

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

2078



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 5, 2014

SUBJECT: SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775 – Intent to Certify an EIR- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture- 10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) – REQUEST: The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The General Plan Amendments propose foundation changes to two parts of the Specific Plan and inter-foundational changes from the existing designations to Specific Plan Land Use designations. Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan.

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

JCP:ms

Juan C. Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added ☐ Change Order ☐
A-30 ☐ 4/5 Vote ☐

Prev. Agn. Ref.:

District:3/3

Agenda Number:

16-4

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Specific Plan No. 382, General Plan Amendment's No. 1113, 1013, and 1014, and Change of Zone No. 7775.

DATE: November 5, 2014

PAGE: Page 2 of 3

DENY GENERAL PLAN AMENDMENT NO. 1013 AND GENERAL PLAN AMENDMENT NO. 1014 as initiated by the Board of Supervisors; but,

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 531, which has been completed in compliance with the State CEQA Guidelines and based on the findings and conclusions in EIR No. 531, pending final adoption of a Resolution for EIR No. 531 and Specific Plan No. 382; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 382, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1013, amending the General Plan Foundation Component of the project area from Rural to Open Space and to change the Land Use Designation of the project area from Rural Mountainous (R:RM)(10 Acre Minimum Lot Size) to a Specific Plan land use designation of Open Space- Conservation Habitat (OS:CH) and Open Space- Conservation (OS:C), removing the project area from the North Skinner Policy Area and updating Table 3 "Adopted Specific Plans in the Southwest Area Plan" of the Southwest Area Plan of the General Plan, pending final adoption of a Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1014, amending the General Plan Foundation Component of the project area from Rural to Community Development and amending the Land Use Designation of the subject site from Rural Mountainous (R: RM)(10 acre minimum lot size) to a Specific Plan land use designation of Low Density Residential (LDR)(1/2 Acre Minimum Lot Size), Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre), Open Space- Conservation Habitat (OS:CH) and Open Space- Recreation/Basin (OS:R), and removing the project area from the North Skinner Policy Area and updating Table 3 "Adopted Specific Plans in the Southwest Area Plan" of the Southwest Area Plan of the General Plan, pending final adoption of a Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1113, amending the Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to a Specific Plan land use designation of High Density Residential (CD:HDR), Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), Open Space- Conservation Habitat (OS:CH), and Open Space-Conservation (OS:C), and updating Table 3 "Adopted Specific Plans in the Southwest Area Plan" of the Southwest Area Plan of the General Plan, pending final adoption of a Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7775 amending the zoning classification of the project site from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP), pending the adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

The project was before the Planning Commission on November 5th and received a 5-0 vote to recommend approval to the Board. The Planning Commission requested some edits to the conditions of approval, those are attached for review.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Specific Plan No. 382, General Plan Amendment's No. 1113, 1013, and 1014, and Change of Zone No. 7775.

DATE: November 5, 2014

PAGE: Page 3 of 3

The **SPECIFIC PLAN NO. 382 (Belle Terre)** proposes a 342.3 acre residential community development located northwest of Bachelor Mountain in the French Valley area of Riverside County. The specific plan proposes a total of 1,282 residential dwellings of varying density on a total of 170 acres. Residential density for the proposed project will range from 0.5 to 14 units per acre with an average of 3.7 dwelling units per acre.

GENERAL PLAN AMENDMENT NO. 1113 (Northwest Belle Terre) proposes to implement a portion of the Belle Terre Specific Plan and change the land use designation from Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the Specific Plan land use designation of Community Development-High Density Residential (CD:HDR), Community Development-Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-Conservation (OS:C).

GENERAL PLAN AMENDMENT NO. 1013 (Northeast Belle Terre) proposes a foundation level Land Use Change from Rural to Open Space and to amend the Land Use Designation of the subject site from Rural-Rural Mountainous (R:RM) (10 Acre Minimum Lot Size) to Specific Plan land use designation of Open Space- Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space Conservation (OS:C) and removal from the North Skinner Policy Area.

GENERAL PLAN AMENDMENT NO. 1014 (Southeast Belle Terre) proposes a foundation level change from Rural to Community Development and to amend the Land Use Designation of the subject site from Rural Mountainous (R:RM) (10 acre minimum lot size) to Specific Plan land use designation of Community Development-Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre) (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation Habitat (OS:CH) and removal from the North Skinner Policy Area.

CHANGE OF ZONE NO. 7775 proposes to change the zoning from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP).

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

- A. **Planning Commission Minutes**
- B. **Planning Commission Memo**
- C. **Planning Commission Condition of Approval changes requested at the hearing**
- D. **Planning Commission Staff Report**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: November 5, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SPECIFIC PLAN NO.382, GENERAL PLAN AMENDMENT NO.1113, GENERAL PLAN AMENDMENT NO.1013, GENERAL PLAN AMENDMENT NO.1014, and CHANGE OF ZONE NO.7775
(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File: EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

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

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

THIS ITEM SHOULD BE ON THE NOVEMBER 25TH AGENDA

AD Pack Already sent to
Clerk

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"

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




FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 5, 2014

SUBJECT: SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775 – Intent to Certify an EIR- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture- 10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) – **REQUEST:** The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The General Plan Amendments propose foundation changes to two parts of the Specific Plan and inter-foundational changes from the existing designations to Specific Plan Land Use designations. Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan.

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

JCP:ms


Juan C. Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ A-30
☐ 4/5 Vote
☐ Positions Added
☐ Change Order

Prev. Agn. Ref.:

District:3/3

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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Zone No. 7775.**

DATE: November 5, 2014

PAGE: Page 2 of 3

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TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 531, which has been completed in compliance with the State CEQA Guidelines and based on the findings and conclusions in EIR No. 531, pending final adoption of a Resolution for EIR No. 531 and Specific Plan No. 382; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 382, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1013, amending the General Plan Foundation Component of the project area from Rural to Open Space and to change the Land Use Designation of the project area from Rural Mountainous (R:RM)(10 Acre Minimum Lot Size) to a Specific Plan land use designation of Open Space- Conservation Habitat (OS:CH) and Open Space- Conservation (OS:C), removing the project area from the North Skinner Policy Area and updating Table 3 "Adopted Specific Plans in the Southwest Area Plan" of the Southwest Area Plan of the General Plan, pending final adoption of a Resolution by the Board of Supervisors; and,

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TENTATIVELY APPROVE CHANGE OF ZONE NO. 7775 amending the zoning classification of the project site from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP), pending the adoption of the Zoning Ordinance by the Board of Supervisors.

BACKGROUND:

The project was before the Planning Commission on November 5th and received a 5-0 vote to recommend approval to the Board. The Planning Commission requested some edits to the conditions of approval, those are attached for review.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

- A. **Planning Commission Minutes**
- B. **Planning Commission Memo**
- C. **Planning Commission Condition of Approval changes requested at the hearing**
- D. **Planning Commission Staff Report**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE NOVEMBER 5, 2014**

I. AGENDA ITEM 4.3

SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775 – Intent to Certify an EIR- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR). (Legislative)

II. PROJECT DESCRIPTION:

The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, which includes 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments that were filed at different times for other projects. The three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), Open Space Conservation (OS-C) and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Spoke in favor of the proposed project:

- Daniel Gryczman, Applicant

No one spoke in a neutral position or in opposition.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



**PLANNING COMMISSION
MINUTE ORDER
DATE NOVEMBER 5, 2014**

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comment: Closed

Motion by Commissioner Petty, 2nd by Commissioner Sloman

A vote of 4-0 (Commissioner Valdivia was absent)

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2014-009; and,

PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

DENY GENERAL PLAN AMENDMENT NO. 1013 AND GENERAL PLAN AMENDMENT NO. 1014 as initiated by the Board of Supervisors; but

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 531, pending final adoption of a Resolution for EIR531 and SP382; and,

TENTATIVE APPROVAL of SPECIFIC PLAN NO. 382; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1013; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1014; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1113); and,

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 7775, subject to modifications to the Conditions of Approval made at hearing.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

MEMO

Date: November 4, 2014

To: Planning Commission

From: Matt Straite, project planner

**RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 4.3 SP382 FOR NOVEMBER 5, 2014
PLANNING COMMISSION**

Additional Letters:

MET dated November 3, 2014

The attached letter indicated that the project would require easements and other discretionary actions by MET. It is acknowledged on page III-38 in Section III (Project Description) of the Draft EIR that the Project would require other discretionary approvals for other municipal agencies in addition to those specifically listed.

"In addition to the discretionary approvals listed above, the Project Applicant will request additional approvals and permits from the other municipal agencies for project construction activities including, but not limited to the following: demolition, excavation, shoring, grading, foundation development, building construction, and tenant improvements."

The County and Project Applicant acknowledge that the improvements noted in Metropolitan's letter would require discretionary approval from the municipal agency.

All environmental impacts associated with these improvements have been addressed in the Draft EIR. Metropolitan is referred to the heading "Off-Site Impacts" in each subsection in Section IV of the Draft EIR. Here Metropolitan will find the discussion of these impacts. Because the environmental impacts associated with these improvements have already been addressed and accounted for in the EIR prepared for the Belle Terre Specific Plan, no additional CEQA review is required for Metropolitan's approval of these improvements.

Mr. Hewett dated October 31, 2014

The attached letter argued that there is a shortage of water and the addition of new homes will exacerbate the condition. The EIR addressed the water supply in Section IV, as did the State required Water Supply Assessment found in Appendix IV.P. No changes are required to the CEQA to address this concern.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

The Hemet Unified School District dated October 30, 2014

The attached letter restates that the school district for the project site is planned to change. This information was outlined in the Staff Report and the EIR in Section IV.

R. Croy dated 11-3-14

The attached email from Rick Croy representing the Rural Residents and Friends objects to the project. The email argues that there is no urgency to remove the rural property; however the rural areas are staying generally rural, in fact most are going to open space. The email also sites a concern with the notification radius used to provide hearing notice. The notice was sent to properties within 600 feet from the project, as required by Ordinance. Next, the letter argues that many projects are being removed from policy areas with little regard for the policy areas. Staff is supporting the removal of the project from the policy area because the project is bringing together several properties that together provide a better project for the area. Separated, the land plan could not capitalize on the many properties. Additionally, based on the MSHCP conservation patters, conserved land and terrain, the areas to the south of the proposed project do not fit the description of the policy area which indicates that the minimum lot size should be 10 acres due to terrain. The southern portion of the project site is flat and surrounded by conserved land. The northern portion of the project proposed for removal from the policy area is remaining in open space. While this area does fit the description of the policy area, staff is supporting the removal because it will be preserved and a minimum lot size does not pertain.

Additional/Corrections to the Findings:

Staff has drafted the following additional findings to support the Foundation Component Amendment for GPA 1013 from Rural to Open Space:

a. The foundation change from Rural to Open Space is based on substantial evidence that new conditions or circumstances justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

The foundation change from Rural to Open Space, a more protective designation, would reflect the corresponding designations in the Specific Plan. These include Open Space – Conservation (OS-C), Open Space – Conservation Habitat (OC-CH), and Open Space – Recreation (OS-R). These designations are intended to preserve the area as an open space conservation area. Conservation achieves MSHCP goals for each of the Criteria Cells within which the site is located.

Changes necessary to achieve MSHCP compliance are considered new information because while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies. (Southwest Area Plan, p. 57) Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1013.

The Project is consistent with the Vision for Riverside County. In particular, the foundation amendment is consistent with the Natural Environment Vision, which states: "We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment." (General Plan, p. V-6). The amendment from Rural to Open Space will help maintain open space for recreation and habitat purposes. The amendment to a more protective designation would not conflict with other Vision statements.

Chapter IV.K of the Draft EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies and would not create an internal inconsistency.

b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, General Planning Principles set forth in General Plan Appendix B, or Foundation Component.

As discussed above, the amendment from Rural to Open Space, a more protective designation, is necessary to reflect the corresponding designations in the Specific Plan. These include Open Space – Conservation (OS- C), Open Space – Conservation Habitat (OC-CH), and Open Space – Recreation (OS-R). The current proposal would amend the Foundation Component amendment to the planned open space conservation area and achieve MSHCP goals.

c. A Foundation Component change is necessary to facilitate implementation of open space designations arising from the adopted MSHCP programs that could not be accomplished by a lesser change in the General Plan.

As discussed above, the Foundation Component amendment achieves MSHCP goals. Draft EIR pages IV.E-64 through IV.E-73 demonstrate the Project's consistency with, and furtherance, of the MSHCP goals. A lesser amendment would not be as protective as the proposed change from Rural to Open Space.

On finding 16 from the staff report, the following edits are being proposed-

1. ~~Pursuant to CEQA Guidelines 15162,~~ The Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (531) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

Additional Conditions of Approval:

Attached are Transportation and Flood Control conditions of approval that were not completed at the time the staff report was prepared.

Recommended Modification to the Conditions of Approval:

Planning Staff is recommending the following changes (in strikeout) to the conditions of approval:

30.EPD.4 and 5, 30.Planning.1, 12, 14, 41, 42 are duplicates as they were also mitigation measures that were added as conditions and should be deleted.

30.Planning.29, 35 were revised to update planning area numbers that were revised just before the hearing. The Planning Areas that were labels with an OS were revised to be simply planning area numbers instead, for ease of use with the Zoning Ordinance.

30.Planning.28 F&G Clearance

Prior to the approval of any implementing project within planning area 2, 3, 4, 5, 6, 7, 18 ~~OS-4, OS-749, and OS-816E~~ of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and ~~Game Wildlife~~ notification pursuant to Sections ~~1601/1603~~1602 of the California Fish and ~~Game-Wildlife~~ Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (~~Sections 1601/1603 Permit Section 1602 Agreement~~) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.Planning.43 contained an error referencing the incorrect archeological record number.

30.EPD.12 SP-Permanent Fence Plan

Prior to the issuance of any grading permits, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as permanent MSHCP conservation areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated conservation areas. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the MSHCP conservation area, and whether changes to the proposed fencing and signage plan are required. Notwithstanding the foregoing, fencing shall not be required around the boundary of the Northeast parcel.

30.EPD.13 SP-Permanent Fence Plan

Prior to the issuance of any building permits, the areas mapped as "MSHCP Conservation Area," in the JPR 14-02-06-01 Regional Map shall be permanently fenced for protection as MSHCP Conservation Areas according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan. Notwithstanding the foregoing, fencing shall not be required around the boundary of the Northeast parcel.

30.Planning.65 SP-MM-K-1

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project(80 series):

Prior to issuance of building permits, the County shall ensure compliance with the Highway 79 Condition ~~of Approval~~. The allowable number of units shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Condition ~~of Approval~~. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway Condition ~~of Approval~~ will terminate. In any such instance, the environmental impacts of developing 1,282 units have been evaluated throughout the Belle Terre Specific Plan EIR. The entirety of the Highway 79 Condition, which further describes implementation of the condition, is located in Appendix C to the Specific Plan.¹

100.Planning.1 SP-PA 5 Plans Required

The public park in Planning Area 5 shall be constructed concurrently with development in Planning Area ~~4~~ 7. More specifically, prior to the issuance of the ~~58th~~ 4th occupancy permit for within Planning Area ~~7~~ 4.

100.Planning.3 SP-PA5 Plans Required

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by~~ the Planning Department and the French Valley Recreation and Parks District ~~[County Service Area No.]~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area

¹ As a side note, the intention of the EIR was to have a Transportation condition of approval added that would outline several possible ways to comply with the Highway 79 Policy. This is why the Mitigation Measure makes reference to a condition of approval. However, the detailed text and tables intended to be the condition of approval were too complicated to add as a condition. As a result, the "Highway 79 Condition", which outlines all the ways to potentially comply, will be added to the Specific Plan as Appendix C. This footnote will not be added to Condition 30.Planning.65.

Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~{County Service Area No. }~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.Planning.4 SP-PA 8 Plans Construction

The public park and trail in Planning Area 8 shall be constructed concurrently with development in Planning Area ~~9 10 and 11~~. More specifically, prior to the issuance of the ~~93rd~~ occupancy permit for Planning Area ~~9 10 and 11~~.

100.Planning.5 SP-PA8 Plans Required

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by~~ the Planning Department and the French Valley Recreation and Parks District ~~{County Service Area No. }~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~{County Service Area No. }~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.Planning.6 SP-PA 15 Park/ Detention

The public park/detention basin in Planning Area 15 shall be constructed concurrently with development in Planning Area 13 and 14. More specifically, ~~the public park shall be constructed~~ prior to the issuance of the ~~60th~~ occupancy permit for either Planning Area 13 or 14.

100.Planning.7 SP-PA15/ Detention Plan

PRIOR TO THE ISSUANCE OF THE 1st occupancy permit within the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by~~ the Planning Department and the French Valley Recreation and Parks District ~~{County Service Area No. }~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~{County Service Area No. }~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping.

The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Staff also recommends the addition of the following conditions which are mitigation measures added in the Final EIR:

30.Planning.XX MM D-20

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to building permit final inspection, the County Building and Safety Department shall ensure that electric or propane outlets are provided for barbecues in residential areas.

30.Planning.XX MM D-21

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to building permit final inspection, the County Planning Department shall ensure that that the Project's Homeowner's Association enforces the use of electric lawn mowers and leaf blowers.

10.Planning.XX MM D-22

The Project shall incorporate light-colored paving and roofing materials.

Updated Zoning Ordinance:

A revised version of the Zoning Ordinance is attached with minor edits shown in red line strikeout.

Updated PC Resolution:

A revised version of the Planning Commission Resolution is attached.



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

November 3, 2014

Via Electronic and Express Mail

Mr. Matt Straite
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Straite:

Notice of Public Hearing and
Intent to Certify Environmental Impact Report No. 531 for Specific Plan No. 382,
General Plan Amendment Nos. 1113, 1013, 1014, and Change of Zone No. 7775

The Metropolitan Water District of Southern California (Metropolitan) reviewed the Notice of Public Hearing and Intent to Certify Environmental Impact Report No. 531 for Specific Plan 382, General Plan Amendment Nos. 1113, 1013, 1014, and Change of Zone No. 7775, also known as the Belle Terre Project. The proposed project is located along a portion of Metropolitan's San Diego Canal. This letter contains Metropolitan's comments to the proposed project as an affected responsible public agency.

We previously provided correspondence in response to the applicant's request for information regarding the proposed use of Metropolitan's bridges over the San Diego Canal and on the Notice of Scoping Session, in 2008 and 2012, respectively (copies attached). Initially the project proposed using Metropolitan's San Diego Canal bridges as roadways to access the northeast and southeast portions of the proposed development; however, the project now proposes utilizing Metropolitan's canal siphons to access these portions of the development. The proposed roadway crossings are identified in the Final Environmental Impact Report (FEIR) as the Southern Access Route and the Rebecca Street Improvements. The project also proposes to install 12-inch water lines in both roads and an 8-inch sewer main within the Southern Access Route. Although the project proposes access and construction activities on Metropolitan's fee property, the FEIR does not identify Metropolitan as a responsible or discretionary approval granting agency. Metropolitan will need to rely on the FEIR to evaluate the applicant's request for a public roadway easement and we respectfully request that Metropolitan's discretionary approvals be addressed in the FEIR.

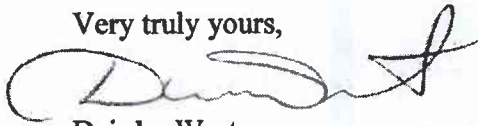
Our previous letters stated that the project's use of Metropolitan's fee property to cross the canal would require a public road easement, and requested prints of detailed street improvement plans and that the road crossings include fencing or other suitable barriers agreeable to Metropolitan to prevent unauthorized entry into our property. The project should also include measures to prevent construction-related dust and other material from entering the canal. When ready to

Mr. Matt Straite
Page 2
November 3, 2014

proceed, the applicant will need to submit detailed improvement plans including but not limited to street, grading, sewer, water, and other utilities for our review and written approval as they relate to Metropolitan's facilities and rights-of-way. For additional information regarding these matters please contact Kieran Callanan at (213) 217-7474.

We appreciate the opportunity to provide input to your planning process and look forward to future coordination with you on this project. For further assistance, please contact Alex Marks at (213) 217-7629.

Very truly yours,



Deirdre West
Manager, Environmental Planning Team

AM/am

(J:\Environmental-Planning & Compliance\COMPLETED JOBS\October 2014\Job No. 20141044MIS\Belle Terre RC EIR No 531

Enclosure: MWD 2008 and 2012 correspondence



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

**MWD San Diego Canal
Sta. 958+50 and Sta. 970+85 to 989+75
Substr. Job No. 2038-08-001**

August 29, 2008

**Mr. Matt Simonetti
Hall & Foreman Inc.
Suite 200
Three Better World Circle
Temecula, CA 92590**

Dear Mr. Simonetti:

MWD San Diego Canal Road Crossings – Fields Drive Area

Thank you for your e-mailed transmittal dated July 3, 2008, requesting as-built information on the two existing roadway crossings over our San Diego Canal near Fields Drive, in the county of Riverside.

In a telephone conversation with you on August 18, 2008, you indicated a proposal to use the existing Fields Drive roadway crossing (approximate San Diego Canal Stations 975+85 to 989+50) and the bridge crossing northwest of Fields Drive (approximate Station 958+50), to accommodate the proposed development on the east side of our San Diego Canal fee property right-of-way in this area.

The existing pre-stressed concrete bridge that crosses the San Diego Canal at Station 958+50 northwest of Fields Drive was installed to accommodate the occasional farmyard vehicle crossing and for Metropolitan's access. Unfortunately, this 20-foot-wide bridge crossing was designed only for AASHTO H-10 loading, with a maximum

Mr. Matt Simonetti

Page 2

August 29, 2008

weight of 16,000 pounds on an axle or axle group. It was not designed to be used as a public roadway and its use as such would not be permitted by Metropolitan.

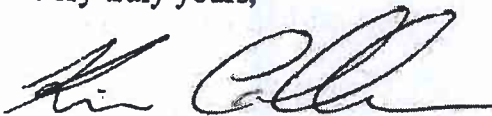
Our San Diego Canal siphons (between our Stations 975+00 and 989+58) located under the road crossing at Fields Drive are adequate for AASHTO H-20 loading, provided the cover over our siphons is between 4 feet and 10 feet.

Enclosed for your information and use are prints of our Drawings B-71291, B-71292, B-71318, B-71346 through B-71348, and B-71351, and Right of Way Maps 141-1 (Sheet 4 of 5) and SDA-C-9 (Sheets 1 through 4 of 4).

In order to use the Fields Drive crossing within Metropolitan's fee property, you will need to submit a request for a public road easement to our Property Management Team for consideration since there is no dedicated public right-of-way at this location. Please contact Curtis Baynes of this team, telephone (213) 217-6208, regarding this matter.

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number located in the upper right-hand corner of this letter. Should you require additional information, please contact Francisco Flores at (213) 217-6679.

Very truly yours,



Kieran M. Callanan, P.E.
Manager, Substructures Team

FF/ly
DOC 2038-08-001

Enclosures (12)

Mr. Matt Simonetti

Page 3

August 29, 2008

bcc: F. Flores
M. Lopez
D. K. Potter/G. L. Michael
Substructures Book
Substructures Files

w/plans

g
ff
SMW



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

December 17, 2012

Via Electronic and Regular Mail

Mr. Matt Straite
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Straite:

Notice of Scoping Session regarding
Environmental Impact Report No. 531 for Specific Plan No. 382,
General Plan Amendment Nos. 113, 1013, 1014, and Change of Zone No. 7775

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the notice for this proposal. The Riverside County Planning Department (Riverside County) is acting as the Lead Agency under the California Environmental Quality Act and is holding a scoping session to identify and resolve concerns of agencies and other interested entities with regard to the proposed project and potential environmental impacts. Riverside County intends to prepare an Environmental Impact Report in the near future in support of the proposed project, and will study possible impacts resulting from: 1) a Specific Plan proposing a residential use development containing residential, commercial, park, and open space uses; 2) a General Plan Amendment proposing to create a Specific Plan with one foundation (Community Development) which will revise the Land Use designations according to the Land Use exhibit in the proposed Specific Plan; 3) a Change of Zone proposing to create a site specific zoning ordinance, and to change the zoning on the site from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Light Agriculture – 10 Acre Minimum (A-1-10) to Specific Plan.

The proposed project is located along the length of Metropolitan's San Diego Canal within Riverside County, as identified in the Land Use Plan map submitted to us with the scoping session notification.

This letter contains Metropolitan's comments to the proposed project as a potentially affected public agency.

Mr. Straite
Page 2
December 17, 2012

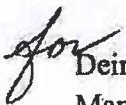
Correspondence regarding the potential use of existing crossings across our San Diego Canal in the vicinity of Fields Drive was exchanged in a letter dated August 29, 2008 from Metropolitan's Substructures Team, which is being attached for inclusion in your project files. Of particular note in this correspondence is the fact that Metropolitan's existing bridge structure, which crosses our canal north west of Fields Drive, is not adequate for use as a public road crossing. Although this bridge crossing is no longer being considered as part of this development, a similar crossing of one of Metropolitan's existing bridges for Belle Terre Drive, which is located southwest of Fields Drive, is now proposed. This bridge is also not adequate for use as a public road crossing.

We request that prints of detailed street improvement plans for Fields Drive and the proposed bridge for Belle Terre Drive crossings, as proposed within our property and over our San Diego Canal, be submitted for review by our Substructures Team, when available. In addition, we request that all new public road crossings include upgraded fencing on both sides of the proposed road crossings of our San Diego Canal and Siphons to be a minimum 6-foot-high chain link with barbed wire, or other suitable barrier agreeable to Metropolitan, in order to prevent unauthorized entry into our property as a result of the new public roads and housing development.

No encumbrances on Metropolitan property, with the exception of public road crossings, will be permitted. For example, Metropolitan property shall not be included within fuel modification areas.

Please continue to keep Metropolitan informed of ongoing developments. We appreciate the opportunity to provide input to your planning process and look forward to receiving future documentation on this project. For further assistance, please contact Miss Connie Yee at (213) 217-5657.

Very truly yours,



Deirdre West
Manager, Environmental Planning Team

CY/cy

(J:\Environmental-Planning & Compliance\COMPLETED JOBS\December 2012\Job No. 2012112802)

Enclosure: MWD San Diego Canal Road Crossings – Fields Drive Area letter, August 29, 2008

October 31, 2014

Riverside County Planning Department
Attn: Matt Straite
P.O. Box 1409
Riverside, Ca. 92502-1409

Subject: General plan No. 382, General Plan Amendment No. 1113, General Plan Amendment No. 1013, General Plan Amendment No. 1014, Change of Zone No. 7775

Dear Mr. Straite,

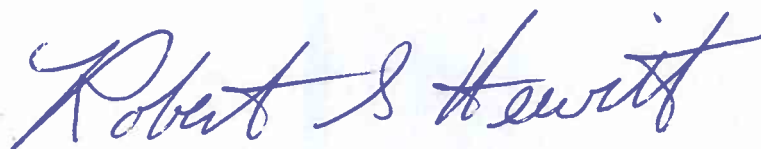
One would hope that when the County Planning Commission and the Board of Supervisors are reviewing this EIR, they would, above all else, insert a little common sense in their decisions. This development proposes to construct 1,282 homes on land that currently uses no water from any source. We are now in what the Association of California Water Agencies consider "a drought of epic proportions". The Governor of California declared a drought state of emergency on January 17th. The State announced on January 31st that the State Water Project would likely deliver zero water to customers in 2014. 2013 was the driest year on record, and 2014 is the third consecutive year of this severe drought. The drought of 2014 will surpass the record 1977 drought since State water reserves are already below the 1977 levels. The Farm Bureau predicts that 500,000 acre of farmland will go fallow this year due to lack of water. The current trend for hot, dry weather is breaking all records. NOAA predicts that this hot, dry condition will continue into the foreseeable future.

Yet here we are planning on approving this new development and the significant water demands that will accompany a development of this size. I question the water company's determination that they can supply the required amounts of water for this development and many others that are being proposed. All the local water districts are requiring mandatory water conservation measures of some level, with additional, more severe reductions in the next few months.

So how many more restrictions will be placed on the existing water users to accommodate this large development? How many additional acres of local irrigated farmland will have to be idled when this and other large developments are approved and built? Does the County have a crystal ball that is telling them when, if ever, these drought conditions will end?

This is not the time to approve large developments, especially on land that currently has no water requirements at the present time. There may come a time when water supply conditions will improve, but now is not the time to make a bad situation worse.

Sincerely,

A handwritten signature in blue ink that reads "Robert S. Hewitt". The signature is fluid and cursive, with the first name "Robert" being larger and more prominent than the last name "Hewitt".

Robert S. Hewitt
42913 Johnston Ave.
Hemet, Ca. 92544

2014 DROUGHT

Unprecedented Conditions Put California in Uncharted Territory

By nearly any measure, California is in a drought of epic proportions. Reservoirs are at near-record lows, the Sierra snowpack is meager, and water managers throughout the state are bracing for a water year like no other.

A taste of wet weather brought modest relief to some areas in early February, but the state's drought worries are far from over. Experts say it would take extraordinary precipitation through the rest of the winter to restore California to normal conditions this year.

Local, state and federal water officials are taking a broad suite of actions to combat drought and assist areas in greatest need. Local water agencies are ramping up calls for water conservation, with mandatory restrictions on water use now in place in many areas.

Statewide Emergency Declared

Gov. Jerry Brown declared a drought state of emergency Jan. 17 and directed state agencies to take all necessary actions to prepare for drought conditions. The governor also called on all Californians to voluntarily cut water use by 20%, and directed them to Save Our Water (www.saveourh2o.org) — a partnership between the Association of California Water Agencies and the California Department of Water Resources — for tips on how to conserve.

Unprecedented Actions

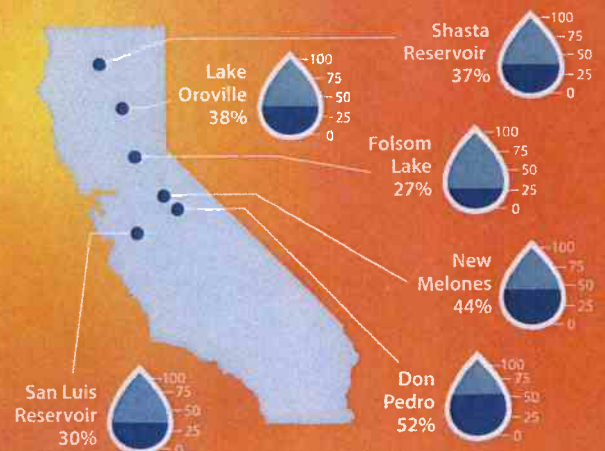
If conditions are unprecedented, so, too, are the responses. Here is a recap of extraordinary actions in recent weeks:

- State officials announced Jan. 31 that the State Water Project would likely deliver zero water to customers in 2014. For the first time in history, the 25 million
- Californians and 750,000 acres of farmland that rely on the SWP face the prospect of getting no water from the project this year.
- The State Water Resources Control Board approved an urgency petition to relax water quality and flow requirements in the Sacramento-San Joaquin Delta. It also issued curtailment notices to some water rights holders along the Sacramento and San Joaquin Rivers to reduce diversions.
- Some rivers and streams have been closed to fishing.
- CALFIRE has hired an additional 250 firefighters to battle an unprecedented increase in wildfires.
- President Obama called Gov. Brown on Jan 29 to pledge federal support and assistance, and followed up with a visit to the drought-stricken Fresno area on Feb. 14.

Folsom Lake, a key reservoir on the American River and source of supply for several communities in the Sacramento region, has been at critically low levels. Though a band of storms provided some badly needed inflow in early February, the reservoir remains near record lows for this time of year. Reservoirs across much of the state are likewise suffering with this year's dry conditions.

CURRENT WATER CONDITIONS

As of February 11, 2014, percentage of total capacity at major California reservoirs



LOCAL RESPONSE TO DROUGHT

Local water agencies throughout California are uniting in response to the governor's call for conservation, working to spread the word to customers on ways to save water. Mandatory water restrictions have been adopted in cities such as Sacramento, Willits, Santa Cruz, Folsom, Visalia and Modesto. Scores of water agencies and communities have called for voluntary conservation.

Water agencies prepare for dry times by putting drought contingency plans in place and also by diversifying their portfolio of water supply sources. But even the best laid plans can be overwhelmed by Mother Nature.

How Does This Drought Compare to 1977?

The drought of 1977 is etched in many Californians' minds as the most severe drought in modern state history. But the drought of 2014 is shaping up to be worse. Several of the state's critical reservoirs — Folsom, Lake Oroville, and San Luis — are at lower levels for this time of year than they were in 1977, even with the rains of early February. And the state's depleted reservoirs must serve a population that has more than doubled from 18 million in 1977 to 38 million today.

Just How Bad is it?

2014 is California's third consecutive year of critically dry weather. 2013 was the driest year on record and the launch of 2014 saw the longest stretch of winter with no rain ever recorded. And while this clearly is a statewide drought, some regions are hit especially hard. Communities in the Sacramento region that rely directly on depleted Folsom Lake are bracing for potentially dire conditions later this year. At least five counties — Mendocino, Santa Barbara, San Joaquin, Tulare and Tuolumne — have declared local drought emergencies.

Meanwhile, the California Department of Public Health has stepped up assistance to several communities and drinking water systems that could face severe water shortages in the next 60 to 100 days. And the dry conditions have heightened the state's wildfire risk. Forest fires in January of this year were up nearly tenfold over the same time period in 2013.

Agriculture is suffering too. The California Farm Bureau expects 500,000 acres of agricultural land to go fallow this year because of lack of water. That will result in an estimated \$2.8 billion impact on California's economy.

Investments Pay Off; More Needed

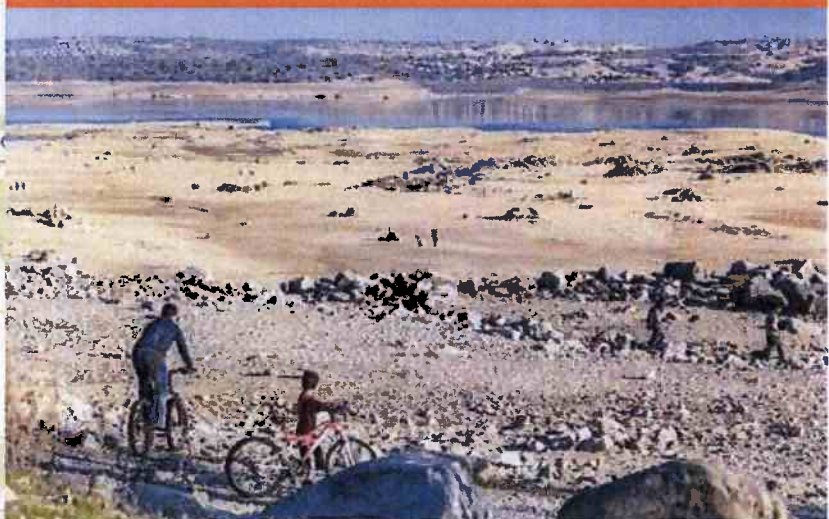
Investments made in some parts of the state in water recycling, additional storage, conveyance, water run-off capture and integrated regional water management plans have positioned some agencies to better weather the drought. California needs a statewide water plan that incorporates many of these elements to bolster its water system, making it more resilient during periods of drought. ACWA supports Gov. Brown's California Water Action Plan, which contains many of these elements and is similar to ACWA's own plan — the Statewide Water Action Plan. More at www.acwa.com.

Educating the Public

Save Our Water, a partnership between ACWA and the California Department of Water Resources, is reaching out to consumers with tips on how to conserve. Resources available at www.saveourh2o.org.

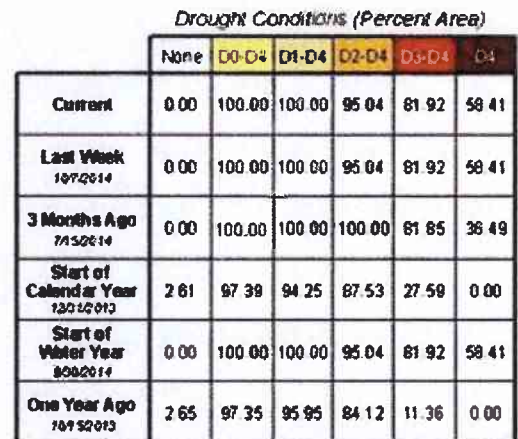


Folsom Lake has retreated significantly during the past year, a result of the meager snowpack in the Sierra and ongoing water management needs. Water at the reservoir is so low that onlookers are visiting the remains of an old Gold Rush town that's usually under water.



NOAA forecasters did add that other outcomes are possible, but "less likely."

October 14, 2014
(Released Thursday, Oct. 16, 2014)
Valid 8 a.m. EDT



 D0 Abnormally Dry  D3 Extreme Drought
 D1 Moderate Drought  D4 Exceptional Drought
 D2 Severe Drought

Author:
Mark Svoboda
National Drought Mitigation Center



<http://droughtmonitor.unl.edu/>

(/about/bios/ed-joyce/)



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vince Christakos
Assistant Superintendent

**Professional Development
Service Center**

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Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

**Professional Development
Academy**

2085 W. Acacia Avenue
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(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Vic Scavarda
James Smith
Ross Valenzuela
Joe Wojcik



October 30, 2014

Matt Straite
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502
(951) 955-8631

Re: SP 382, GPA 1113, GPA 1013, GPA 1014, CZ 7775

Dear Mr. Straite,

Hemet Unified School District (HUSD) is in receipt of the Notice of Public Hearing for the above-referenced project, referred to as Belle Terre (Project). The Project is located east of Washington Street and south of Keller Road. In terms of residential development, the Project proposes a 342.3 acre residential community consisting of 1,282 dwelling units with densities ranging from 0.5 to 14 units per acre, with an overall density of 3.7 units per acre. The proposal also includes open space, park and conservation areas.

Currently, the northwestern and northeastern portions of the Project are in HUSD. The southeastern portion is in Temecula Valley Unified School District (TVUSD). On October 23, 2014, the County Committee on School District Organization approved a territory transfer, known as the French Valley Reorganization Area (FVRA), from HUSD to TVUSD. The FVRA encompasses the entire area of the Project. The effective date of the transfer will most likely be July 1, 2015. After that date the entire Project will be under the jurisdiction of TVUSD.

Until July 1, 2015 please send all correspondence for the Project to both school districts. After July 1, 2015, all correspondence can be sent to TVUSD. If you have any questions, please contact me at (951) 765-5100 x5465 or jbridwell@hemetusd.k12.ca.us.

Sincerely,

Jesse Bridwell
Facilities Planner

Cc: Jane Dixon, Director of Facilities, TVUSD (via email)

From: rick_croy
To: Straite, Matt; Stark, Mary
Subject: Re Item 4.3 [Nov. 5] Belle Terre -SP 382, GPA" s 1013,1014,1113, EIR 531 Opposition Letter
Date: Monday, November 03, 2014 4:06:29 PM

Honorable Chair and Commission Members;

Rural Residents and Friends would like to strenuously object to this GPA on several grounds.

First, there seems to be no definable and "urgent" reason to remove even more Rural landscape from this well established Rural area. The staff report from 2010 recognized this fact.

Also, included in the Staff report is the notification boundary in which very few rural property owners east of the project will be notified and allowed input. Once again, even at 600 feet, proper notification seems woefully inadequate to gage community opinion here.

We also are observing a disturbing trend to simply remove GPA's and other development projects from long established "policy areas" for no other reason than to promote urbanization. This trend, which may be "business friendly" is certainly antithetical to the General Plan which calls for a "variety of housing and lifestyle choices" in Riverside County.

Lastly, Traffic, Traffic, Traffic.....

The staff report in "ISSUES OF POTENTIAL CONCERN" on page 4 identifies fatal LOS impacts and Cal Trans Facilities. Amazingly, staff recognizes not only that "implementation of mitigation cannot be guaranteed" but that "significant unavoidable impacts" at all local intersections will be created with no one responsible to pay for them.

Add this 1200 PLUS homes to the planned GPA 960 and it's dire predictions of LOS "F" at local intersections and what will be left? We believe it may necessitate an even worse grading system for future residents in Southern Riverside County.

As always, please include our letter into the public record

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Rick Croy
Rural Residents and Friends
"People for Balanced Growth"