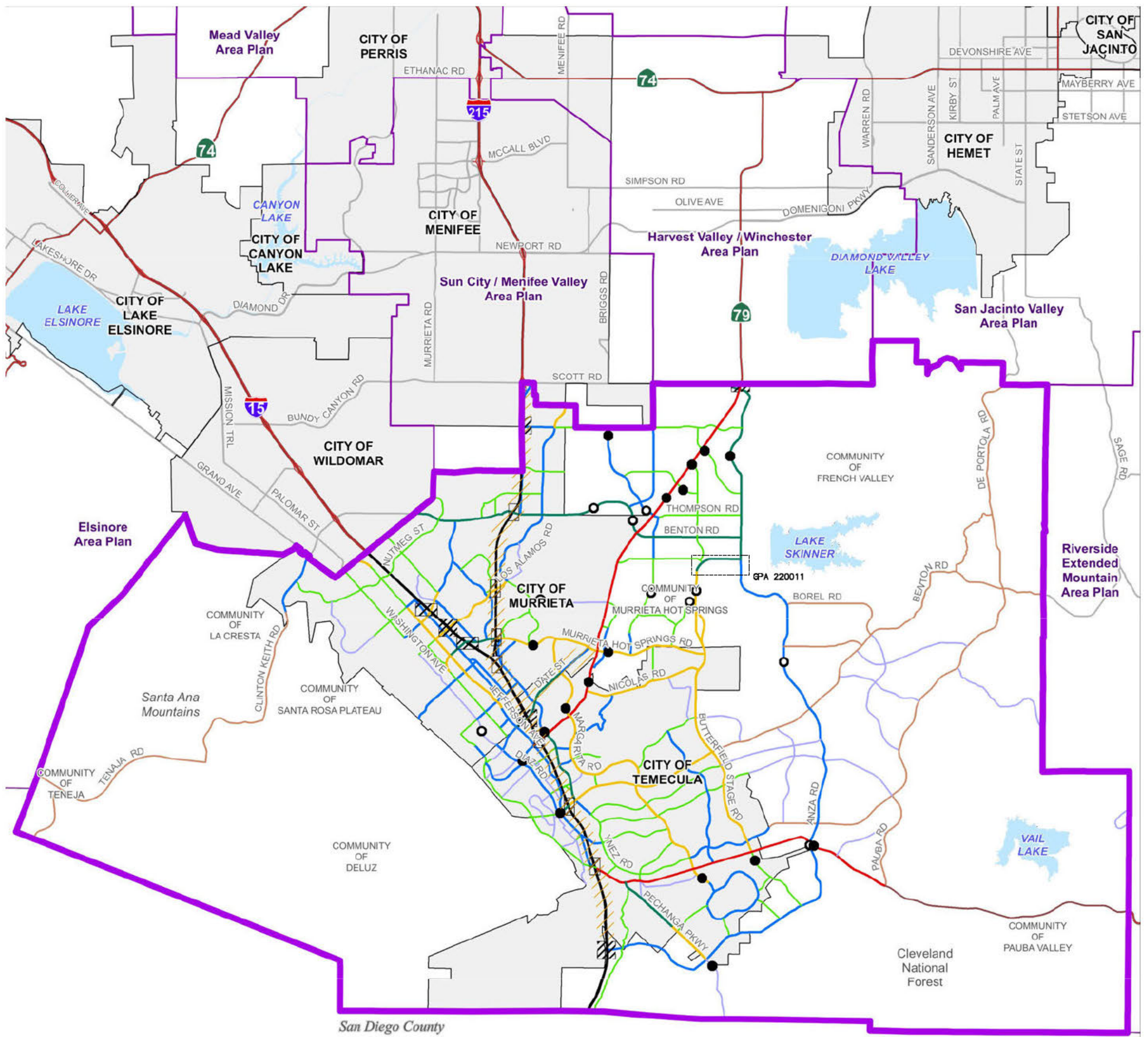
For the reasons discussed above, as well as the information in Addendum No. 1 to the Mitigated Negative Declaration, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated support or opposition to the proposed project.



# EXHIBIT 1 – EXISTING CIRCULATION ELEMENT



**CASE:** GPA220011  
**EXHIBIT:** A- Exhibits  
**DATE:** 03/06/2024  
**PLANNER:** KMason

Meeting  
 Comment Agenda  
 Final

Data Source: Riverside County Transportation

- |                                   |                              |                 |                    |
|-----------------------------------|------------------------------|-----------------|--------------------|
| Freeway (Variable ROW)            | Existing Interchange         | Existing Bridge | Highways           |
| Expressway (128' to 220' ROW)     | Proposed Interchange         | Proposed Bridge | Area Plan Boundary |
| Urban Arterial (152' ROW)         | Winchester to Temecula CETAP | City Boundary   | Waterbodies        |
| Arterial (128' ROW)               |                              | GPA 22          |                    |
| Major (118' ROW)                  |                              |                 |                    |
| Secondary (100' ROW)              |                              |                 |                    |
| Mountain Arterial 4 Ln (110' ROW) |                              |                 |                    |
| Mountain Arterial 2 Ln (110' ROW) |                              |                 |                    |
| Collector (74' ROW)               |                              |                 |                    |

Figure 7

July 7, 2020

0 2 4 Miles

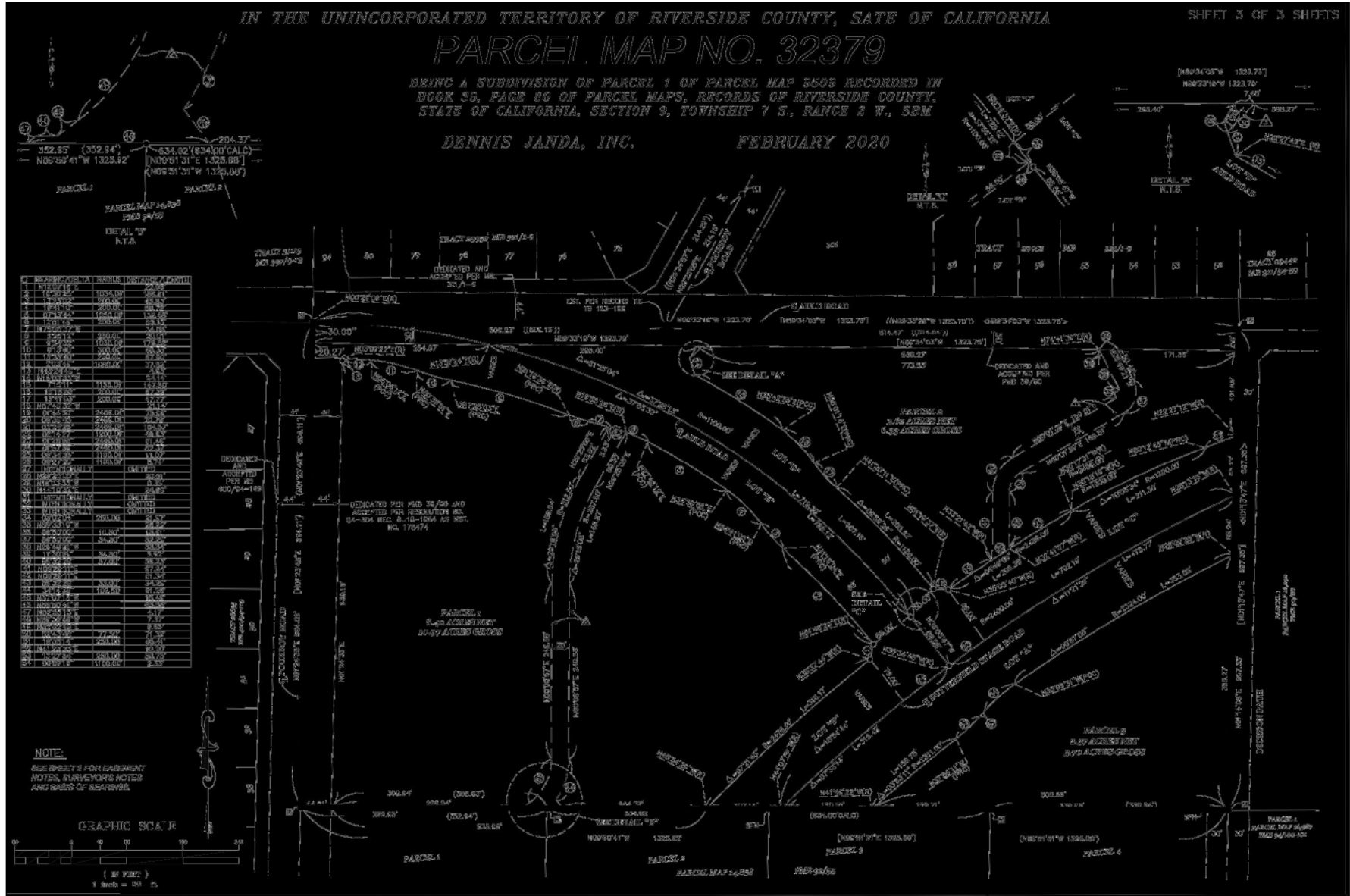
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



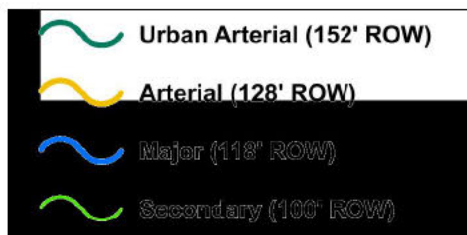
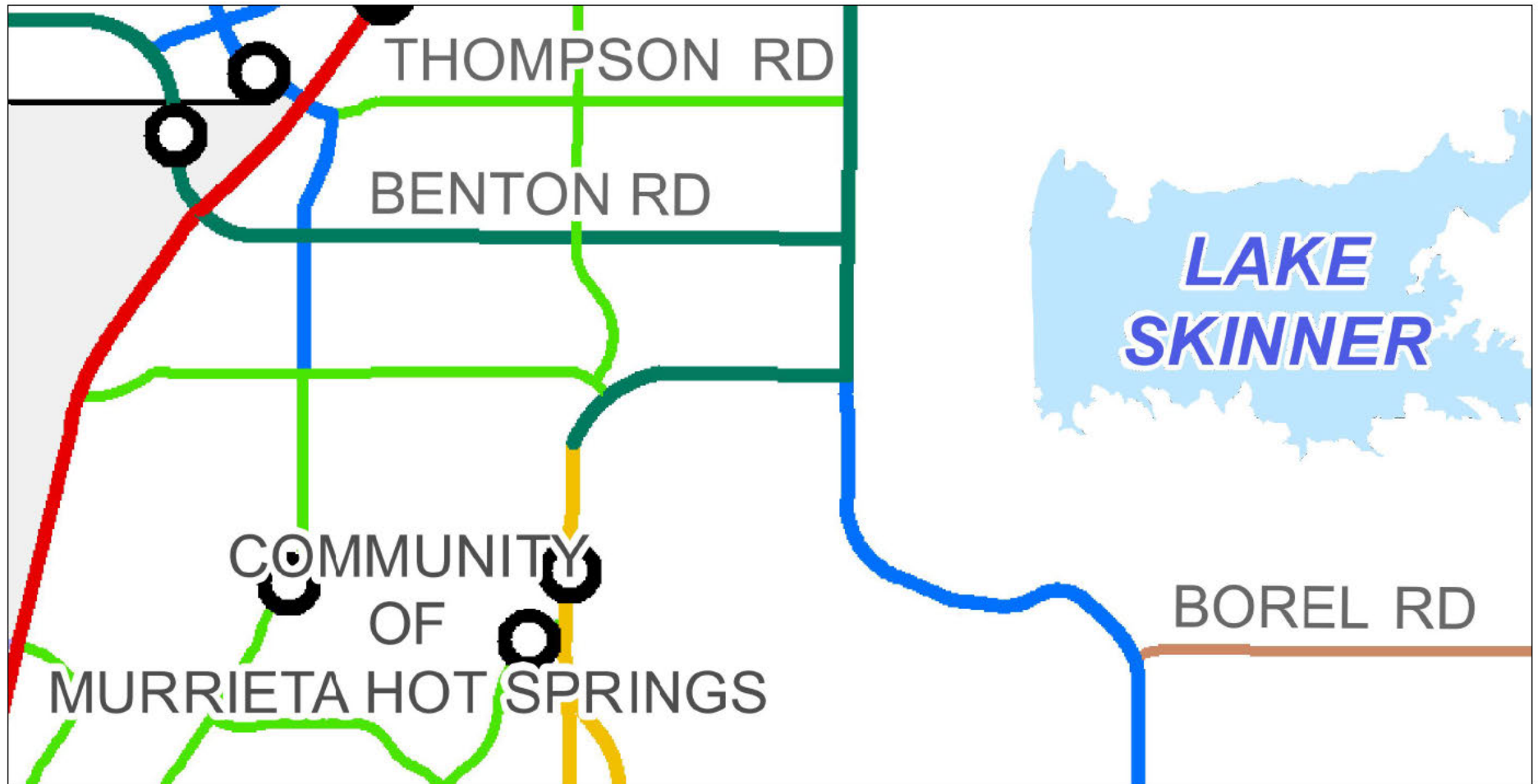
**SOUTHWEST AREA PLAN CIRCULATION**  
 (DRAFT CHANGES UNDER GPA 22)

Path: Y:\GENERAL\_PLANNING\_Environment\CURRENT\AP\_SW\_F7\2.mxd

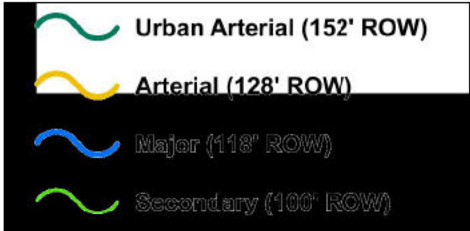
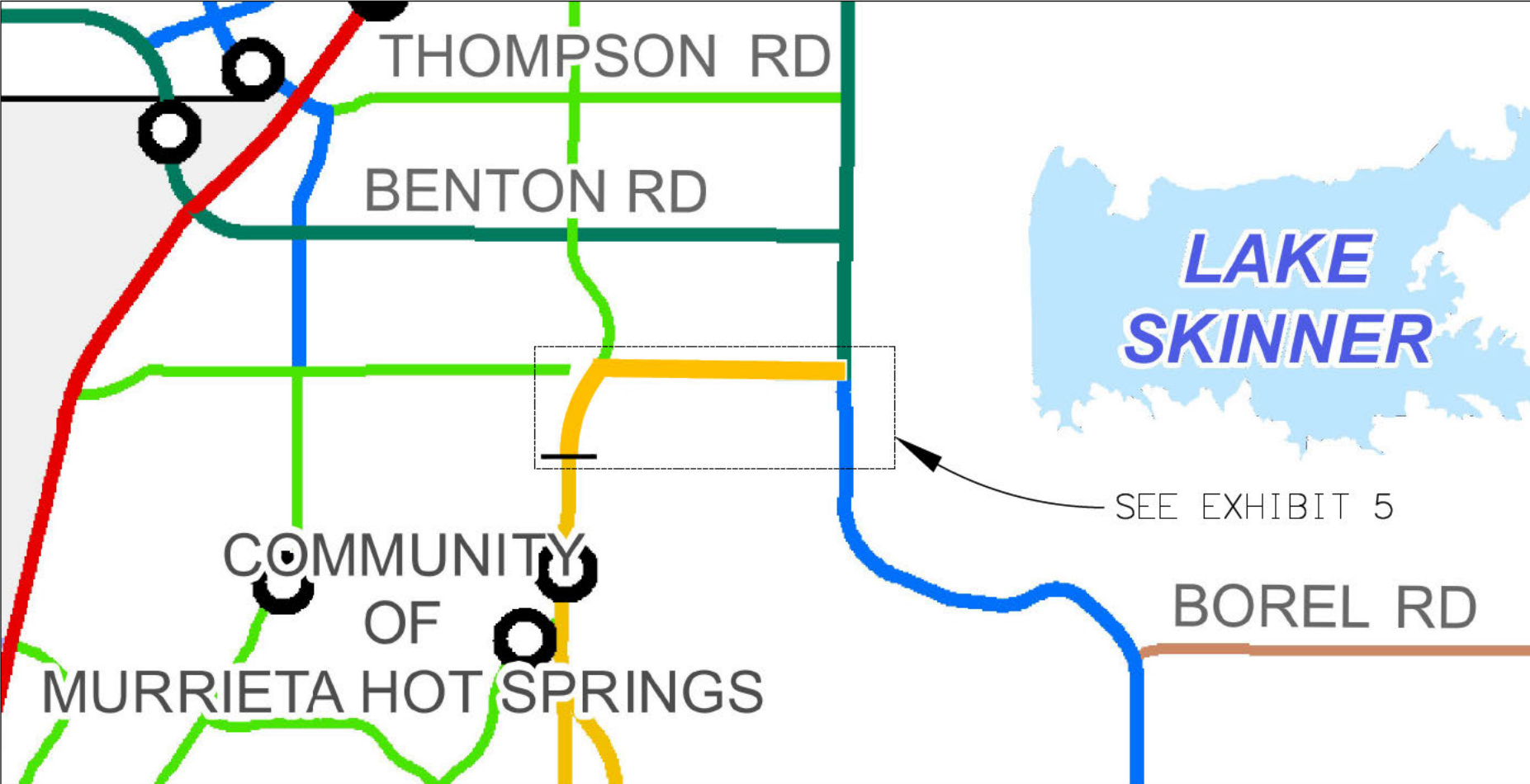
# EXHIBIT 2 - EXISTING CIRCULATION ELEMENT DETAIL



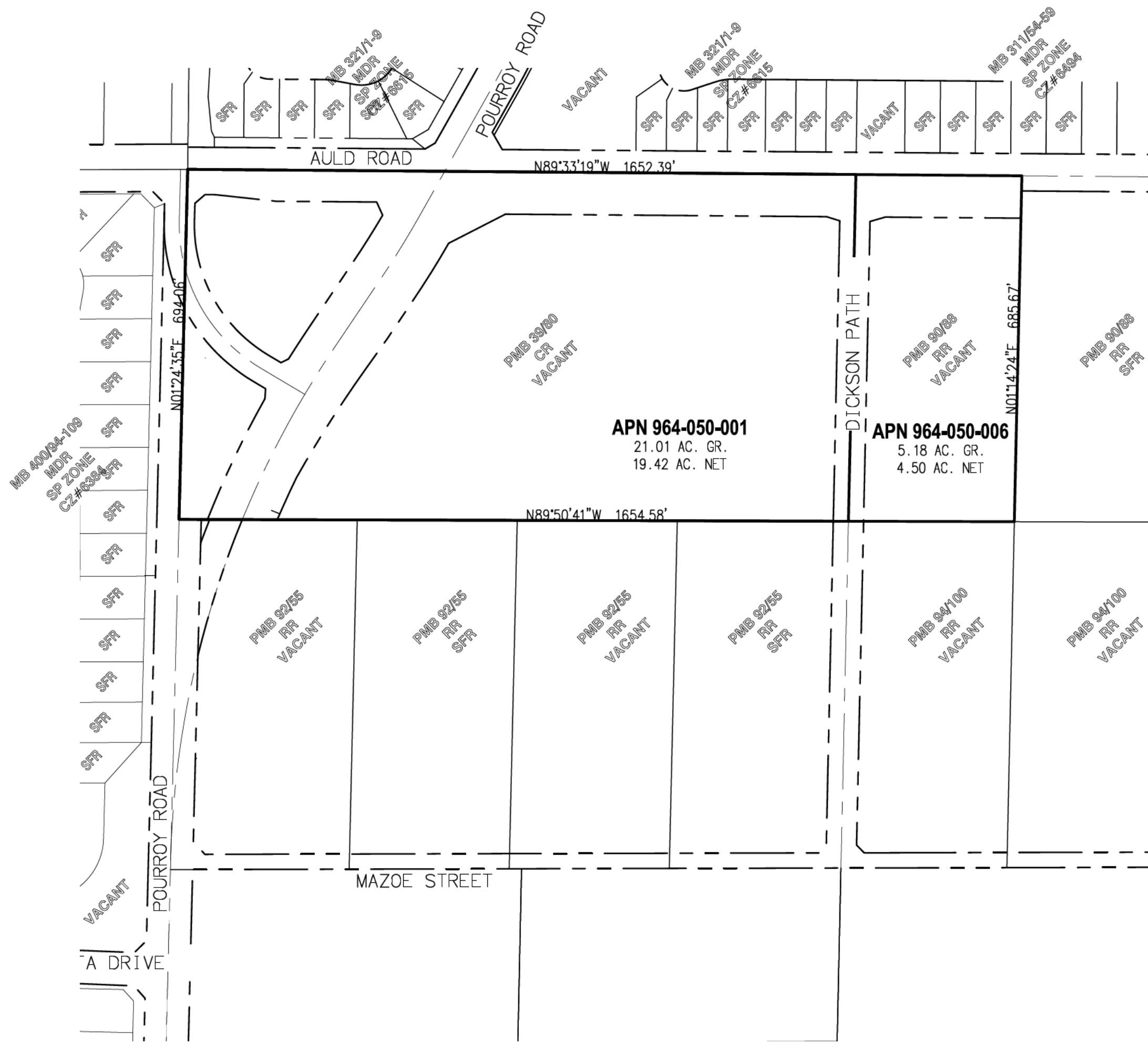
**EXHIBIT 3 - EXISTING ROAD CLASS  
URBAN ARTERIAL**



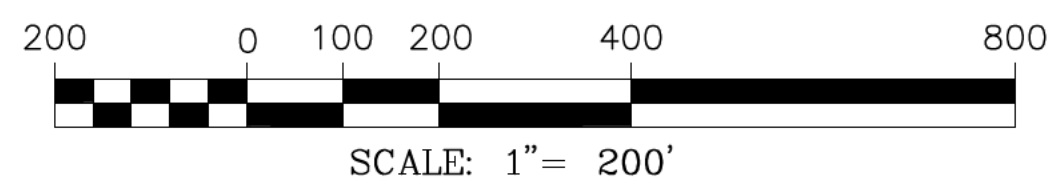
**EXHIBIT 4 - PROPOSED ROAD CLASS  
ARTERIAL**



# EXHIBIT 5 – PROPOSED CIRCULATION ELEMENT DETAIL



REVISION BLOCK



## GENERAL PLAN AMENDMENT 220011

**ASSESSOR'S PARCEL NO.:**

964-050-001 & 964-050-006

**GENERAL PLAN DESIGNATION:**

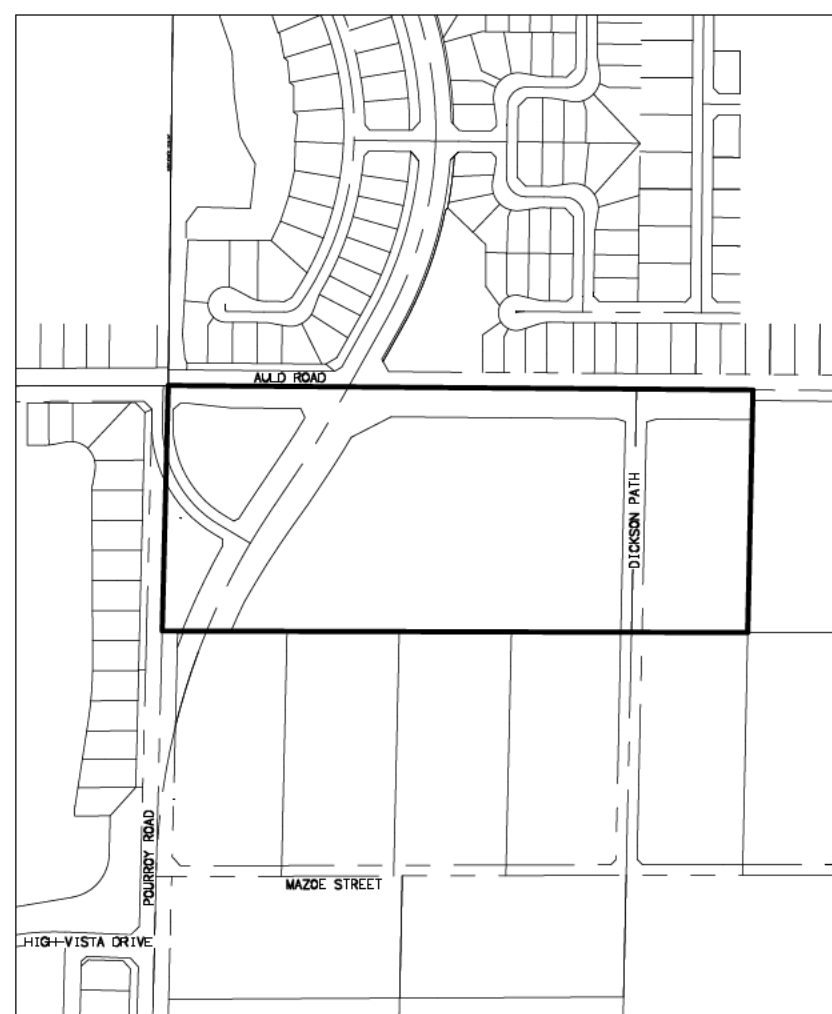
EXISTING = CR  
PROPOSED = CR

**ACREAGE:**

26.18 GROSS

**UTILITIES:**

ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS
SEWER	EASTERN MUNICIPAL WATER DISTRICT
WATER	EASTERN MUNICIPAL WATER DISTRICT
TELEPHONE	FRONTIER
CABLE TV	SPECTRUM



**LEGAL DESCRIPTION:**

PARCEL 1 OF PARCEL MAP 9509, RECORDED IN BOOK 39, PAGE 80 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, S 9, T 7 S, R 2 W, SBM. AND PARCEL 1 OF PARCEL MAP 16292, RECORDED IN BOOK 90, PAGE 88 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, S 9, T 7 S, R 2 W, SBM.

**PREPARED FOR APPLICANT AND OWNER:**

GORE & BUTTERFIELD STAGE CENTER LLC  
32840 PACIFIC COAST HIGHWAY, SUITE N  
DANA POINT, CALIFORNIA 92629  
ATTN: JOSEPH D. GOVEIA/AMY WILLIAMS  
TEL: 949-295-1086  
E-MAIL: AMY@GOVEIACRE.COM

**PREPARED BY ENGINEER:**

**TEC** TEMECULA  
ENGINEERING  
CONSULTANTS, INC.

LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS  
29377 RANCHO CALIFORNIA RD., STE. 202, TEMECULA, CA 92591  
\* TELEPHONE 951-676-1018 \* FACSIMILE 951-676-2294 \*  
DATE: SEPTEMBER 2022 JOB NO.: 18.1130.02

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220011

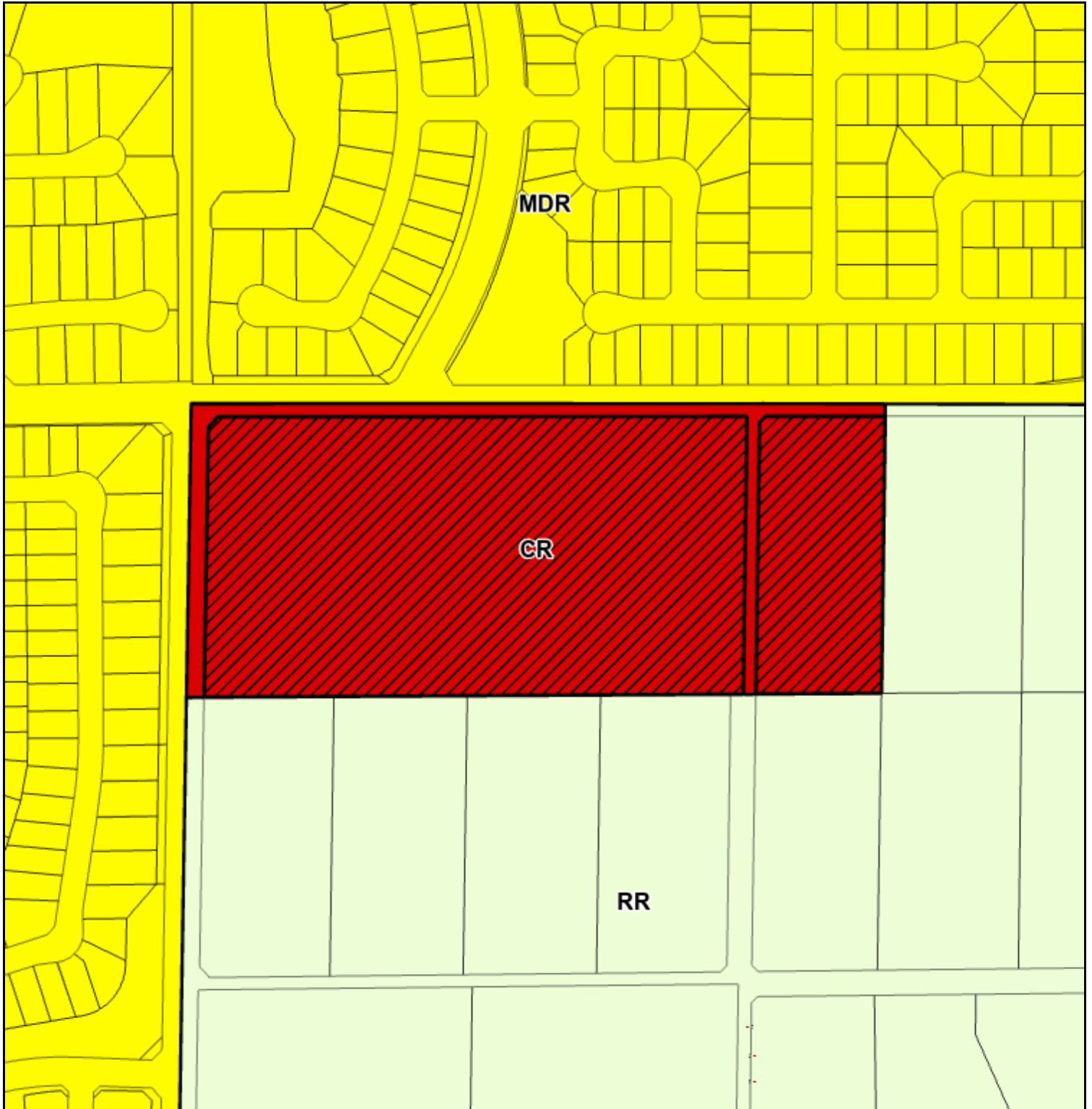
**EXISTING GENERAL PLAN**

Supervisor: CHUCK WASHINGTON

District: 3

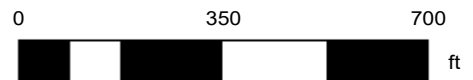
Date: 2-28-2024

Exhibit: GPA220011



Zoning Area/District: RANCHO CALIFORNIA

Author: K.MASON



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220011

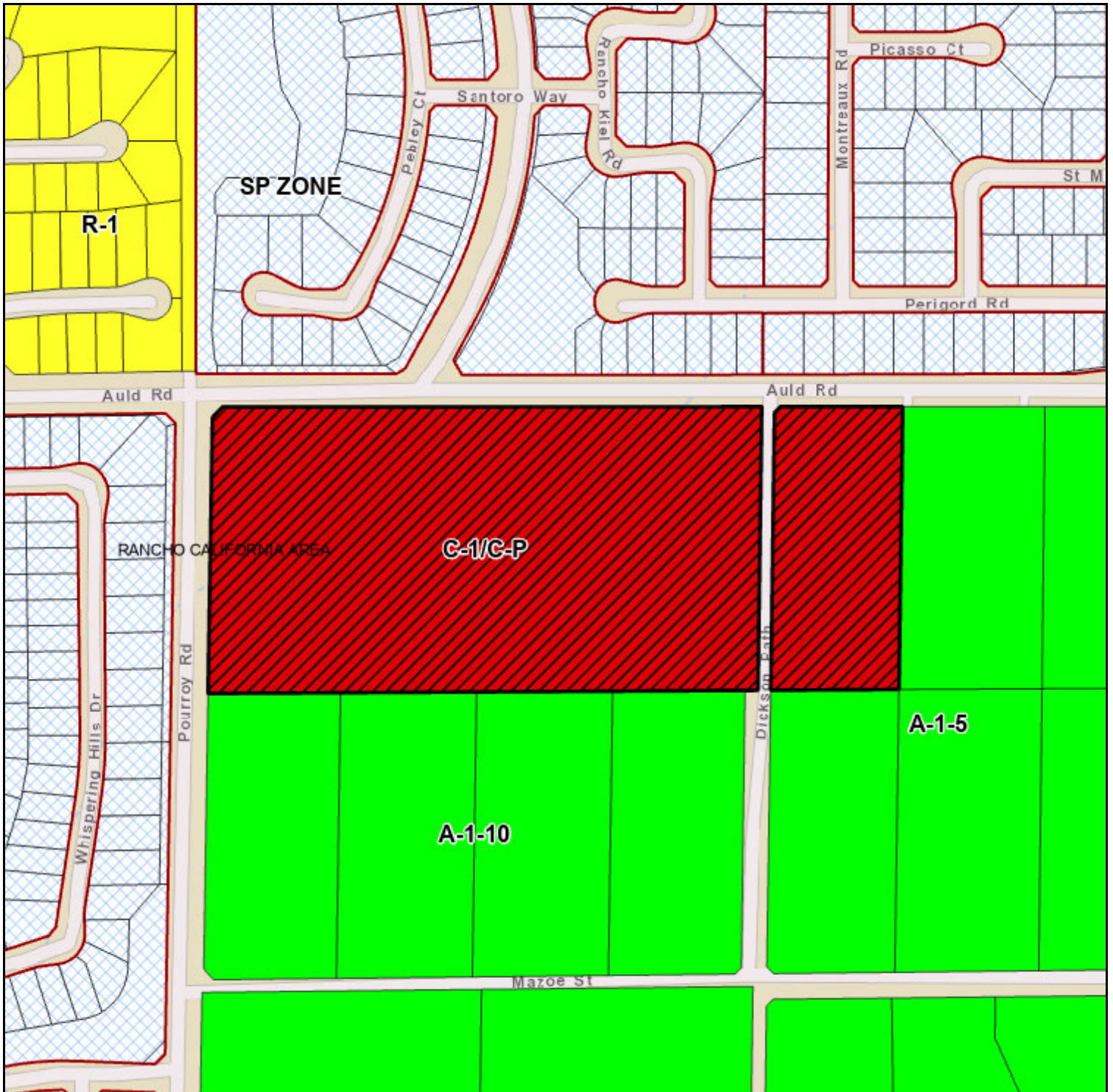
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

Date: 2-28-2024

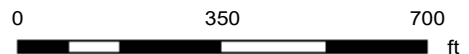
Exhibit: EXISTING ZONING



Zoning Area/District: RANCHO CALIFORNIA

Author: K.MASON

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220011

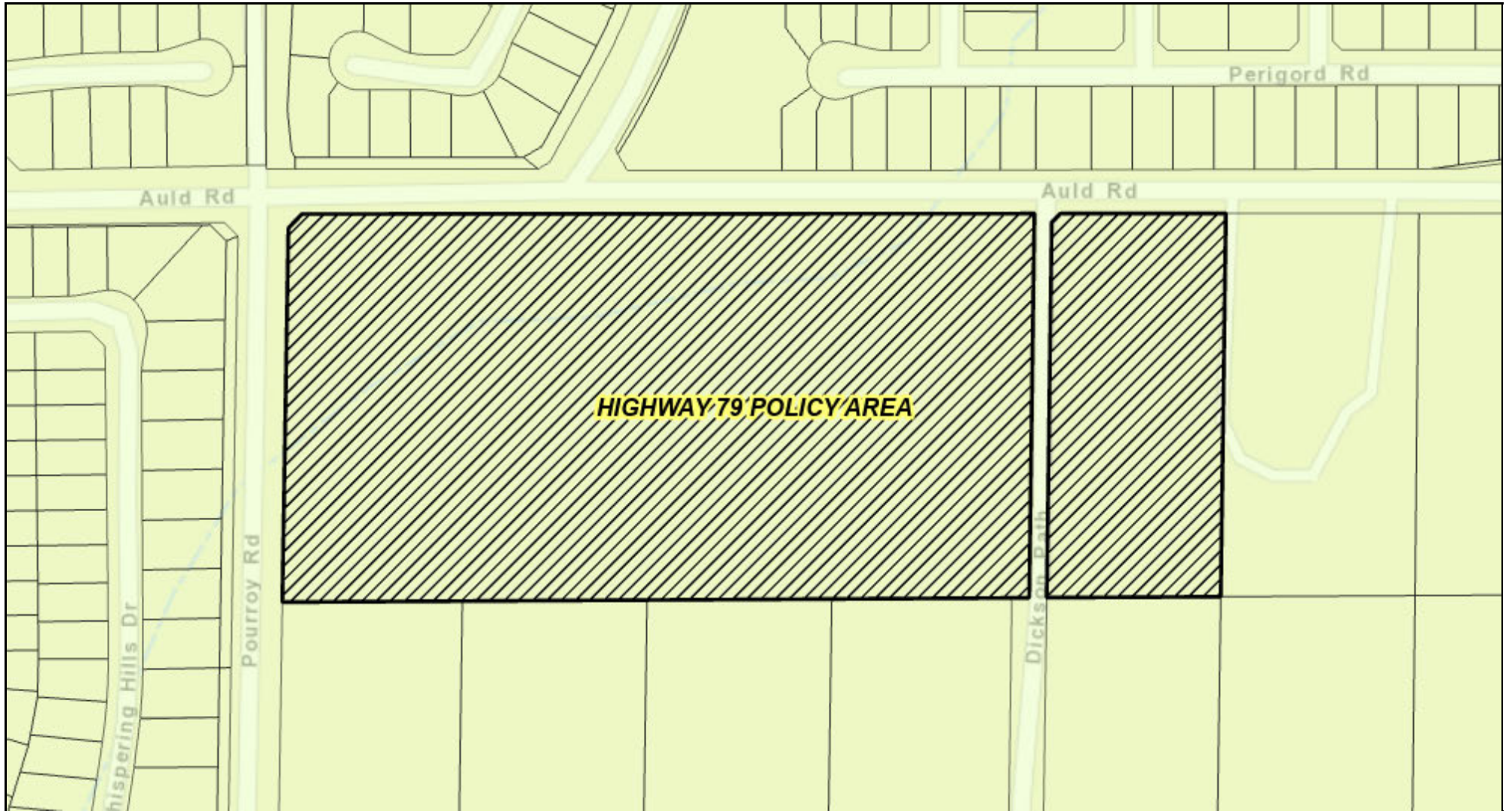
VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 2-28-2024

Exhibit: VICINITY MAP



Zoning Area/District: RANCHO CALIFORNIA

Author: K. MASON

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220011

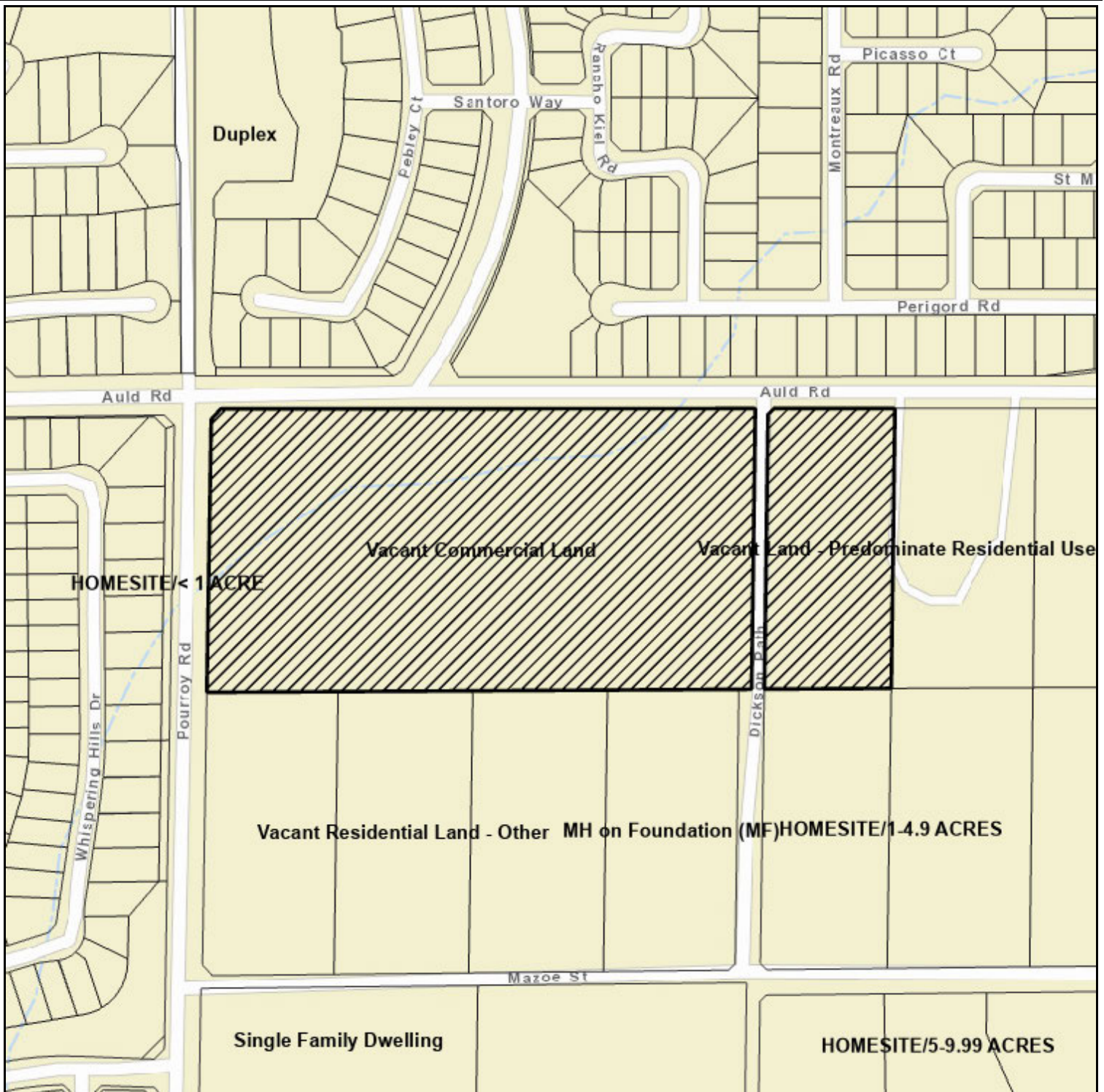
LAND USE

Supervisor:CHUCK WASHINGTON

Date: 2-28-2024

District: 3

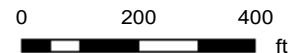
Exhibit: EXISTING LAND USE



Zoning District: RANCHO CALIFORNIA

Author: K. MASON

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**ADDENDUM NO. 1  
TO THE  
PARCEL MAP NO. 32379  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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Prepared for:

**County of Riverside**  
Planning Department  
4080 Lemon Street  
Riverside, California 92501

Prepared by:

**Tom Dodson & Associates**  
P.O. Box 2307  
San Bernardino, California 92406

**Mitigated Negative Declaration: April 20, 2006  
Addendum No. 1 Completed: December 2023**

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FIGURES

- Figure 1 Tentative Parcel Map 32379
- Figure 2 Proposed Circulation Element Detail (Exhibit 6)
- Figure 3 Proposed Circulation Element Detail (Exhibit 5)
- Figure 4 Cross Sections
- Figure 5a-d Area Calculations
- Figure 6 CDFW Jurisdictional Delineation Map

APPENDICES

- Appendix 1 Original IS/MND
- Appendix 2 COAs
- Appendix 3 General Application Form
- Appendix 4a Jurisdictional Delineation Report
- Appendix 4b General Biological Report (draft)
- Appendix 4c DBESP Report (draft)
- Appendix 5 Cultural Report
- Appendix 6 Traffic Analysis

**ADDENDUM NO. 1 TO THE  
PARCEL MAP NO. 32379  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**1. PROJECT DESCRIPTION**

A. 2006 Approved Parcel Map No. 32379 Project

In mid-2006, Mr. Dennis Janda, Inc. received entitlements for a commercial parcel map for the development of a 21.01-acre site into three (3) commercial lots and the realignment of Butterfield Stage Road and Auld Road consistent with the General Plan Circulation Element. The County of Riverside (County) approved Tentative Parcel Map No. 32379 in 2006 for the development of 21.01-acre site (the "Original Project"). The project site is located on the southeast corner of the current intersection at Pourroy Road and Auld Road. The whole project site was previously used for low intensity agriculture and remains highly disturbed. A copy of the approved Parcel Map 32379 is provided as Figure 1 of this Addendum

The County prepared and adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Original Project. A copy of this IS/MND is attached to this Addendum as Appendix 1, and it provides a more detailed discussion of the approved project, including a number of mitigation measures. The General Plan designates the project site as Commercial Retail (CD:CR) and it remains zoned General Commercial (C-1/CP). The project site is located within the Southwest Area Plan and is also within the Highway 79 Policy Area. The approved Tentative Parcel Map established three commercial lots ranging in size from 3.72 acres (gross) to 10.97 acres (gross) as shown on Figure 1. Conditions of Approval (COAs) were adopted by the County for implementation when the required project improvements are implemented. A copy of the COAs is provided in Appendix 2.

Over the past 17 years the Parcel Map was not recorded, further commercial development has not been proposed or approved and no improvements have been installed. A 4<sup>th</sup> extension for Parcel Map 32379 was approved by the Riverside County Planning Commission August 18, 2021 which extended the Tentative Parcel Map expiration to June 14, 2022. No further extensions were available after the 4<sup>th</sup> extension. Thus, Tentative Parcel Map No. 32379 is considered expired. To date no development fees have been paid by the project and as noted, no onsite or offsite improvements have been installed. Subsequent to the 2006 approval, the County required that a Water Quality Management Plan be prepared for any future development.

Prior to the expiration, a Final Parcel Map was submitted to the County; went through several plan check reviews; and was ready to be recorded, pending securities and agreements. One of the reasons that the Final Parcel Map was not recorded was the difficulty in acquiring the proposed offsite Pourroy Road alignment right-of-way (ROW). There were numerous attempts over the past several years to obtain the needed offsite ROW from seven separate parcels, with no success. Ultimately, working with County Transportation, a decision was made that the County would not support the acquisition of the Pourroy ROW through the condemnation process. Therefore, pursuant to PM32379, Transportation Condition of Approval (COA) 050 (see Appendix 2) needed to be changed for the project, and a decision was made to pursue a realignment of Pourroy Road to the south of Auld Road, which will limit the proposed offsite ROW acquisition to one parcel. The property was recently acquired by GCRE & Butterfield Stage Center, LLC, and it is processing the applications with the County of Riverside to realign Pourroy

Road which will require a Circulation Element General Plan Amendment (GPA) as discussed above and below.

**B. Proposed Modifications**

Based on a re-evaluation of the Original Project by the new property owners, a decision was made to request a General Plan Amendment (GPA) to the Circulation Element from the County. Specifically, GPA 220011 (copy of General Application Form is provided in Appendix 3 of this document) proposes to re-align the segment of Pourroy Road south of Auld Road to connect to the existing Pourroy Road alignment north of Auld Road as shown on Figures 2 and 3. The proposed realignment of Pourroy will result in reduced offsite ROW requirements and reduced offsite regulatory permit impacts. In addition, it will reduce impacts to the seven parcels east of Pourroy Road and north of the point where the realignment leaves the existing alignment, and limit impacts to one parcel. Pourroy Road south of Auld Road is proposed as an Arterial Highway with 128-foot of right-of-way (ROW) Standard 92 from the County's Road Standards ordinance, Ordinance No.461.11.

In addition, the GPA also proposes to modify the alignment and roadway classification of Auld Road east of its intersection with proposed Pourroy Road to Washington Street from an Urban Arterial Highway with 152-foot of ROW (Standard 91) to an Arterial Highway of 128-foot ROW (Standard No. 92). Refer to Figure 2. In summary, Pourroy Road south of Auld Road will be realigned as shown on Figures 2 and 3; and two roadway segments (Pourroy Road and Auld Road) would be reduced in size from 152-foot width to 128-foot in width. These preceding changes reduce the total number of travel lanes from 6-lanes to 4-lanes. The different roadway cross-sections for these two roads are shown on Figure 4. No other changes to the original project are proposed at this time.

This Addendum compiles the necessary information required to update the County's adopted IS/MND to support the project changes summarized in the preceding paragraphs in accordance with Sections 15162 and 15164 of the State CEQA Guidelines.

**C. Environmental Review Process**

The County has prepared this Addendum in accordance with the current (2023) CEQA Statute (Public Resources Code paras 21000 *et seq.*) and the State CEQA Guidelines (14 Cal. Code Regs. paras 15000 *et seq.*). State CEQA Guidelines Section 15164 includes the following procedures for the preparation and use of an Addendum:

- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review, but can be included in or attached to the Final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's

required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Note that Section 15164(b) addresses use of an Addendum in conjunction with a negative declaration, which is the procedure being used in this document. If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines Section 15162(b)) When only minor technical changes or additions to an adopted negative declaration (ND) are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or ND have occurred, CEQA allows the lead agency to prepare and adopt an Addendum. (State CEQA Guidelines, Section 15164(b)).

Under Section 15162, a subsequent EIR is required only when:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the negative declaration due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based on the data contained in this environmental document, the County has concluded that an Addendum is the appropriate environmental determination for this second-tier environmental review process to comply with the CEQA as no new significant adverse impacts will result from approving the current GPA compared to the analysis from the prior IS/MND for Tentative Parcel Map 32379.

D. Summary of 2022 Project Modifications

In summary, the proposed 2022 Revised Project, as presented in GPA 220011, reflects the following modifications to the project area circulation system. Refer to Figure 3.

- The existing alignment of Pourroy Road from just north of Mazoe Street will be abandoned and the roadway alignment will be re-aligned in a curve to connect directly with the Pourroy Road alignment north of Auld Road (Figure 3). This segment of Pourroy Road will be constructed as an Arterial Highway with a 128-foot right-of-way (ROW), Standard 92 from the County's Road Standards ordinance, Ordinance No. 461.11.
- West-northwest of the new Pourroy Road alignment, a new road (Center Drive) will be constructed as shown of Figure 5. A one-half width roadway (30' wide) will be constructed in the alignment shown on Figure 5.
- A 26-foot sewer easement will be established along the western boundary of the property as shown on Figure 5.
- Auld Road will have its ROW changed from an Urban Arterial Highway with a 152-foot ROW to an Arterial Highway with a 128-foot ROW adjacent to the project property and east of the Auld/Pourroy intersection.
- The revised alignment of Pourroy Road will impact the stream channel onsite, including a small offsite area to the south of the project site. The whole of the channel that will be impacted by the Pourroy realignment is addressed in this document, including the offsite component.

Regardless, as illustrated in the following text, none of the changes would result in any new significant physical environmental impacts nor in a substantial increase in the severity of the physical impacts beyond the impacts that were already evaluated for the 2006 Original Project.

## **2. PROCEDURAL CONSIDERATIONS**

In 2006, the County of Riverside adopted an EA (IS/MND) for TPM No. 32379 and approved the creation of three commercial lots for the 21.01-acre Original Project site. The County must now determine whether the proposed 2022 Modified Project, described in Section 1.B and D above, results in new significant impacts or more severe adverse impacts that were not evaluated in the adopted EA, which could trigger the need for an alternative CEQA environmental determination to the proposed Addendum. The County must also decide whether an Addendum is the appropriate environmental determination for the 2022 Modified Project if it chooses to approve the 2022 GPA to the General Plan Circulation Element, (GPA 220011). The adopted 2006 EA provides a baseline and cumulative environmental evaluation and determination for the activities permitted by the entitlements approved for the 2006 Original Project, TPM No. 32379.

This Addendum No. 1 has been prepared in order to determine whether the proposed 2023 Project modifications, summarized above, would result in conditions that would require a subsequent or supplemental environmental impact report, Negative Declaration (ND) and/or Mitigated Negative Declaration (MND) to be prepared because of new or substantially greater adverse environmental impacts. This Addendum also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time the EA was adopted in 2006. This examination includes an analysis in accordance with the provisions of Sections 15164 and 15162 of the State CEQA Guidelines (summarized above), which outline the criteria and procedures for preparing an Addendum to a previously adopted EA (IS/MND).

Also pursuant to CEQA and the State CEQA Guidelines, the County's environmental review of the proposed project modifications is limited to examining the environmental effects associated with the physical changes in the environment from implementing the 2022 Modified Project compared to the 2006 Original Project, i.e., addressing the effects of a different width and

alignment of regional access roadways. This narrow focus is due to the fact that the EA has already addressed the environmental impacts of constructing and occupying the original project, TPM No. 32379.

This Addendum, combined with the original adopted EA, serves as the basis for the County's environmental review of its decision to consider the new access roadways alignments and widths. Addendum No. 1 modifies the Original Project EA adopted by the County in 2006 as its original CEQA environmental determination. No other changes than those outlined in the preceding text are proposed at this time.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the County of Riverside is the Lead Agency for the proposed project revisions and is charged with the responsibility of deciding whether or not to approve the proposed GPA for the 2022 Modified Project as described above and relying on this Addendum as its current CEQA environmental determination. As part of its decision-making process, the County is required to review and consider the potential environmental effects that could result from implementing the 2022 Modified Project relative to the previously approved project, the 2006 Original Project (TPM No. 32379).

### **3. ENVIRONMENTAL ANALYSIS OF THE PROJECT MODIFICATION**

Following the County's receipt of the proposed GPA 220011 application, the modified project, the County determined that the project was modified to an extent that when combined with new environmental issues that have been incorporated into the CEQA review process since 2006, a subsequent environmental document/determination would be needed to support an entitlement decision for GPA 220011. After reviewing the data compiled for this Addendum, the County decided it would be appropriate to process the Addendum to provide an evaluation of potential project changes that could result from approving the proposed project modifications compared to the project described and approved under the 2006 adopted IS/MND. This is a relative comparison of *GPA 220011 to the 2006 Original Project, approved Tentative Parcel Map No. 32379*. The purpose is to assess the potential environmental impacts that would result from the project changes outlined in Sections A and B of this document, in comparison to the impact forecast contained in the 2006 IS/MND. The following evaluation provides a comparative analysis of potential environmental impacts in relation to the facts and findings contained in the adopted 2006 Original Project IS/MND document. The following findings and conclusions were developed regarding potential impacts from approval and implementation of GPA 220011. This analysis follows the format for determining significance included at the end of a standard Initial Study Environmental Checklist Form to present findings.

- a) *POTENTIAL TO DEGRADE: Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

*Less Than Significant Impact / No Changes or No New Information Requiring Preparation of any additional environmental documentation.*

**Biology:** The biology issue is evaluated in the 2006 Initial Study/Mitigated Negative Declaration (IS/MND) on page 7 and 8. The 21.01-acre site was evaluated as being highly disturbed and containing little or no natural habitat. Further, the IS/MND determined that the project site was not occupied by any rare or protected plant or wildlife habitat. A stream channel is located on the



property and mitigation is required by the IS/MND if the stream channel will be disturbed. The GPA 220011 project does not propose disturbance of the whole project site where environmental conditions remain comparable to that in 2006.

Appendix 4 contains two new biological studies that evaluate the site's general biology: "Jurisdictional Delineation Report for Auld Road and Pourroy Road Re-Alignment Project" (Appendix 4a) and "General Biological Report for Auld Road and Pourroy Road Re-Alignment Project" (Appendix 4b) and the stream channel on the property, i.e., a Jurisdictional Delineation Report (JD) ("Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis for Impacts to MSHCP Riparian/Riverine Areas Associated with the Auld Road and Pourroy Road Re-Alignment Project") (Appendix 4c). The stream channel is located within the proposed re-alignment of Pourroy Road, south of Auld Road. Figure 6 shows the location of the channel on the property, including the small area of jurisdictional waters located on the parcel south of the project site. Regulatory permits will be obtained in conjunction with the installation of the new Pourroy Road alignment, including the area south of the project site. The JD reached the following findings: the onsite channel(s) have about 2,013 lineal feet of jurisdictional waters of the U.S. and State; and the project site contains an estimated 0.22-acre of U. S. Army Corps of Engineers jurisdiction, 0.22-acre of San Diego Water Quality Control Board (Regional Board) jurisdiction; and 0.47 acre of California Department of Fish and Wildlife jurisdiction. The 2006 IS/MND imposed mitigation on the approved Parcel Map to obtain regulatory permits and provide mitigation in accordance with the permit requirements. The GPA 220011 project will implement this measure and have comparable impacts to the proposed 2022 Modified Project. No new or additional biological mitigation measures are required to support the implementation of the proposed modified project. Comparing the 2006 IS/MND findings for biological resource impacts, the GPA 220011 project represents no change in potential biological resource impacts compared to the 2006 Original Project. Thus, GPA 220011 does not result in any new significant impacts or in a substantial increase in the severity of the impacts evaluated in the IS/MND that would trigger subsequent environmental review under Sections 15162 and 15164 that would require preparation of a subsequent document other than this Addendum.

Cultural Resources: The 2006 IS/MND evaluated cultural resource impacts on pages 8 and 9 of the IS/MND and in a cultural resources technical study (refer to Appendix 5). The analysis in this section found that the site has been previously disturbed and concluded that based on this previous extensive ground disturbance there was no potential for any historical or archaeological resources to exist on the site with any integrity. The 2006 IS/MND found that the project site did not contain any archaeological or historical resources that would be impacted and no mitigation was required.

The applicant conferred with the County's historical expert and it was determined that no new cultural resources study is required. Based on the level of historic and current disturbance, there would be very limited potential to adversely impact any cultural resources, and the GPA 220011 project would not result in a new significant impact or in a substantial increase in the severity of cultural resources impacts compared to the 2006 Original Project. No additional cultural resource mitigation is required for the 2022 Modified Project. Thus, the proposed modified project, GPA 220011, represents a comparable condition relative to the previous findings for cultural resource impacts compared to the original project.

In conclusion, relative to the biological and cultural resource impacts forecast in the 2006 IS/MND, the 2022 Modified Project would not result in any new significant impacts or in a substantial increase in the severity of biological or cultural resources impacts. No significant adverse change or effect in the scope of impacts for biology or cultural resources are forecast to occur in approving

this Addendum and implementing the proposed project modifications incorporated in the current GPA 220011 project than the project that was approved in the original 2006 project. No additional biological or cultural resource mitigation is required to support the implementation of the proposed project modifications. The proposed GPA 220011 project does not represent any change in the project impacts to the existing environment that could cause significant or substantially more severe biological or cultural resource effects or would require further environmental review pursuant to Sections 15162 or 15164 of the State CEQA Guidelines.

*b) CUMULATIVE IMPACTS: Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project.)*

Those environmental resources or issues subject to cumulative effects include the following: aesthetics, agriculture/forestry resources, air quality, energy, greenhouse gas emissions, hydrology/water quality, land use/planning, minerals, noise, population and housing, public services and recreation, transportation, tribal cultural resources and utilities/service systems. Since the 2006 IS/MND was adopted, several additional issues have been added to the CEQA Initial Study Environmental Checklist Form that may have the potential to create cumulative impacts: forestry resources, energy, greenhouse gas emissions, traffic vehicle miles traveled, tribal cultural resources, and wildfire. Potential cumulative biology and cultural resource impacts are addressed in the preceding section and no new adverse cumulative impacts to these two resource issues were identified. All environmental issues were determined not to experience any significant project specific or cumulative adverse environmental impact in the 2006 IS/MND, with environmental issues requiring implementation of mitigation measures, as recommended in the 2006 IS/MND. The 2022 GPA 220011 does not alter the potential commercial development allowed on the project site, but will alter the existing circulation system as shown on Figures 2 and 3 of this document. No new or additional significant cumulative effects (i.e., cumulatively considerable) will result from approval and implementation of GPA 220011. The following evaluation of each potential cumulative impact issue is provided to substantiate this broad finding.

Aesthetics: Aesthetics issues are discussed in the 2006 IS/MND, on page 4 and 5. The IS/MND concluded that the project area was not in a scenic corridor; no onsite scenic resources will be damaged, no prominent vista will be obstructed, future development in accordance with the County's development code will not create an aesthetically offensive site; project must comply with lighting requirements of Riverside County Ordinance No. 655, and the project will not create substantial light or glare that would adversely impact day- or night-time views. Even with the lack of development on the project site over the intervening 16 years, the project area's visual setting has been altered by residential development to the west and north. This development has changed the original project setting from a rural development situation to, in essence, a suburban visual setting. The proposed 2022 Modified Project is a modification to the size and alignment of the two major roads within the project area. The footprint of Pourroy and Auld Roads will be reduced and the future alignment of Pourroy Road, Figure 2 of this document, probably best illustrates this change in alignment. The net change is that Pourroy Road will curve to the east across the project site to directly connect to Pourroy Road north of Auld Road. The project site has minimal aesthetic value within the neighborhood at present. The change in roadway alignment will not result in any major change in the aesthetic character of the project site since all changes will be at the ground level. Lighting along the Pourroy Road alignment will be shifted to the east, but this is not considered a major change in aesthetics of the local visual setting. Project street lights will be required to comply with Ordinance No. 655 in order to minimize light pollution that could conflict with Palomar Observatory operations. Thus, the proposed implementation of

the GPA 220011 is not forecast to cause any significant negative alteration of any aesthetic or visual impacts when compared to the impacts evaluated in the 2006 IS/MND. No new or substantially greater cumulatively considerable negative aesthetic impacts will result from implementing the 2022 Modified Project. The proposed roadways will integrate into the existing suburban visual setting of comparable or better quality than the currently approved visual setting. In conclusion, the GPA 220011 would not result in any new significant impacts or in a substantial increase in the severity of aesthetic impacts compared to the findings in the 2006 IS/MND. No additional aesthetic resource mitigation is required to support the implementation of the proposed 2022 Modified Project modifications. The proposed modified project does not represent any change to the project aesthetic impacts to the existing environment that could cause new significant or substantially more severe aesthetics effects or would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Agricultural and Forestry Resources: The 2006 Original Project IS/MND evaluated agricultural impacts under the Agricultural Resource topic, pages 5 and 6. Since 2006, the State CEQA Guidelines expanded to include a more detailed Agricultural and Forestry Resources topic. Historically, the project site was a mix of grassland and barren areas, with no known forestry resources. That condition remains the same today. The 2006 Original Project IS/MND concluded that agricultural uses did not occupy the project site as the property was not being farmed and was designated for commercial use. The 2006 Original Project IS/MND identified one mitigation measure for agricultural resources to minimize potential conversion of nearby farmland. The GPA 220011 would not result in any new or substantially greater cumulatively significant adverse farmland or forestry resource impacts. The Project would be required to comply with Ordinance No. 625, Right to Farm to minimize conflicts with adjacent agriculture activities. It will reduce the roadway footprint of both Pourroy and Auld Roads, but the area where the relocation will occur was previously approved for commercial use. The proposed modified project does not represent any changes in the project impacts to agriculture and forestry resources that could cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Air Quality: Air quality issues are discussed in the 2006 IS/MND in Section 5, page 6. The County presented its qualitative findings on the lack of air quality impact due to lack of any site development. The 2006 evaluation in the IS/MND concluded no air quality emissions impact, no conflict with any AQMP, and no permanent air emissions. Since 2006 regional air quality has improved as SCAQMD has implemented more stringent air quality management rules and regulations and additional requirements through the more current Air Quality Management Plans. Other improvements have included reductions in fugitive dust emissions and equipment exhaust since 2006 and major reductions in mobile source vehicle exhaust, building energy consumption (current 2019 State Building and Energy codes), and the contribution of the renewable energy generation component of Southern California Edison's energy generation portfolio (currently estimated to be about 39% in 2022).

In order to make a comparative evaluation of air emissions between the approved project and the GPA 220011 for the 2022 Modified Project, the Addendum includes a qualitative comparison of the original road alignments and design for the 2006 Original Project and the 2022 Modified Project. Both Auld and Pourroy will be reduced in width from 152 feet to 128 feet. Road construction activities of the original project and the proposed project under GPA 220011 both require grading and paving the roadways. The proposed modified project will result in less overall road construction emissions than the original project. Further, the new road alignment for Pourroy will eliminate the existing jog for traffic to reach Pourroy north of Auld. Thus, long-term emissions from vehicles should be reduced under the proposed project relative to the original alignments.

Thus, the proposed modified project does not represent any changes in the project impacts to the existing environment that could cause new significant or substantially more severe air quality effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

As part of the review of the modified design for Auld/Pourroy, the project engineer (Mr. Stan Heaton, Temecula Engineering Consultants, Inc.) developed a comparative evaluation of the change in work effort required to complete the street and drainage improvements for the two alternatives. This evaluation concluded that the amount of construction required to support the revised Auld/Pourroy alignment is a reduction by about 32.8 percent compared to the exiting/original alignment. Thus, as summarized in the preceding evaluation of potential air emissions, the modified Auld/Pourroy alignment can be implemented with a reduction in both short- and long-term air emissions.

Energy: The topic of Energy was indirectly discussed under the topic of Utility and Service Systems in the 2006 IS/MND, but with a different emphasis. Specifically, the 2006 IS/MND asked whether the proposed project would require construction of new energy (electricity, natural gas) generation or distribution systems. Since 2006 energy consumption in California for specific construction and transport activities has been substantially reduced due to cleaner vehicles (both construction and operations), reduced energy consumption due to stricter building codes, and the increased generation of electricity from renewable sources, all of which reduce demand for basic nonrenewable energy resources (coal, oil, gas, and vehicle fuel). GPA 220011 will reduce construction energy requirements for the roadways, and may reduce demand for vehicle fuel by creating a direct connection for Pourroy road rather than the existing jog due to existing alignment. Based on this information, no cumulative adverse energy impacts would result from implementing the revised project. The proposed modified project does not represent any changes in the project impacts to energy resources that could cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Greenhouse Gas Emissions: The topic of Greenhouse Gas (GHG) Emissions was not included in the 2006 IS/MND. Thus, in order to compare the GHG emissions for the approved project and proposed GPA 220011, only a relative qualitative comparison is possible. As noted for the air quality analysis, GHG emissions, particularly electricity, would have been greater in 2006 than in 2022. The discussion in the air quality section indicates that the proposed GPA 220011 is forecast to reduce future roadway construction emissions, including GHG, and may reduce long term emissions by shortening the connection between the existing alignment of Pourroy Road. Regardless, both projects would generate GHG emissions that will not differ substantially. Based on this information, no new cumulative adverse GHG impacts would result from implementing the revised project. The proposed modified project does not represent any changes in the project impacts to greenhouse gas emissions that could cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Hydrology/Water Quality: The hydrology and water quality (water) issues are discussed on pages 15-17 of the 2006 IS/MND. The evaluation in the IS/MND concluded that the original project would not make any modifications to the onsite drainage pattern. The original developer was notified of Area Drainage Plan fees and a requirement to prepare a WQMP when development is proposed. Two small channels on the property were identified and a requirement to obtain regulatory permits was noted. The 2006 IS/MND assumed that site development would require runoff in the stream channels to be captured where they enter the property along Auld Road and be

discharged downstream into an existing channel through a storm drain. All hydrology/water quality impacts from the approved project would be less than significant. Hydrology and Water Quality is an issue similar to Air Quality in that it has the potential to result in both cumulative impact (incremental increase in runoff downstream and degradation of water quality) and the potential to have direct adverse impacts (flooding and water pollution) on humans. This discussion of Hydrology and Water Quality focuses on cumulative effects from project implementation. Several changes in the environment have occurred since 2006 that have resulted in improved water quality and reduced downstream discharges from developed sites. First, the Regional Board has established requirements to treat surface runoff prior to discharge downstream. This has resulted in a mix of storm water treatment methods (from bio-treatment basins to mechanical removal of pollutants, including sediment and trash) and Low Impact Development (LID) requirements by local agencies that require new development projects to retain the incremental increase in runoff from a project site due to development (primarily impervious surfaces). These measures (comply with NPDES permits during grading; and implementation of a Water Quality Management Plan (WQMP) Best Management Practices prior to ground disturbance and after development. Thus, the Stormwater Pollution Prevention Plan (SWPPP) and draft WQMP prepared for Parcel Map 32379 are new hydrology and water quality management features that would not have been required in 2006. The two roads (Pourroy and Auld) would be improved by the proposed 2022 Modified Project, and GPA 220011 will result in less overall roadway being installed relative to the 2006 situation. When Pourroy is constructed it will also result in the new alignment shown on Figures 2 and 3. The 2006 IS/MND acknowledged that the two channels entering the property would be placed in a storm drain within the property boundary and discharged into the existing channel downstream of Pourroy. This circumstance has not changed and when Pourroy Road is constructed, it will be responsible for acquisition of regulatory permits as was the original project. Based on this information, no cumulative adverse hydrology or water quality impacts would result from implementing the revised project. The proposed modified project does not represent any changes in the project hydrology/water quality impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Land Use/Planning: Land use and planning issues were evaluated in the 2006 IS/MND, on pages 17 and 18. The analysis in the IS/MND concluded that the proposed project would be consistent with the County's General Plan designation (CR, Commercial Retail) and zone classification of General Commercial (C-1/C-P). The 2006 project (Parcel Map 32379) did not include a specific development proposal, but it did create three commercial development lots on the project site. The IS/MND concluded that there would be no change in land use; the City of Temecula did not object to the subdivision; and no established community would be divided or disrupted.

GPA 220011 does not propose to change land use, but it does propose to modify the two roadway designations (Arteria Highway 152' to Arterial Highway 128') and revise the Pourroy Road alignment from its current location to a curved roadway that will directly intercept the Pourroy Road alignment on the north side of Auld Road. This new Pourroy Road alignment is located mostly on the Parcel Map 32379 property. The 2022 project does not include any specific development proposal at this time. Since the original approval in 2006, there have been changes in the area environment, with compatible suburban land uses being developed on adjacent parcels. The proposed modified project is consistent with the existing surrounding land uses and no land use conflicts have been identified based on these surrounding land uses. The land use and planning impacts from the modified project will be comparable to the original project, i.e., a less than significant cumulative impact since the project is consistent with current County General Plan. Thus, the proposed GPA 220011 project would not result in any changes in the project land

use impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Mineral Resources: Mineral Resources was a topic that was specifically considered in the 2006 IS/MND on page 18. The IS/MND found that no known mineral resources exist at the site, and no historic mining activities are evident at the site. Therefore, development of proposed GPA 220011 on the property has no potential to experience any adverse impact to mineral resource values. Thus, the proposed GPA 220011 would not result in any changes in the project mineral resources impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Noise: The noise issue is qualitatively evaluated in the 2006 IS/MND on pages 18-20. Noise impacts from and to the original project were found to be less than significant noise impacts without any mitigation. The noise environment at the project site is dominated by traffic noise (adjacent highways) and French Valley Airport. Because no development was proposed or has occurred at the project site, potential impacts from surrounding activities were concluded to be less than significant. The only assumed onsite noise generating activity in 2006 was proposed road construction, which has not occurred. If the GPA 220011 is approved, there will be less overall road construction and the new Pourroy alignment will be moved further from existing residential uses to the west. For these reasons, from a noise perspective, the proposed GPA 220011 2022 Modified Project will cause and experience a comparable but slightly lower noise impact relative to the originally approved project. Therefore, the proposed project will result in a less than significant contribution to cumulative noise on the surrounding area. Thus, the proposed GPA 220011 would not result in any substantial change in the project noise impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Population/Housing: The population and housing issue is evaluated in the 2006 IS/MND on pages 20 and 21. The 2006 IS/MND evaluated population and housing issues and concluded that implementation of Parcel Map 32379 would result in no significant adverse impacts. There would be no housing or population displaced; original project was concluded to not create additional demand for additional housing; the site is not in a redevelopment area; would not cause official regional population forecast to be exceeded; and would not induce substantial population growth. Therefore, the proposed GPA 220011 project will result in a less than significant contribution to cumulative population and housing impacts in the County of Riverside. Thus, the proposed GPA 220011 would not result in any changes in the project population/housing impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Public Services and Recreation: The public services/recreation issues are evaluated in the 2006 IS/MND on pages 21-23. No significant adverse impacts to any public services or recreation facilities were identified from the proposed subdivision and no fees are required at this time. Although the various public service infrastructure systems will have expanded since the IS/MND was approved in 2006, the County will have adjusted its fees to meet current demand for such services. However, as no development is proposed under GPA 220011 and there will be no requirement to pay fees at this time. Therefore, the proposed 2022 Modified Project will result in a similar less than significant or no contribution to demand for public services at this time. Thus,

the proposed GPA 220011 would not result in any changes in the project public services and recreation impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Transportation/Traffic: The transportation and traffic issues are evaluated in the 2006 IS/MND, on pages 23-25. A traffic study was not required for the project which consisted solely of a subdivision creating three lots with no specific development in 2006. A traffic study is referenced in the IS/MND, but was not readily accessible for review and reference. The project would not cause any permanent increase of traffic from the project site. No impacts on alternative traffic modes were identified. Street improvements were required, but did not proceed due to difficulties in acquiring rights-of-way offsite. The site was deemed to have adequate emergency access and there was no increase in hazards identified.

The proposed GPA 220011 2022 Modified Project will modify the street widths and realign Pourroy Road. This has been examined as part of the proposed GPA 220011 application in a report prepared by Urban Crossroads, "Pourroy Road Realignment & Auld Road Downgrade (IP200024) Traffic Analysis." This report is provided as Appendix 6 of this document. This Traffic Analysis (TA) reached the following conclusions.

- Realign the southern segment of Pourroy Road to intersect with the intersection of Pourroy Road (East) and Ault Road.
- Realign the Existing Pourroy Road (West) to intersect with new Pourroy Road south of Auld Road
- Amend the General Plan Roadway classification of Pourroy Road south of Auld Road as an Arterial Highway (128' width) from the current Urban Arterial Highway (152' width) classification.
- Amend the General Plan Roadway Classification of Auld Road from Pourroy Road to Washington Street as an Arterial Highway from the current Urban Arterial Highway classification.

The TA recommends these changes to bring the roadway to acceptable levels of service (LOS) under General Plan Buildout With Project traffic conditions. Thus, the proposed GPA 220011 2022 Modified Project would not result in any changes in the project transportation/traffic impacts that would cause new significant LOS or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Vehicle Miles Traveled (VMT) analysis was mandated by the State as a topic for transportation system evaluation beginning in 2020. The State intended VMT to replace LOS as the primary transportation impact evaluation methodology (focus on reducing the average number of miles traveled for each trip), but local jurisdictions still require a LOS analysis in order to ensure the circulation system can be maintained at a level of traffic flow that meets a jurisdiction's thresholds. Because the proposed Modified project, GPA 220011, does not include any specific development proposal (similar to the 2006 project), a VMT analysis is not required. Thus, the proposed GPA 220011 would not result in any changes in the project transportation/traffic impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

**Tribal Cultural Resources:** The topic of Tribal Cultural Resources was not included in the 2006 IS/MND. This topic only became an issue in the Initial Study Checklist form in 2015. The Cultural Resource issues are evaluated in the 2006 IS/MND in Section 12, pages 8 and 9. The analysis in this section found that the site has been previously disturbed and a field survey determined that no historical or archaeological resources occurred on the property. The County did not require any mitigation for cultural resources and the issue of Tribal Cultural Resources (TCR) was not identified or addressed. However, the proposed 2022 Modified Project does not propose any development on the 20+ acre property, other than construction of onsite roads. Regardless, to ensure that no significant adverse TCR impacts occur, the 2022 Modified Project will retain a qualified Archaeologist to monitor all new ground disturbing activities as part of the project as a project design feature. In addition, all future implementing projects will require their own environment review. No County imposed mitigation will be required. Thus, the proposed modified project, GPA 220011, will address potential TCR impacts as a project design feature and reduce this potential impact to a less than significant impact level and the proposed GPA 220011 will not result in any adverse impacts to Tribal Cultural Resources that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

**Utilities/Service Systems:** Utilities and service systems are evaluated in the 2006 IS/MND on pages 25-27. The IS/MND concluded that all utilities are readily available but that subdivision of the property would not result in any demand for these systems. The proposed GPA 220011 will also not create a substantial demand for utility connections. The only utility demands that might occur would be demand for electricity (lighting and signals) and water (roadway landscaping) in relation to constructing the roadways (Pourroy and Auld) onsite. Based on the proposed project's limited new demand for utilities, the proposed modified project will result in a less than significant contribution to cumulative demand for these utilities and service systems. Thus, the proposed GPA 220011, 2022 Modified Project, would not result in any changes in the project impacts to utilities/service systems that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA.

**Based on a direct comparison of the original and modified project, no new significant adverse cumulative impacts will occur. Thus, implementation of the modified project, GPA 220011, 2022 Modified Project, is not forecast to cause any new or more significant cumulatively considerable impacts. Thus, the proposed 2022 Modified Project would not result in any cumulative impacts that would cause new significant or substantially more severe effect that would warrant further environmental review under CEQA.**

c) *ADVERSE IMPACTS ON HUMANS: Does the project have environmental effects on human beings, either directly or indirectly?*

*Less Than Significant Impact / No Changes or New Information Requiring Preparation of an Subsequent Mitigated Negative Declaration (MND).* Those project-related environmental resources or issues that pose a potential to have direct or indirect adverse effects on human beings include the following: air quality, geology and soils, GHG, hazards and hazardous materials, hydrology/water quality, noise, and wildfire. The 2006 IS/MND concluded that none of the above environmental issues would experience any significant project specific or cumulative adverse environmental impacts to human beings (people). Based on the analysis in support of this Addendum, implementation of the GPA 220011, 2022 Modified Project, will result in comparable adverse impacts on humans as identified for the approved project evaluated in the 2006 IS/MND. All environmental issues with impacts to human beings under the modified project were determined to not experience any direct or indirect significant adverse environmental impact.



Thus, based on the type of project and the potential environmental effects from implementing 2022 Modified Project, no new or substantially more severe significant effects on human beings will result from implementing the proposed modified project. The following evaluation of each potential impact issue is provided to substantiate this finding.

Air Quality: Air quality issues are discussed in the 2006 IS/MND in Section 5, page 6. The County presented its qualitative findings on the lack of air quality impact due to lack of any site development. The 2006 evaluation in the IS/MND concluded no air quality emissions impact, no conflict with any AQMP, and no permanent air emissions. Since 2006 regional air quality has improved as SCAQMD has implemented more stringent air quality management rules and regulations and additional requirements through the more current Air Quality Management Plans. Other improvements have included reductions in fugitive dust emissions and equipment exhaust since 2006 and major reductions in mobile source vehicle exhaust, building energy consumption (current 2019 State Building and Energy codes), and the contribution of the renewable energy generation component of Southern California Edison's energy generation portfolio (currently estimated to be about 39% in 2022).

In order to make a comparative evaluation of air emissions between the approved project and the GPA 220011, the Addendum includes a qualitative comparison of the original road alignments and design for the 2006 Original Project and the 2022 Revised Project. Both Auld and Pourroy will be reduced in width from 152 feet to 128 feet. Road construction activities of the original project and the proposed project under GPA 220011 both require grading and paving the roadways. The proposed modified project will result in less overall road construction emissions than the original project. Further, the new road alignment for Pourroy will eliminate the existing jog for traffic to reach Pourroy north of Auld. Long-term emissions from vehicles should be reduced under the proposed project relative to the original alignments. Thus, the proposed modified project does not represent any changes in the project impacts to the existing environmental that could cause new significant or substantially more severe air quality effects directly on humans that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines. No new, direct air quality health impacts would result from implementing the revised project. Local significance thresholds (LSTs) were not evaluated in the 2006 IS/MND, since no development is proposed and the realigned Pourroy Road alignment is further away from the residences to the west, overall LST impacts will be less than the originally approved project.

Geology and Soils: The geology and soil issues are evaluated in the 2006 IS/MND on pages 9 through 13. The project site was identified as having minimal geologic or soil constraints, and due no development proposed for the site, no significant geologic or soil impacts can occur to humans. Based on the preceding findings, the proposed revised project (GPA 220011) will not contribute to new or greater geology or soil impacts to human beings at this site. Thus, the proposed GPA 220011 project would not result in any changes in the project geology and soils impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Greenhouse Gas Emissions: The topic of Greenhouse Gas (GHG) Emissions was not included in the 2006 IS/MND. Thus, in order to compare the GHG emissions for the approved project and proposed GPA 220011, only a relative qualitative comparison is possible. As noted for the air quality analysis, GHG emissions, particularly electricity, would have been greater in 2006 than in 2022. The discussion in the air quality section indicates that the proposed 2022 Modified Project is forecast to reduce future roadway construction emissions, including GHG, and will contribute

to reducing long term emissions by shortening the connection between the existing alignment of Pourroy Road. Regardless, both projects would generate GHG emissions that will not differ substantially. Based on this information, no new project specific adverse GHG impacts would result from implementing the revised project. The proposed modified project does not represent any changes in the project impacts to greenhouse gas emissions that could cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Hazards and Hazardous Materials: The potential for exposure to hazardous materials was a topic that was considered in the 2006 IS/MND on pages 13-15. As described in the project description, the original project does not include any construction other than road improvements. The 2006 IS/MND indicated that potential for creating new contamination would be minimal; the French Valley Airport influence area encompasses the project site; and the site is not located in a high hazard wildfire area. Based on the preceding findings, the proposed project will not contribute to new or greater significant hazards or hazardous materials impacts to human beings without implementation of any mitigation. The proposed GPA 220011 would not result in any changes in the project potential to expose humans to hazards and hazardous materials impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Hydrology and Water Quality: The hydrology and water quality (water) issues are discussed on pages 15-17 of the 2006 IS/MND. The evaluation in the IS/MND concluded that the original project would not make any modifications to the onsite drainage pattern. The original developer was notified of Area Drainage Plan fees and a requirement to prepare a WQMP when development is proposed. Two small channels on the property were identified and a requirement to obtain regulatory permits was noted. The project site is not located within a 100-year flood hazard zone. Several changes in the environment have occurred since 1998 that have resulted in better water quality and reduced downstream discharges from developed sites. The site is located on a FEMA Firm Panel where the site is identified as being in Zone X, or an area exposed to the 500-year flood. Thus, the project site is not exposed to significant flood hazards, direct impact, either now or in 2006. Regarding indirect effects on humans from polluted water or creation of downstream flood hazards, the project site is not being developed and previous mitigation will require the developer to implement a SWPPP and WQMP for any required roadway improvements. These measures (comply with NPDES permits during grading; and implementation of a Water Quality Management Plan (WQMP) Best Management Practices prior to ground disturbance and after development) ensure that direct adverse effects on humans from water quality will be controlled. These field management plans have been designed to capture the increased runoff and treat/store it onsite as part of the WQMP. Based on this information, no downstream indirect adverse hydrology or water quality impacts would result from implementing the revised project, GPA 220011. Thus, the proposed would not result in any changes in the project cumulative hydrology/water quality impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Noise: The noise issue is qualitatively evaluated in the 2006 IS/MND on pages 18-20. Noise impacts from and to the original project were found to be less than significant noise impacts without any mitigation. The noise environment at the project site is dominated by traffic noise (adjacent highways) and French Valley Airport. Because no development was proposed or has occurred at the project site, potential impacts from surrounding activities were concluded to be

less than significant. The only assumed onsite noise generating activity in 2006 was proposed road construction, which has not occurred. If the 2022 Modified Project is approved, there will be less overall road construction than proposed in 2006 and the new Pourroy alignment will be moved further east from existing residential uses to the west and from residential uses north of Auld Road. From a noise perspective the proposed GPA 220011, 2022 Modified Project, will cause and experience a comparable or slightly lower noise impact relative to the originally approved project. Therefore, the proposed project will result in a less than significant contribution to intrusive noise or vibration on the surrounding area, both during construction and operation. Thus, the proposed GPA 220011 would not result in any substantial change in the project noise impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Wildfire: Wildfire is a new issue added to the Initial Study Checklist Form in 2019. This topic was not directly addressed in the 2006 IS/MND. However, the IS/MND project area is not located within a high wildfire hazard area due to the surrounding urbanized development and managed vegetation. This circumstance also applied to the project site in 2006 and continues to be valid for the modified project; therefore, the proposed modified project will result in a less than significant exposure to wildland fire hazards and poses no significant new wildfire hazard if the modified project is approved and implemented. Thus, the proposed GPA 220011 would not result in any changes in the project wildfire hazard exposure impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

**Based on a direct comparison of the original and modified project, no new significant adverse human impacts will occur from implementing the modified project, GPA 220011. Thus, implementation of the revised project is not forecasted to cause any new or substantially more severe human impacts.**

#### **4. CONCLUSION**

The information presented in the 2006 IS/MND for the Parcel Map 32379 Project was used as a basis for the analysis in this Addendum, updated with current information from sources cited, referenced, and attached. Upon review of the 2006 IS/MND, the information and findings in this Addendum and all supporting evidence, this Addendum concludes that the potential adverse environmental impacts from implementing the proposed revised project, as described in Section 1.B of this document (GPA 220011, 2022 Modified Project), will not cause any new or substantially more severe impacts to the environment than forecasted in the 2006 IS/MND as summarized in this Addendum and provided in Appendix 1. The proposed 2022 Modified Project will be required to comply with the adopted 2006 IS/MND mitigation measures and conditions of approval as applicable for construction and operation of the facility. A copy of all mitigation measures is provided for review in Appendix 1 of this document. There are no new or substantially more severe environmental impacts that result from the proposed revised project modifications, based on continuing to implement the commitments in the 2006 IS/MND. For most issues the impacts from the 2022 Modified Project will be comparable or slightly lower than would occur if the approved project was implemented, because the revised project is causes slightly less overall impact than the original project. In no instance will any new significant impact result from project implementation.

This Addendum provides the County of Riverside with new and updated information substantiating the conclusion that the proposed revised project modifications will not cause substantial

new or more significant physical changes to the environment that would require preparation and processing of a new negative declaration or a new environmental impact report. Such documentation would only be required due to the involvement of new significant environmental effects, new mitigation measures being available or required, or a substantial increase in the severity of previously identified significant effects from implementing the original project (Section 15162, State CEQA Guidelines). The facts and findings cited above and provided in this Addendum allow the County to use an Addendum in accordance with Section 15164 of the State CEQA Guidelines for considering approval of the 2022 Modified Project.

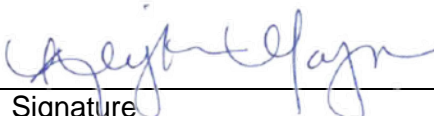
Pursuant to CEQA Section 15164, the IS/MND adopted in 2006, as updated with this Addendum, can be relied upon for documentation of the effects of approving the GPA 220011 project. Because the changes in this project do not exceed the significance thresholds outlined in Sections 15162 and 15164 of the State CEQA Guidelines, no further analysis of the environmental impacts of the project is required in a Supplemental/Subsequent EIR or a new MND. The proposed revised project does not substantially alter the conclusions contained in the IS/MND as adopted by the County in 2006. The analysis presented above of the changes to the approved Parcel Map 32379 project provides substantial evidence in support of the County's adoption of Addendum No. 1 to the its original 2006 IS/MND.

This Addendum No. 1 to the 2006 IS/MND for the proposed 2022 Modified Project includes the changes or additions necessary to make the adopted environmental document adequate under CEQA for the proposed project modifications and new entitlement. This Addendum incorporates the adopted 2006 IS/MND, this document, and all staff reports and information submitted to the decision-makers regarding environmental issues affected by the proposed revised project. This Addendum is intended to provide additional information for decision makers and others, as appropriate, to review with an objective assessment of the potential environmental impacts associated with the implementation of the proposed project as defined in the GPA 220011 project.

## 5. REVIEW AUTHORITY

The County of Riverside serves as the CEQA lead agency for this project. It is recommended that an Addendum be adopted as the appropriate CEQA environmental determination for the proposed project modifications to the approved Parcel Map 32379 project, which are outlined in the application to allow the General Plan Amendment, the supporting application, and the supporting findings and conditions of approval. All documents supporting the Addendum, as well as the prior environmental documents, are located at the County Planning Department office at 4080 Lemon Street, Riverside, CA 92501.

## 6. CERTIFICATION

  
\_\_\_\_\_  
Signature

Krista Mason, Project Planner

\_\_\_\_\_  
Printed Name

02/28/24  
\_\_\_\_\_  
Date

For: *John Hildebrand, Planning Director*

**FIGURES**

**APPENDIX 1**

**APPENDIX 2**

**APPENDIX 3**



**APPENDIX 4a**

**APPENDIX 4b**

**APPENDIX 4c**

**APPENDIX 5**

**APPENDIX 6**

963400021  
JOHN WILLIAM FALCONE  
31874 CLOVERHILL WAY  
MURRIETA CA 92563

963400022  
CHANDA TALLEY  
31886 CLOVERHILL WAY  
MURRIETA CA 92563

963400023  
TORY E. SWEARINGEN  
31898 CLOVERHILL WAY  
MURRIETA CA 92563

963400024  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92595

963401005  
TRACY L. OLSON  
37103 RUNNING SPRINGS RD  
MURRIETA CA 92563

963401006  
WESLEY FOSTER  
37091 RUNNING SPRINGS RD  
MURRIETA CA 92563



963410002  
HECTOR RIOS  
31922 CLOVERHILL WAY  
MURRIETA CA 92563

963410003  
EVANGELINE C. ICK  
31934 CLOVERHILL WAY  
MURRIETA CA 92563

963410004  
JESSICA REYES  
37006 WHISPERING HILLS DR  
MURRIETA CA 92563

963410005  
JONATHAN CASEY FLANAGAN  
37018 WHISPERING HILLS DR  
MURRIETA CA 92563

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ROGER KOUMANS  
37030 WHISPERING HILLS DR  
MURRIETA CA 92563

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DEVNOL ANAND  
37052 WHISPERING HILLS DR  
MURRIETA CA 92563

963410008  
SASCHA C. FISCHER  
37066 WHISPERING HILLS DR  
MURRIETA CA 92563

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EDWARD L. GERBER  
37090 WHISPERING HILLS DR  
MURRIETA CA 92563

963410010  
RYAN BESNEATTE  
37102 WHISPERING HILLS DR  
MURRIETA CA 92563

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MICHAEL EDMUND PRALL  
37114 WHISPERING HILLS DR  
MURRIETA CA 92563

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LADERO FAMILY REVOCABLE LIVING TR  
37138 WHISPERING HILLS DR  
MURRIETA CA 92563

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DAVID W. HARRIS  
37150 WHISPERING HILLS DR  
MURRIETA CA 92563

963410014  
AMY WEN  
236 BROADWAY RTE 4 E  
ELMWOOD PARK NJ 07407

963410015  
RICARDITO G. BRINGAS  
37174 WHISPERING HILLS DR  
MURRIETA CA 92563

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AYRES TRUST AGREEMENT UDT DTD  
01/31/2018  
8435 BLOSSOM HILL DR  
LEMON GROVE CA 91945

963410017  
JAMES KANELOS  
37210 WHISPERING HILLS DR  
MURRIETA CA 92563

963411003  
IZA LYNN SOURIOLE  
37201 WHISPERING HILLS DR  
MURRIETA CA 92563

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KELLY DEAN OBRIEN  
37189 WHISPERING HILLS DR  
MURRIETA CA 92563

963411005  
AJ FAMILY TRUST U/A DATED 08/13/21  
39693 KEILTY CT  
MURRIETA CA 92563

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CAUMARTIN JUANA LOPEZ TRUST DTD  
10/7/22  
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MURRIETA CA 92563

963411007  
KRISTEN E. THOREN  
27152 WHISPERING HILLS DR  
MURRIETA CA 92563

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DAVID MARC FRIGILLANA  
37141 WHISPERING HILLS DR  
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LOUIS N. KERR  
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RYAN CHRISTOPHER PARKER  
37117 WHISPERING HILLS DR  
MURRIETA CA 92563

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JAMES E. SMITH  
37105 WHISPERING HILLS DR  
MURRIETA CA 92563

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JUNE H. DE LA CRUZ  
37093 WHISPERING HILLS DR  
MURRIETA CA 92563

963411013  
HERNAN S. SENOREN  
37081 WHISPERING HILLS DR  
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JEFFREY L. MOSHER  
37069 WHISPERING HILLS DR  
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GREGORY C. GUINA  
37057 WHISPERING HILLS DR  
MURRIETA CA 92563

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TERESA FLAVIUS  
37045 WHISPERING HILLS DR  
MURRIETA CA 92563

963411017  
VALERIE L. VALENCIA  
37033 WHISPERING HILLS DR  
MURRIETA CA 92563

963411018  
CARLICE D. MOFFETT  
37021 WHISPERING HILLS DR  
MURRIETA CA 92563

963411019  
MARVIN BILLOTE  
37016 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411020  
HORWATH JENNIFER TRUST DATED  
04/18/2023  
37028 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411021  
SEAN COURTNEY GIBSON  
37040 RUNNING SPRINGS RD  
MURRIETA CA 92563



963411022  
BOUNMEE TONY KALA  
37052 RUNNING SPRINGS DR  
MURRIETA CA 92563

963411023  
CURTIS FAMILY REVOCABLE TRUST OF  
2006 DATED 12-27-2006  
37064 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411024  
JOANNE MARTZEN  
37076 RUNNING SPRINGS RD  
MURRIETA CA 92563

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BERNARD RIVERA  
37088 RUNNING SPRINGS DR  
MURRIETA CA 92563

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FAKHRI FAEGHE OF THE MINK TRUST  
DATED 12/21/18  
37100 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411027  
ANGELA MERCHANT  
37112 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411028  
DANE P. ANDERSON  
37124 RUNNING SPRINGS RD  
MURRIETA CA 92563

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MARRONE VINCENT JR TRUST DATED  
3/27/2019  
37136 RUNNING SPRINGS RD  
MURRIETA CA 92563

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FRILOT RAY LIVING TRUST DTD 3/10/22  
37148 RUNNING SPRINGS RD  
MURRIETA CA 92563

963411031  
NIKOLAY GUSACHENKO  
37160 RUNNING SPRINGS RD  
MURRIETA CA 92563

963430002  
DAVID E. ENGLISH  
31899 PEPPER TREE ST  
WINCHESTER CA 92596

963431001  
JENNIFER EOFF  
31923 PEPPER TREE ST  
WINCHESTER CA 92596

963431002  
JEREMY CHIUCHIARELLI  
31935 PEPPER TREE ST  
WINCHESTER CA 92596

963431003  
MCDOWELL PATRICK LIVING TRUST U/A  
DATED 7/14/2023  
31947 PEPPER TREE ST  
WINCHESTER CA 92596

963431004  
HUSAM FAKHOURY  
777 BELLFLOWER N320  
LONG BEACH CA 90815

963431005  
ADRIAN HUERTA DEL REAL  
31980 PEPPER TREE ST  
WINCHESTER CA 92596

963431006  
ABOULHOSN MARWAN RIAD  
REVOCABLE TRUST DTD 02/26/20  
28786 LEXINGTON RD  
TEMECULA CA 92591

963431007  
AHMAD JAMUL WASHINGTON BROWN  
31956 PEPPER TREE ST  
WINCHESTER CA 92596

963431008  
CAMILO MALDONADO  
31944 PEPPER TREE ST  
WINCHESTER CA 92596

963431009  
DANA F. LESLIE  
31932 PEPPER TREE ST  
WINCHESTER CA 92596

963431010  
JESUS C. TORRES  
31920 PEPPER TREE ST  
WINCHESTER CA 92596

963431012  
GRANT L. STIPE  
31951 GOLDEN WILLOW CT  
WINCHESTER CA 92596

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GENEROSO HENRY LIBED  
31963 GOLDEN WILLOW CT  
WINCHESTER CA 92596

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VINCENT GONZALEZ  
31975 GOLDEN WILLOW CT  
WINCHESTER CA 92596

963431015  
JEFFERSON A. GRIMSBY  
31987 GOLDEN WILLOW CT  
WINCHESTER CA 92596

963431030  
GILBERT J. DOPILTO  
31971 PEPPER TREE ST  
WINCHESTER CA 92596

963431031  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

964050001  
GCRE & BUTTERFIELD STAGE CENTER  
4921 BIRCH ST # 110  
NEWPORT BEACH CA 92660

964050002  
THUY THI THANH PHAM  
16955 MOUNT CITDEL ST  
FOUNTAIN VALLEY CA 92708

964050003  
CHRISTINA PHAM  
8529 ROCKFISH CIR  
FOUNTAIN VALLEY CA 92708

964050004  
DALILA FLORES  
415 GRAVILLA ST # 35  
LA JOLLA CA 92037

964050005  
CRAIG DICKSON  
37245 DICKSON PATH  
WINCHESTER CA 92596

964050007  
NOAH RAU  
32343 AULD RD  
WINCHESTER CA 92596

964050008  
VICTOR ZAPATA  
31560 VIA DEL PASO  
MENIFEE CA 92596

964050010  
MICHAEL N. MONTELEONE  
35245 BRIGGS RD  
MURRIETA CA 92563

964050011  
DANIEL A. BRENNAN  
P O BOX 218  
LA MESA CA 91944

964050012  
KATIE QUINONES  
28780 LAVATERA AVE  
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964233001  
DAVID SCOTT GROSSGLASS  
32383 PERIGORD RD  
WINCHESTER CA 92596

964233002  
DENNIS E. STEPHENS  
32397 PERIGORD RD  
WINCHESTER CA 92596

964233003  
JEREMIAH MARTIN  
32411 PERIGORD RD  
WINCHESTER CA 92596

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VICTOR OMAR PEREZ  
32425 PERIGORD RD  
WINCHESTER CA 92596

964233015  
WAKELING FAMILY TRUST DTD 12/05/22  
32418 PERIGORD RD  
WINCHESTER CA 92596

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LARRY DUANE HOLT  
32404 PERIGORD RD  
WINCHESTER CA 92596

964233017  
RUSHTON FAMILY TRUST DTD 01/04/23  
32390 PERIGORD RD  
WINCHESTER CA 92596

964233018  
SOLIS DORA T  
32381 SAINT MARTIN ST  
WINCHESTER CA 92596

964233019  
ABAIR FAMILY REVOCABLE TRUST  
DATED 05/28/22  
32395 SAINT MARTIN ST  
WINCHESTER CA 92596

964233027  
VALLEY WIDE RECREATIONAL AND  
PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

964242001  
NELSON CHANDARA  
36923 MONTREAUX RD  
WINCHESTER CA 92596

964242002  
HARRY T. CROUCH  
36899 MONTREAUX RD  
WINCHESTER CA 92596

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ERIC ELLINGWORTH  
36875 MONTREAUX RD  
MENIFEE CA 92596

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05/29/2019  
36851 MONTREAUX RD  
WINCHESTER CA 92596

964243001  
BEAZER HOLMES HOLDINGS CORP  
1800 E IMPERIAL HWY 200  
BREA CA 92821

964243002  
BYRON NAKAMOTO  
32271 PERIGORD RD  
WINCHESTER CA 92596

964243003  
MOISES ZEPEDA SERRANO  
32285 PERIGORD RD  
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964243004  
ARIC LEWIS  
32299 PERIGORD RD  
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964243005  
FREDRICK A. NEFF  
32313 PERIGORD RD  
WINCHESTER CA 92596

964243006  
STEVEN ELMER PIERCE  
1409 W HIGHWAY 98 APT 301  
MARY ESTHER FL 32569

964243007  
WILLIAM HUTCHINS  
32341 PERIGORD RD  
WINCHESTER CA 92596

964243008  
TERRONES JOHNNY R  
32355 PERIGORD RD  
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JON G. BRODIE  
32369 PERIGORD RD  
WINCHESTER CA 92596

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CANCHOLA MANUEL AD MARGARET  
FAMILY TRUST  
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WINCHESTER CA 92596

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STEPHANIE ANN TEAS  
32348 PERIGORD RD  
WINCHESTER CA 92596

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NOEL LUTHER CARLSEN  
32353 SAINT MARTIN ST  
WINCHESTER CA 92596

964244004  
LISA M. MARKLEY  
28811 WOODSPRING CIR  
TRABUCO CANYON CA 92679

964245003  
BAIOA JOHN & GRACE REVOCABLE  
TRUST  
32338 SAINT MARTIN ST  
WINCHESTER CA 92596

964245004  
DAVID CONTRERAS  
32332 SAINT MARTIN ST  
WINCHESTER CA 92596

964245005  
DEEPAK KUMAR  
32318 SAINT MARTIN ST  
WINCHESTER CA 92596

964245006  
OSBORN FAMILY TRUST DTD 03/01/2023  
32304 SAINT MARTIN ST  
WINCHESTER CA 92596

964245007  
JESSE AREND  
32290 SAINT MARTIN ST  
WINCHESTER CA 92596

964245008  
WILLIAMS STEPHEN & NANCY LIVING  
TRUST DATED 12/18/2014  
36934 MONTREAUX RD  
WINCHESTER CA 92596

964245009  
RODNEY L. GRAY  
36910 MONTREAUX RD  
WINCHESTER CA 92596

964245010  
CARL WILLIAM PETERSON  
36886 MONTREAUX RD  
WINCHESTER CA 92596

964245011  
TONY L. HOXMEIER  
36874 MONTREAUX RD  
WINCHESTER CA 92596

964245012  
JAMES RICHARD OTT  
36862 MONTREAUX RD  
WINCHESTER CA 92596

964320001  
KEVIN BISHOP  
36984 RANCHO KIEL RD  
WINCHESTER CA 92596

964320002  
BULLINGTON TRUST DATED 5/29/2019  
707 ROCKFORD RD  
CORONA DEL MAR CA 92625

964320003  
WILLIAM J. CLEM  
36968 RANCHO KIEL RD  
WINCHESTER CA 92596

964320004  
REIMER TRUST DTD 6/29/00  
1722 N HELIOTROPE DR  
SANTA ANA CA 92706

964320005  
PAUL H. LUCIANI  
24225 MONROE AVE  
MURRIETA CA 92562

964320006  
ROBERT A. KANTIN  
36944 RANCHO KIEL RD  
WINCHESTER CA 92596

964322002  
TERESA J. RAMIREZ  
36891 RANCHO KIEL RD  
WINCHESTER CA 92596

964322003  
LUYBEN FAMILY TRUST DATED  
12/16/2015  
25716 LONG ACRES WAY  
MURRIETA CA 92562

964322004  
MARIA A. HERNANDEZ RICO  
36907 RANCHO KIEL RD  
WINCHESTER CA 92596

964322005  
RICHARD ONGSIAKO PACHECO  
36915 RANCHO KIEL RD  
WINCHESTER CA 92596

964322006  
XIONGWEN TANG  
108 N MARENGO AVE NO B  
ALHAMBRA CA 91801

964322007  
CUSTODIO FAMILY TRSUT DATED  
12/20/2004  
36931 RANCHO KIEL RD  
WINCHESTER CA 92596

964322008  
JAMES DAVID WILSON  
32194 PERIGORD RD  
WINCHESTER CA 92596

964322009  
DANIEL D. MENDIOLA  
32711 PRESIDIO HILLS LN  
WINCHESTER CA 92596

964322010  
RICHARD LOSEE  
32166 PERIGORD RD  
WINCHESTER CA 92596

964322011  
CURTIS HAROLDSON  
32152 PERIGORD RD  
WINCHESTER CA 92596

964322012  
RONALD T. PARSONS  
32243 PERIGORD RD  
WINCHESTER CA 92596

964322013  
NELDA JONES  
32229 PERIGORD RD  
WINCHESTER CA 92596

964322014  
MANUEL SOSA  
32215 PERIGORD RD  
WINCHESTER CA 92596

964322015  
DELGADO ELISEO & PATRICIA  
REVOCABLE TRUST DATED 11-20-2018  
32201 PERIGORD RD  
WINCHESTER CA 92596

964322016  
MICA PETROVIC  
32187 PERIGORD RD  
WINCHESTER CA 92596

964322017  
RODOLFO I. RAMIREZ  
32173 PERIGORD RD  
WINCHESTER CA 92596

964322018  
GERALD D. DYE  
32159 PERIGORD RD  
WINCHESTER CA 92596

964330010  
JULIA PRECIADO MORENO  
36856 PEBLEY CT  
WINCHESTER CA 92596

964330011  
BENNY DAVILA  
36866 PEBLEY CT  
WINCHESTER CA 92596

964330012  
WAYNE KAZUO MATSUI  
36876 PEBLEY CT  
WINCHESTER CA 92596

964330013  
PUCILLO JAMES & PERLA REVOCABLE  
LIVING TRUST DTD 5/23/23  
36886 PEBLEY CT  
WINCHESTER CA 92596

964330014  
CARMONA FAMILY TRUST DATED  
06/23/2023  
36896 PEBLEY CT  
WINCHESTER CA 92596

964330015  
GEORGE SANCHEZ  
36906 PEBLEY CT  
WINCHESTER CA 92596

964330016  
GEOFFREY JIGAMIAN  
36916 PEBLEY CT  
WINCHESTER CA 92596

964330017  
CASEY MICHAEL CLARK  
36926 PEBLEY CT  
WINCHESTER CA 92596

964330018  
EZEQUIEL GONZALEZ  
36936 PEBLEY CT  
WINCHESTER CA 92596

964330019  
BENJAMIN O. GALVAN  
36946 PEBLEY CT  
WINCHESTER CA 92596

964330020  
KIM S. JOHNSON  
36956 PEBLEY CT  
WINCHESTER CA 92596

964330021  
MICHAEL JUDKINS  
36966 PEBLEY CT  
WINCHESTER CA 92596

964330022  
OWENS LIVING TRUST DATED 10/16/19  
36976 PEBLEY CT  
WINCHESTER CA 92596

964330023  
DAVID ROWLAND  
36961 PEBLEY CT  
WINCHESTER CA 92596

964330024  
FRANCISCO ARANDA  
36951 PEBLEY CT  
WINCHESTER CA 92596



964330025  
JOHN E. BUNCH  
36911 PEBLEY CT  
WINCHESTER CA 92596

964330026  
PATRICK KWONG HAY CHUI  
7 THORNHILL ST  
LADERA RANCH CA 92694

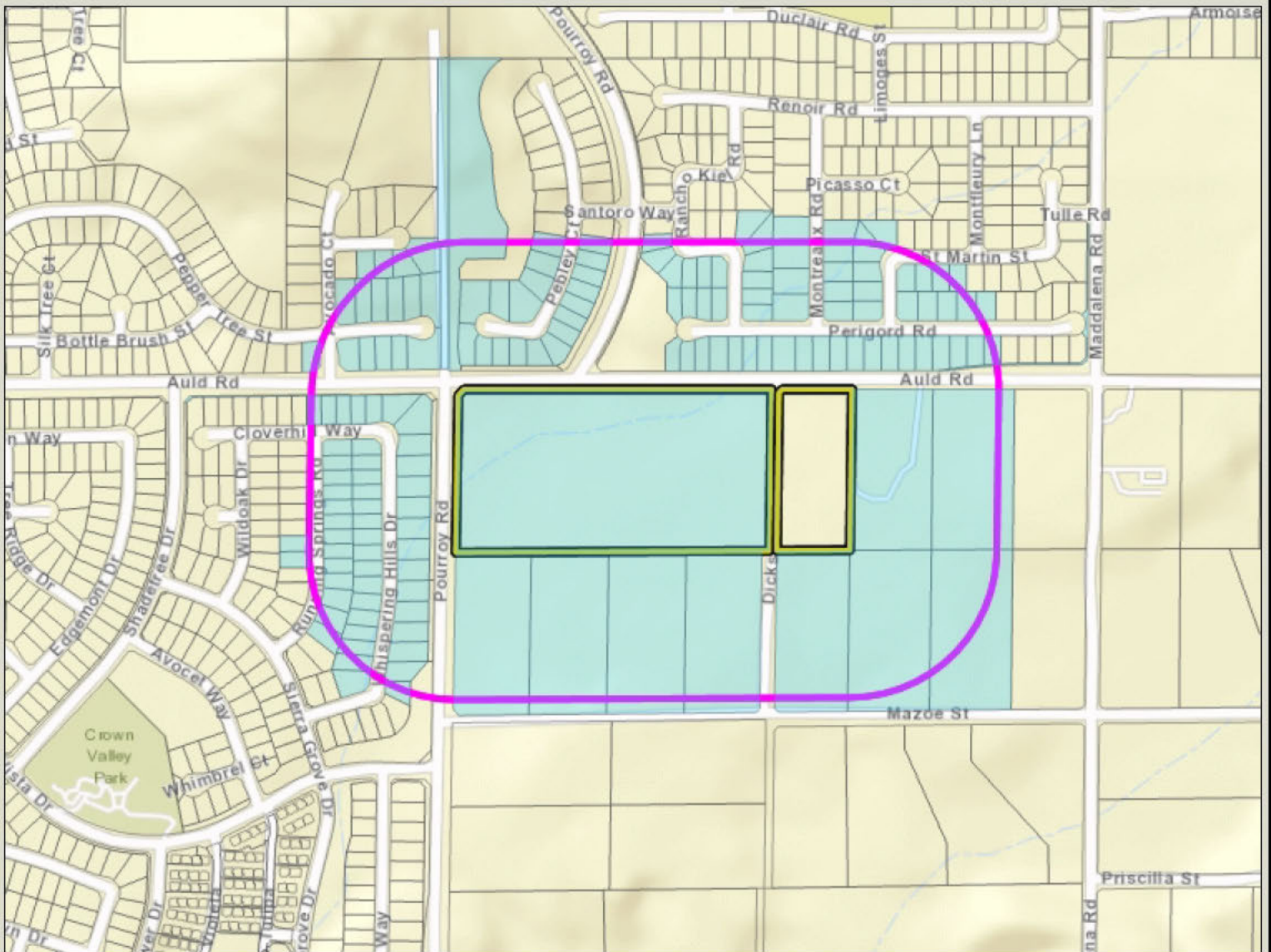
964330027  
KELLY S. ORMAN  
36871 PEBLEY CT  
WINCHESTER CA 92596

964330028  
DANIEL KUZNICKI  
36861 PEBLEY CT  
WINCHESTER CA 92596

964330036  
RICHARD H. PEBLEY  
32100 AULD RD  
WINCHESTER CA 92596

# GPA220011

600 SF Buffer



## Legend

- County Boundary
- Cities
- Parcels
- World Street Map

## Notes



0 781 1,562 Feet

**\*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.

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