



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hilderbrand
Planning Director

County of Riverside Notice of Preparation of a Draft Focused Environmental Impact Report

DATE: November 22, 2024

TO: Responsible and Trustee Agencies, Interested Organizations, and Individuals

PROJECT CASE NO./TITLE: Frederick's Ridge Tentative Tract Map No. 38472 (TTM38472)

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in unincorporated Riverside County within the Sphere of Influence of the City of Murrieta. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that a Focused Environmental Impact Report (FEIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required FEIR.

LEAD AGENCY: County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92501

Contact Person: Russell Brady
Phone Number: (951) 955-3025
Email: rbrady@rivco.org
Website: <http://planning.rctlma.org>

APPLICANT: Highpointe Communities, Inc
16501 Scientific Way
Irvine California, 92618

Contact Person: Ross Yamaguchi,
Director of Community Development
Phone Number: (949) 303-6510
Email: ross.yamaguchi@highpointeinc.com

PROJECT LOCATION AND DESCRIPTION

The proposed Project consists of an application for a Tentative Tract Map (TTM38472) for a ±162.9-acre property located south of Scott Road, easterly of Christine Street, west of Beeler Road and Pourroy Road, north of Via Curtidor in the Sphere of Influence of the City of Murrieta, in unincorporated Riverside County.

TTM38472 is a proposal to subdivide the existing parcel into 434 single family residential lots, a 6.02-acre park, and 58.37 acres of conservation area. The 434 single-family residential lots have a proposed minimum lot size of 3,677 square feet. Additional improvements include 6.55 acres of storm drain and detention basins for water quality purposes, 14.0 acres of slope area for drainage purposes, and 6.97 acres of dedicated right-of-way (ROW). The Project site, recognized as Assessor's Parcel Number 472-070-001, is situated in unincorporated Riverside County ("County") within the Sphere of Influence (SOI) of the City of Murrieta. See *Figure 1 – Regional Vicinity*. The Project site consists of vacant land and is located south of Scott Road, north of Via Curtidor, east of Christine Street, and west of Beeler Road. See *Figure 2 - Project Site Aerial Imagery*. The General Plan Land Use designation for the Project site is Medium Density Residential (MDR, 2-5 du/ac) and the zoning designation is R-4 Zone (Planned Residential). See *Figure 3 – General Plan Land Use* and *Figure 4 – Zoning Designation*. The 58.37-acre conservation area located at the southernmost portion of the Project site is the remainder of the parcel and will be dedicated for conservation purposes.

Access to the Project site is provided off Scott Road via proposed Street “P” and off Christine Street via proposed Street “C” and proposed Street “Z.” A designated emergency access road will be provided off Beeler Road via proposed street “W”. The TTM includes a public street system identified as Street “A” through Street “L,” Street “N” through Street “R,” Street “T” through Street “X,” and Street “Z.” Infrastructure improvements include 76’ ROW dedication and improvements adjacent to Scott Road Project frontage including asphalt concrete pavement, curb and gutter, raised median, and landscaping. Additional infrastructure improvements include 33’ ROW dedication and improvements adjacent to Christine Street and Beeler Road Project frontages. A sewer gravity line is proposed throughout the residential development and would connect to the existing sewer facilities in Scott Road. Water lines are proposed throughout the Project site and would connect to existing utility lines along Scott Road, west of Leon Road. Proposed off-site drainage improvements would extend approximately 900 feet north of Scott Road within the Pines Airport Road right-of-way and include a concrete channel and ribbon gutter. The approvals sought of Riverside County include:

1. Adoption by resolution of Tentative Tract Map No. 38472 (TTM38472)

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation on a Focused Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from agencies and interested parties as to the scope and content of the environmental information to be included in the FEIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice, no later than Monday December 23, 2024 by 5:00 p.m.

SCOPE OF ANALYSIS: It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming FEIR:

- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazardous Materials
- Hydrology/Water Quality
- Noise
- Paleontological Resources
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

PUBLIC SCOPING MEETING: A scoping meeting has been scheduled to include affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons, to solicit input regarding the scope and content of information to be included in the FEIR; as well as inform the general public of the nature and extent of the proposed Project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth, and help eliminate from detailed study issues found not to be important. The scoping meeting is not a public hearing on the merit of the proposed project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts within the context of analysis pursuant to the CEQA. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the scoping meeting through revisions to the proposed Project and/or completion of a Final EIR, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

DATE OF SCOPING MEETING: December 16, 2024

TIME OF SCOPING MEETING: 1:30 p.m. or as soon as possible thereafter, as the matter can be heard

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/public-hearings>. For further information regarding this project please contact Russell Brady, Project Planner at (951) 955-3025 or via email at rbrady@rivco.org, or go to the County Planning Department’s Planning Director’s Hearing agenda web page at <https://planning.rctlma.org/2024->

[directors-hearing-meetings.](#)

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady, Project Planner
PO Box 1409; Riverside, CA 92502-1409

If you have any questions, please contact Russel Brady, Project Planner at (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Russell Brady, Project Planner for John Hildebrand, Planning Director

Planning Exhibits Attached:

1. Regional Location
2. Project Site Aerial
3. General Plan Land Use
4. Zoning Designation



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Figure 1: Regional Vicinity
Tentative Tract Map (TTM) 38472
County of Riverside, CA

APN: 472-070-001

Loma Linda University, County of Riverside, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, CGIAR, USGS



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0 250 500 1,000
US Feet

Figure 2: Project Site Aerial Imagery
Tentative Tract Map (TTM) 38472
County of Riverside, CA

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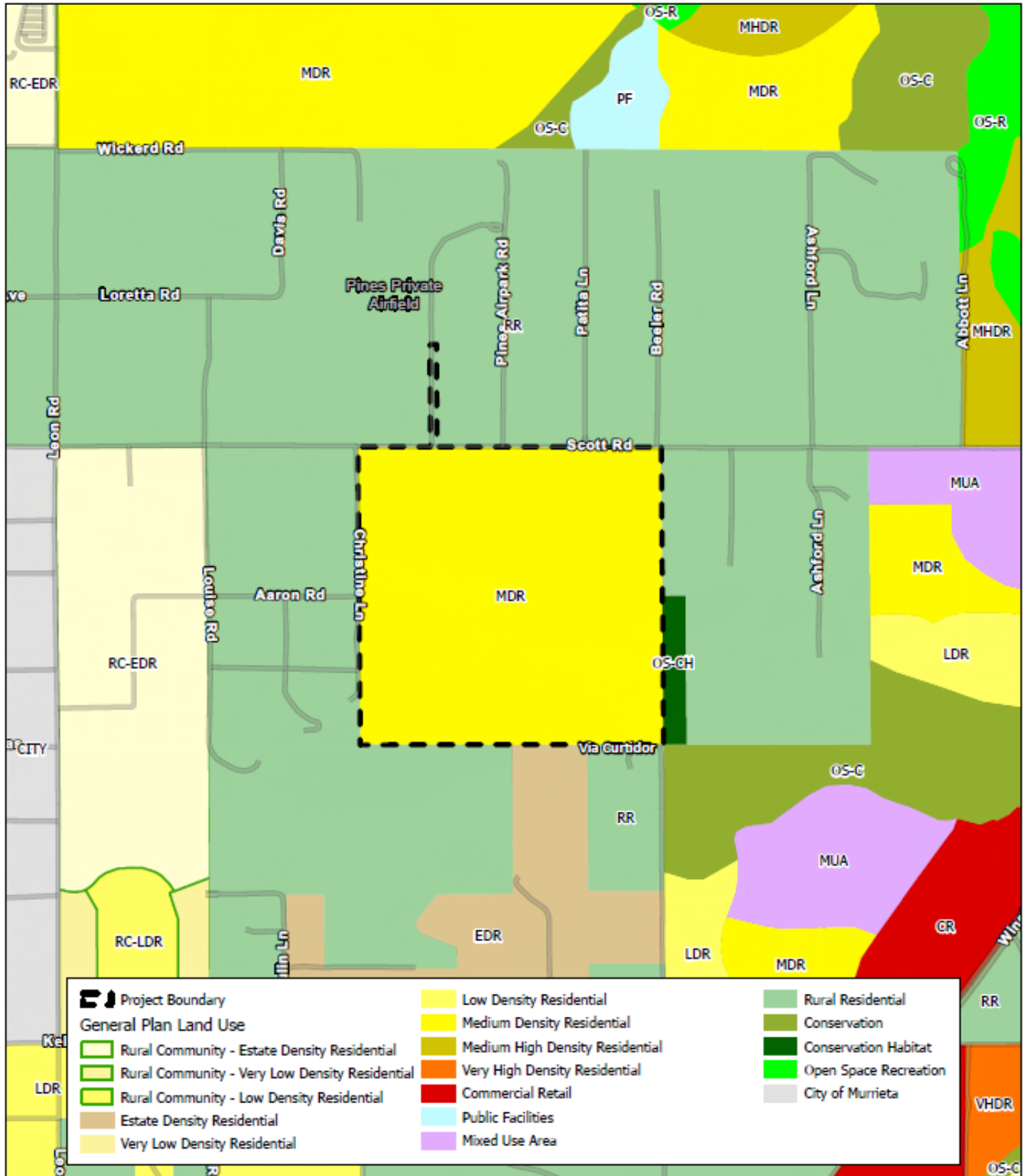
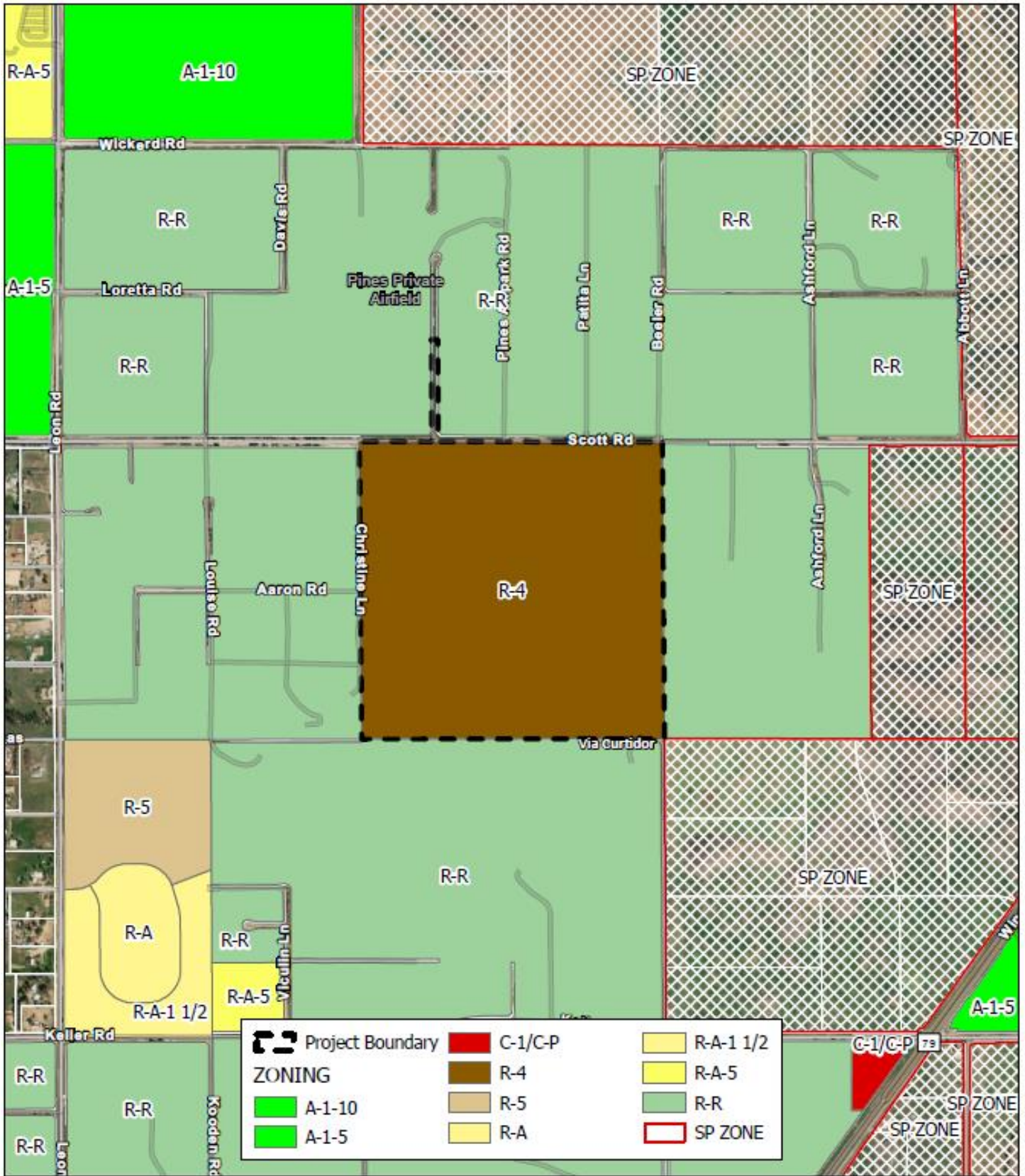


Figure 3: General Plan Land Use
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Figure 4: Zoning
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