

II. Summary

Domenigoni-Barton Properties Specific Plan/EIR

A. Introduction

1. Purpose and Authority of the Specific Plan

The purpose of the Domenigoni-Barton Properties Specific Plan is to guide development and to stimulate responsible design through customized regulations and guidelines. The document has been prepared for the purpose of delineating a mixed-use residential development plan encompassing approximately 1,734.5 acres of land located in the Winchester area of unincorporated Riverside County, California. The Specific Plan was prepared pursuant to the authority granted to the County of Riverside by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 to 65457. The format of this document is designed to be a combination Specific Plan/Environmental Impact Report. The Specific Plan portion of the document is encompassed in Sections III and IV.

Concurrent to the filing of this Specific Plan and related Change of Zone (CZ No. 6359), an application for a General Plan Amendment has also been submitted. The proposed amendment area encompasses the 1,734.5 acre Specific Plan site. The General Plan Amendment would (1) amend the designation of the site on the Open Space and Conservation Map from Agriculture and Areas Not Designated as Open Space to Adopted Specific

Plan No. 310, (2) amend the designation of those portions of the site located within the boundaries of the Southwest Area Community Plan (SWAP) from 2 1/2 AC MIN, Hillside (5 AC MIN) and Agriculture (10 AC MIN) to Specific Plan No. 310, and (3) amend the Perris Valley and Southwest Territory Land Use Planning Area Profiles by adding a descriptive summary of Specific Plan No. 310.

2. Purpose and Authority of the EIR

The Environmental Impact Report (EIR) addresses potential environmental impacts of the Specific Plan for the Domenigoni-Barton Properties project in the County of Riverside. The EIR is an informational document used in local and state agency decision-making processes. It is not the purpose of the EIR to either recommend approval or denial of a project or to present political, social or economic reasons for project approval or denial.

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority. This Draft EIR has been prepared to satisfy CEQA, as set forth in Public Resources Code Section 21000, et.seq., the State CEQA Guidelines, 14 California Code of Regulations, Section 15000, et.seq., and the County of Riverside's CEQA Guidelines. The EIR is the public document designed to provide local and state governmental agency decision-makers with an

analysis of environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage through mitigation measures and identify potential alternatives to the project which may result in a reduction of environmental impacts as compared to the proposed project. The EIR also must disclose significant environmental impacts that cannot be avoided, growth-inducing impacts, effects not found to be significant, and significant cumulative impacts of all past, present and reasonably foreseeable future projects.

a. Scope of the EIR

Pursuant to CEQA, the County of Riverside is serving as the Lead Agency and has prepared an Initial Study (see Technical Appendix A). The County has determined through the Initial Study that the adoption of a Specific Plan for the Domenigoni-Barton Properties project may have significant adverse environmental impacts and that an EIR is required. The study identifies those environmental issues that may be significantly impacted by this project and which, therefore, must be addressed in this EIR. These issues include:

- General Plan Land Use Determination
- Land Use Element Consistency
- Existing Land Use and Zoning
- Landform and Topography/Slopes and Erosion
- Soils and Agriculture
- Biology
- Geology and Seismicity

- Hydrology, Flooding, and Drainage
- Air Quality
- Water Quality
- Noise
- Energy Resources
- Open Space and Conservation
- Toxic Substances
- Cultural Resources
- Aesthetics, Visual Analysis, Light and Glare
- Circulation and Traffic
- Water and Sewer
- Fire Services
- Sheriff Services
- Schools
- Parks and Recreation
- Utilities
- Solid Waste
- Health Services
- Disaster Preparedness
- Libraries
- Airports
- Housing Element
- Regional Element
- Administrative Element

The EIR portions of the document are encompassed in Sections II and VI. Section II complies with the requirements of CEQA by providing a project description and Environmental Impact Summary. Section VI follows the format of the Riverside County General Plan and its various elements. Analysis of impacts and mitigations set forth are derived from technical reports and information which

are submitted as an appendix to this document.

b. Intended Uses of the EIR

In June 1998, the County of Riverside, in its role as Lead Agency for this project, issued a Notice of Preparation (NOP) to the State Clearinghouse, responsible agencies and other interested parties. The NOP and comments resulting from the distribution of the NOP are contained in Technical Appendix A.

A lead agency is the agency with primary responsibility for approval of the project. Other agencies having discretionary approval over a project are "Responsible Agencies" under CEQA. This document will provide environmental information for several other agencies affected by the project, or which are likely to have an interest in the project. Various State and Federal agencies exercise control over certain aspects of the project area. The various public agencies and jurisdictions with a particular interest in the proposed project include the following:

Federal Agencies

Fish and Wildlife Service (FWS) – Responsible for conserving and protecting wild birds, endangered and threatened species and their habitats.

US Army Corps of Engineers – Responsible for administration of Section 404 of the Federal Clean Water Act.

environmental pollution, regulation of the quality of water supplies and sewage disposal systems; regulation of hazardous waste; regulation of pesticides; regulation and control of radioactive materials; and providing certain laboratory support to other state agencies.

California Department of Toxic Substances Control (DTSC) – This Cal-EPA agency is the primary state agency that regulates matters related to hazardous waste. It is responsible for the cleanup of hazardous waste sites and permitting, surveillance and enforcement of hazardous waste facilities.

California Air Resources Board (CARB) – This Cal-EPA agency is responsible for ensuring implementation of the California Clean Air Act, responding to the Federal Clean Air Act and for regulating emissions from consumer products and motor vehicles.

California Department of Conservation – This agency reviews projects for their impacts on agricultural resources.

Local Agencies

County of Riverside – Responsible for land use control, and the provision of services on and to the project site. The County will act as the Lead Agency for the proposed project.

South Coast Air Quality Management District (SCAQMD) – Has responsibility for the implementation of the California Clean Air Act. This agency's authority includes Los

Angeles and Orange Counties and the western portion of Riverside and San Bernardino Counties.

Southern California Association of Governments (SCAG) – Stimulates intergovernmental cooperation in planning and development activities, and assures better coordination of federally assisted projects. Reviews applications of local and regional agencies for federal grants related to more than 100 programs. Responsible for preparing components of the California Regional Transportation Plan. Programs range from open space planning, waste control and water basin studies to aviation, housing and research in economics and demography.

Adjacent Cities – The communities of Hemet, Murrieta, and Temecula are located near the unincorporated portion of Riverside County where the project is located and may be affected by the proposed project.

Public agencies and interested parties who did not respond to a request for comment during the preparation of the Draft EIR will have an opportunity to comment during the public review period for the Draft EIR.

3. Discretionary Actions and Approvals

This EIR will be used by the following public agencies in connection with the following discretionary approvals:

a. Riverside County Planning Commission

- 1) Recommendation to the Riverside County Board of Supervisors (the Board) as to EIR Certification.
- 2) Recommendation to the Board regarding adoption of the Specific Plan (SP) by resolution.
- 3) Recommendation to the Board regarding the adoption of the Change of Zone to Specific Plan (SP).
- 4) Recommendations to the Board regarding the adoption of the General Plan Amendment to change the Open Space and Conservation Map, the Southwest Area Community Plan, and the Perris Valley and Southwest Territory Land Use Planning Area Profiles.
- 5) Recommendation to the Board regarding adoption of the Development Agreement for the project.

b. Riverside County Board of Supervisors

- 1) EIR Certification
- 2) Adoption by Resolution of the Specific Plan
- 3) Approval of the Change of Zone to Specific Plan by Ordinance

- 4) Adoption by Resolution of the General Plan Amendment to change the Open Space and Conservation Map, the Southwest Area Community Plan, and the Perris Valley and Southwest Territory Land Use Planning Area Profiles.

Per CEQA Guidelines 15124, a full listing of agency discretionary actions and approvals are shown in the EIR, Table I-3.

B. Project Summary

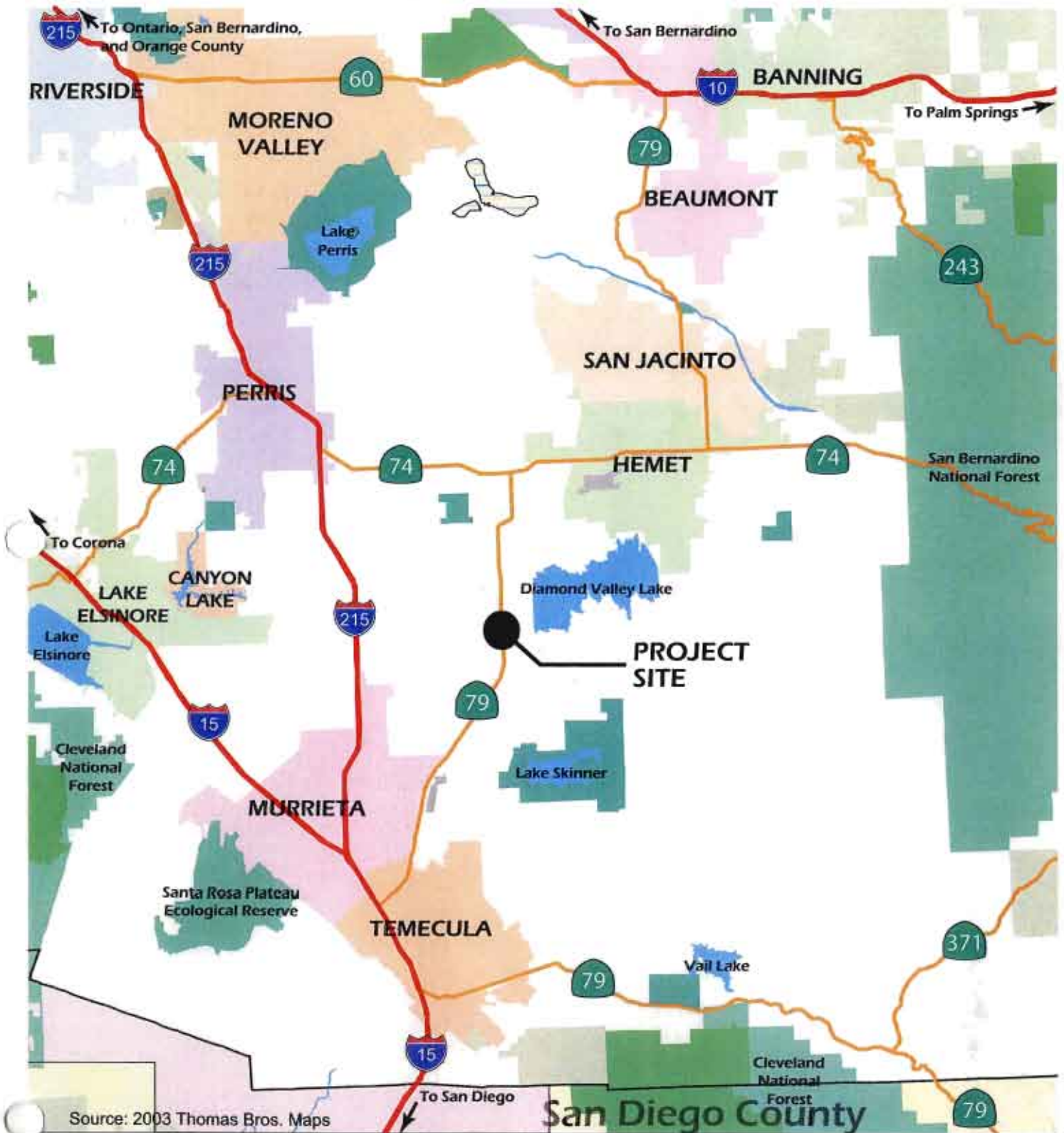
1. Project Location

This section describes the project location, existing features of the project site, and an overview of the project. Additional information about the project objectives and the technical, economic, and environmental characteristics of the project is included in Section VI (EIR).

The Domenigoni-Barton Properties Specific Plan is a 1,734.5 acre master planned community located in the Winchester area of Riverside County. (Refer to Regional Map, Figure II-1). The Metropolitan Water District

Regional Map

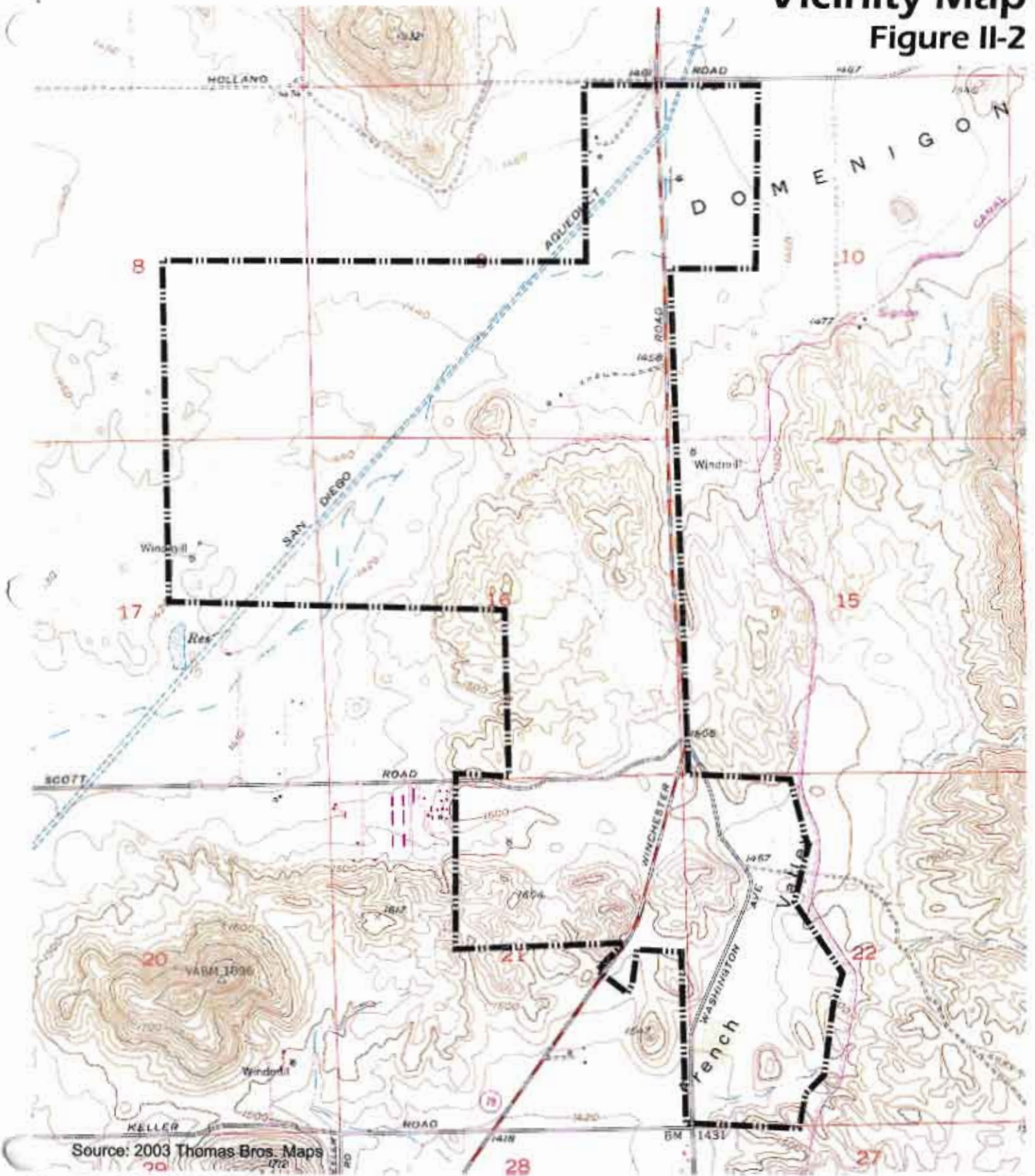
Figure II-1



Source: 2003 Thomas Bros. Maps

Vicinity Map

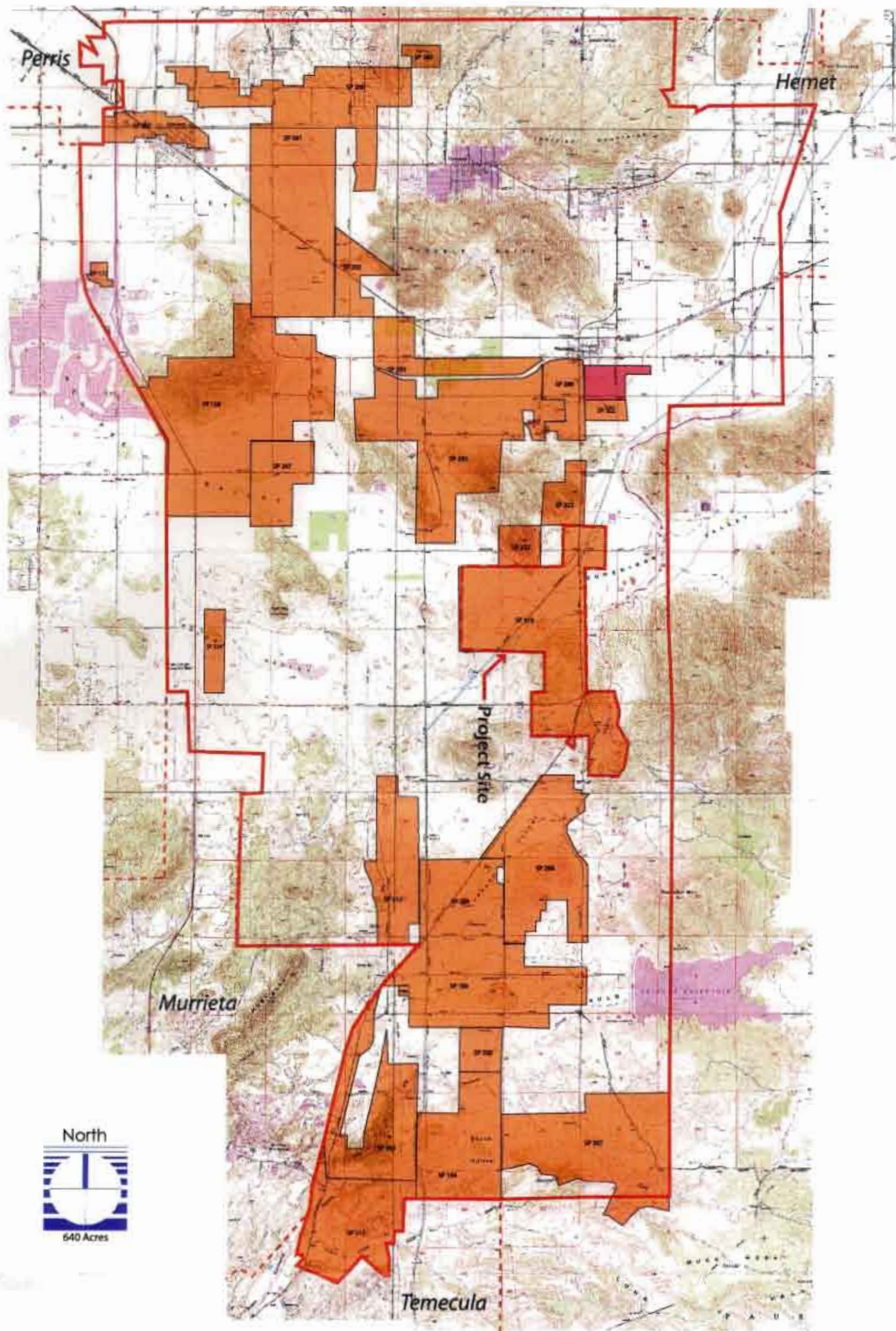
Figure II-2



Source: 2003 Thomas Bros. Maps

Specific Plan No. 310

Summary II-7



LEGEND
— Highway 79 Policy Area
- - - cities
■ specific plans

**Highway 79 Corridor Area
Development (USGS Map)
Figure II-3**

of Southern California Diamond Valley Reservoir lands lie to the east and will provide a range of recreational and water related uses. The Winchester area is currently characterized by scattered large lot residential development, agricultural uses and local, service related commercial uses. The project site straddles the recently urbanizing Highway 79 corridor. Linking Hemet to the north and Temecula to the south, Highway 79 is an important north-south regional link to the 60, 10 and 15 freeways.

The properties included in the Specific Plan are located along Highway 79 between Holland Road on the north and Keller Road on the south. Scott Road is the major east/west connection for the site, linking Highway 79 to the 215 and 15 freeways. The site is located within the jurisdiction of the County of Riverside. While a portion of the site lies within the adopted Southwest Area Community Plan, the majority of the site lies within the future boundaries of the yet to be adopted Highway 74/49 Community Plan area. Approximately 148 acres of the southern portion of the Specific Plan are within the City of Murrieta's Sphere of Influence

2. Site Description

The properties within the 1,734.5 acre Domenigoni-Barton Properties Specific Plan area are currently in rural/agricultural uses with a variety of topographical features and uses including: flat farmland in the north, central and southeastern portions of the site; gently rolling hillsides within the lower portion of the site to the north and south of

Scott Road; and steep hillsides primarily along the northwest boundaries of the properties to the north of Craig Avenue, as well as scattered within the site. Elevations range from 1,420 feet above mean sea level (AMSL) along the south-central portions of the site to 1,800 feet AMSL along the northern portions of the property. Ridgelines generally trend toward the west. Canyons trending southwest provide natural drainage of the area. Existing man-made on-site features include the San Diego Canal which flows north/south along the southeastern boundary of the site, the buried San Diego Aqueduct / pipeline, which transects the site in a southwest to northeast direction; and scattered farm structures and homes associated with past and current farming/dairy activities. Residential and the French Valley Airport are to the southeast. Two specific plans for residentially oriented communities – Winchester Hills and The Crossroads at Winchester – are planned to the north and northwest of the Domenigoni-Barton Properties site. Currently, eight Specific Plans have been approved within a 5-mile radius of the project site. The proposed Metropolitan Water District Diamond Valley Reservoir site is located directly to the east of the Domenigoni-Barton Properties project area.

3. Project Overview

The land use concept creates a community with a historic California theme comprised of up to 4,186 residential units located within three distinct villages focused around a championship 18-hole golf course carefully integrated into natural habitat / open space and uniquely themed, pedestrian-oriented mixed-use core areas. The land uses proposed



**Highway 79 Corridor Area
Development (Aerial Photo)**
Figure II-4

for the Domenigoni-Barton Properties Specific Plan are described on Table II-1.

The Domenigoni-Barton Properties Specific Plan identifies 37 Planning Areas on the site, supplemented by greenbelts and roadways. Planning Areas define logical development areas based on land use and the relationship to planned roadways and infrastructure, as well as responding to topographical conditions on the site. Each Planning Area has a primary land use designation, depicted in Figure IV-1. Following approval of the Specific Plan, the Domenigoni-Barton Properties Specific Plan may be developed in accordance with this concept with no need for additional changes in zoning.

The main residential component of the plan is envisioned to provide a mixture of lot sizes and housing types to respond to a broad segment of the market. Three different residential density classifications on 727 acres are described in the Specific Plan:

- *Fairway Lots / Medium-High Density Residential* will consist of approximately 292 acres with a density range of 5-8 units per acre
- *Village Lots / Medium Density Residential* will consist of approximately 341 acres with a density range of 2-5 units per acre
- *Estate Lots / Low Density Residential* will consist of approximately 94 acres with a density range of 0.4-2 units per acre.

Additional residential uses at a higher density (8-14 units per acre) is provided within Mixed-Use planning areas. All residential development will be of high quality character. Conceived of as a vibrant focal point for the

community, the northern mixed use area, dubbed the "Township District" carefully integrates retail and support commercial uses, community oriented uses, office, commercial recreation, cultural, and residential uses in a true town center accessible to a majority of the residents via a recreational paseo system, part of the 463.1 acres of open space devoted to open space, public park, golf course, and other public and community uses.

The mixed use and Commercial Recreation areas are concentrated in proximity to Highway 79 and Scott Road to maximize visibility and access, while concurrently complementing proposed uses within the MWD Diamond Valley Reservoir Recreation area. A general commercial area is planned at the intersection of Highway 79 and Scott Road.

Planning Area boundaries may be adjusted owing to final project design. This may result in a dwelling unit adjustment. However, the maximum total project unit count shall remain at 4,186.

The Director of Planning may permit revisions, changes and/or modifications to the land use plan in accordance with the following criteria:

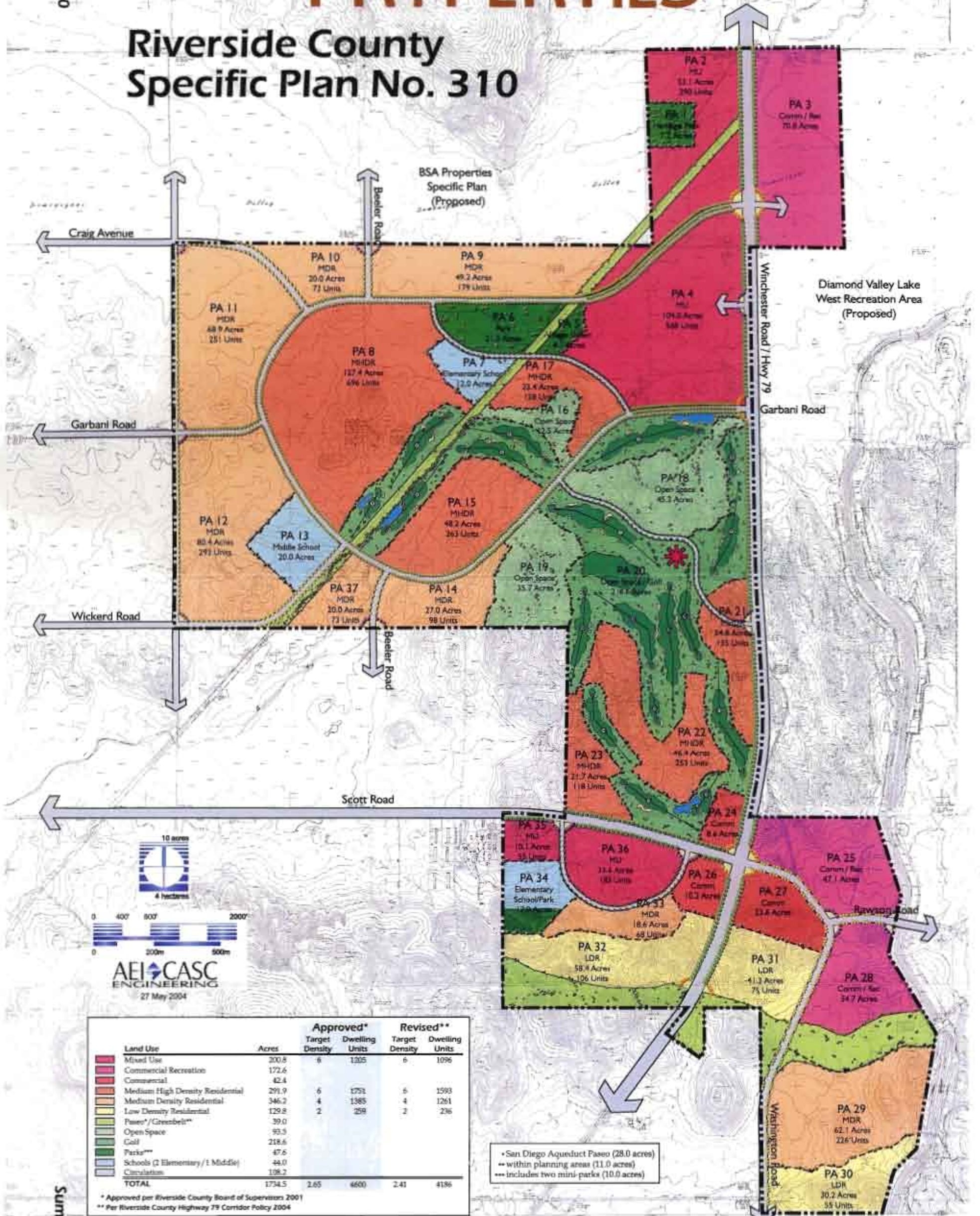
1. The total number of dwelling units may not exceed 4,186.
2. An 18-hole golf course is proposed.
3. The total amount of open space is greater than or equal to the approved Specific Plan.
4. Access points into the village are the same as the approved Specific Plan.
5. Changes are proposed due to site design and/or environmental

- mitigation concerns.
6. The applicant provides supporting technical documentation that the revisions will not create new environmental impacts that are not mitigated equal to or better than the approved Specific Plan.
 7. No changes to development standards and/or zoning standards are proposed.
 8. All other County standards are adhered to.

Prior to the Director of Planning making a written determination as to the substantial conformance of a revised plan in accordance with these standards, the applicant shall prepare a written request that addresses the nature of the revisions and how the revised plan complies with these standards. The request shall be accompanied by appropriate graphic and technical information that supports the revision.

DOMENIGONI-BARTON PROPERTIES

Riverside County Specific Plan No. 310



Land Use	Acres	Approved*		Revised**	
		Target Density	Dwelling Units	Target Density	Dwelling Units
Mixed Use	200.8	6	1205	6	1096
Commercial Recreation	172.6				
Commercial	42.4				
Medium High Density Residential	291.9	6	1751	6	1593
Medium Density Residential	346.2	4	1385	4	1261
Low Density Residential	129.8	2	259	2	236
Paseo*/Greenbelt**	39.0				
Open Space	93.3				
Golf	218.6				
Parks***	47.6				
Schools (2 Elementary / 1 Middle)	44.0				
Circulation	108.2				
TOTAL	1734.5	2.65	4600	2.41	4186

* Approved per Riverside County Board of Supervisors 2001
** Per Riverside County Highway 79 Corridor Policy 2004

* San Diego Aqueduct Paseo (28.0 acres)
** within planning areas (11.0 acres)
*** includes two mini-parks (10.0 acres)

Illustrative Land Use Plan
Figure II-5

Specific plan No.310

Summary II-13

AEI-CASC
ENGINEERING
27 May 2004

Land Use Summary Table

Land Use	Acreage	Density Range du/ac	Target Density du/ac	Units
Mixed Use	200.8	8-14	50%@12	1096
Commercial Recreation	147.7			
Commercial	42.4			
Medium Density Residential	341.3	2-5	4	1261
Medium High Density Residential	291.9	5-8	6	1593
Low Density Residential	95.3	1-3	2	1096
Paseo/Greenbelt	98.4			
Open Space	93.5			
Golf	218.6			
Parks	52.6			
Schools	44			
ROW/Circulation	108			
Total	1734.5		2.4	4186