



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSIONERS 2015

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**Planning
Director**
Steve Weiss, AICP

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

AUGUST 19, 2015

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR

1.1 **NONE**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – CEQA Exempt – Appellant: World’s Biggest Cabazon Dinosaurs – Applicant: World’s Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth Supervisorial District – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northwest corner of Seminole Drive and Deep Creek Road – **REQUEST:** An appeal by the applicant concerning the Planning Director’s denial of Plot Plan No. 14522, Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522, a 2,916 sq. ft. gift shop, a 1,060 sq. ft. caretaker unit, and 34,279 sq. ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres. Continued from August 20, 2014, September 17, 2014, March 18, 2015, May 20, 2015, and July 15, 2015. Project Planner: Peter Lange at (951) 955-1417 or email Plange@rctlma.org.

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **GENERAL PLAN AMENDMENT NO. 960, CLIMATE ACTION PLAN** – Intent to Certify Environmental Impact Report No 521 – Applicant: County of Riverside – All Supervisorial Districts –**REQUEST:** This County-Initiated General Plan Amendment proposes a comprehensive update to the Riverside County General Plan in accordance with the 8-year Certainty System described in the General Plan Administration Element and Ordinance No. 348 Article, II Section 2.5. This update includes modifications to the Vision Statement, seven of the nine General Plan Elements, 19 Area Plans and updates to 12 appendices. The Riverside Climate Action Plan is being proposed concurrently with GPA No. 960 to ensure County Compliance with AB 32 – The Global Warming Solutions Act of 2006. Project Planner: Kristi Lovelady at (951) 955-0781 or email klovelad@rctlma.org .


5.0 WORKSHOPS:

- 5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0** DIRECTOR’S REPORT**8.0** COMMISSIONERS’ COMMENTS

Agenda Item No.: 3.1
Area Plan: The Pass
Zoning District: Cabazon
Supervisory District: Fifth
Project Planner: Peter Lange
Planning Commission: August 19, 2015
Continued From: July 15, 2015

APPEAL OF PLOT PLAN NO. 14522 REVISED
PERMIT NO.1
CEQA Exempt
Appellant: World's Biggest Cabazon
Dinosaurs
Applicant: World's Biggest Cabazon
Dinosaurs
Engineer/Representative: Trip Hord



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This appeal concerns the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposed to add to the original approved project Plot Plan No. 14522, a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

The project is generally located on the northwest corner of Seminole Drive and Deep Creek Road.

FURTHER PLANNING CONSIDERATIONS:

The project was continued from the July 15, 2015 to August 19, 2015 in order for the applicant to address the remaining corrections and resubmit to Building and Safety for a 6th plan check. Although a few minor corrections are needed to be addressed, the applicant has made significant progress to resolve the outstanding issues for the proposed project. The applicant will resubmit revised plans to the Building and Safety Department to complete the 6th plan check.

The findings and conclusions set forth herein describe the property's violations and the information that was not provided in the application materials. If the Planning Commission adopts the staff recommendations provided below, the project application will be processed in accordance with Ordinance No. 348, including being considered during a noticed public hearing, and the findings and conclusions will be revised accordingly.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail,
Rural: Rural Desert, Areas subject to Indian
Jurisdiction |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial, Controlled
Development Areas-10 acre minimum, Rural
Residential |
| 5. Existing Land Use (Ex. #1): | Gift store and outdoor dinosaur exhibits, |
| 6. Surrounding Land Use (Ex. #1): | Gas station, vacant land |

- 7. Aerial Map (Ex. #8):
- 8. Project Data: Total Site Acreages: 54.7 acres
Total Project Acreage: 0.9 acres
Total Building Area: Approximately 5,000 sq.ft.
- 9. Environmental Concerns: Pursuant to CEQA Guidelines Section 15270,
CEQA does not apply to projects which a public
agency rejects or disapproves

RECOMMENDATIONS:

UPHOLD the Applicant's appeal of the Planning Director's Denial of Plot Plan No. 14522 Revised Permit No. 1; and,

DIRECT staff to process the plot plan application in accordance with Ordinance No. 348 and prepare the appropriate environmental review under the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

- 1. The project site has a General Plan land use designation of Community Development: Commercial Retail.
- 2. The zoning for the subject site is Scenic Highway Commercial.
- 3. Existing and approved Plot Plan No. 14522 allows for the following uses: a commercial center for 5 fast food restaurants, one site down restaurant, a 60 room motel and a museum and gift shop. The existing restaurant, 2 dinosaurs and gift shop inside the dinosaur were allowed to remain on site. The applicant proposes to add the following uses: a 2,916 sq.ft. gift shop, a caretaker unit, a 34,276 square foot area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.
- 4. The project site is surrounded by properties which are designated in the General Plan as Community Development: Commercial Retail, Rural: Rural Desert, and Areas subject to Indian Jurisdiction.
- 5. The project site is also surrounded by properties which are zoned Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, and Rural Residential.
- 6. The surrounding area is mainly vacant besides a gas station and restaurant.
- 7. This project is not located within a City Sphere of Influence.
- 8. The existing gift store and indoor museum building was built over an existing lot line for Parcel 1 on Parcel Map 28365. Lot Line Adjustment No. 5491 had been recorded that adjusts the lot line out from underneath the building.
- 9. The project site had numerous code violations for the accumulation of trash onsite, construction without permits, zoning, grading without permits, and land uses without Planning Department approval. These violations are still outstanding.

APPEAL OF PLOT PLAN NO. 14522 REVISED PERMIT NO.1

PC Staff Report: August 19, 2015

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10. Structures and buildings onsite were constructed without the benefit of grading and building permits, and plans for these structures and buildings have not been submitted to the Building and Safety Department for review and approval.
11. The existing unpermitted structures and buildings located on the project site have been determined to be a threat to the public health, safety and general welfare and were declared to be a public nuisance on October 16, 2012 by the Board of Supervisors.
12. The project application is incomplete. Staff does not have the necessary requested plans, permits, or materials to support the application and complete the land development review process.
13. The following General Plan Policies apply to the subject site:
 - (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
 - (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
 - (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.
14. An environmental assessment was not prepared as part of this project because staff previously recommended denial due to a lack of information required by staff to determine the project complete. CEQA does not apply to projects that are disapproved or recommended for denial (Statutory Exemption 15270). An environmental assessment will be necessary and required if the project moves forward with a recommendation of approval by staff.
15. The applicant had not fulfilled all requirements of the Compliance Plan dated September 8, 2014, that they agreed to. The applicant missed both November 9, 2014, and March 9, 2015, deadlines dates for submitting plans and getting these items resolved.

CONCLUSIONS:

1. The proposed additional uses are uses allowed within the Community Development: Commercial Retail Land Use Designation.
2. The project is inconsistent with other requirements of the Riverside County General Plan regarding public health and safety due to the lack of permits of the existing buildings and structures onsite.
3. The proposed additional uses are permitted uses with the Scenic Highway Commercial zone set forth in Ordinance No. 348.
4. The project is not in compliance with Section 18.30.c.1 and 2 of Ordinance No. 348, Requirements for Approval for Plot Plans, as the applicant had not submitted the required information had requested by staff.
5. The unpermitted structures and buildings are inconsistent with the following County General Plan policies:


- (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
 - (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
 - (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.
6. The public's health, safety, and general welfare are not protected through the existing project design as building plans and permits requested by the Building and Safety Department for the existing buildings and structures have not been provided for Building and Safety Department review by the applicant.
 7. The project denial is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270.
 8. The project is not in compliance with the County Ordinance Nos. 348 and 457 due to the outstanding Code Enforcement violations and the applicant's failure to submit the required documentation necessary to process the project.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A Historic Preservation district;
 - c. Tribal land;
 - d. A Specific plan;
 - e. The Coachella Valley MSHCP Conservation area;
 - f. An Agriculture preserve;
 - g. Airport Influence area;
 - h. A Fault zone; or
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Banning Unified School District;
 - b. Cabazon Policy Area;
 - c. A 100-year flood plain area;
 - d. A Low Paleontological Sensitivity area;
 - e. Mt. Palomar Observatory Area Ordinance No. 655;
 - f. A High Fire area; and
 - g. West Desert Municipal Advisory Committee.
4. The subject site is currently designated as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-036, 519-190-037.

Agenda Item No.: 4.1
Area Plan: All
Zoning Area: N/A
Supervisorial Districts: 1-5
Project Planner: Kristi Lovelady
Planning Commission: August 19, 2015

GENERAL PLAN AMENDMENT NO. 960
CLIMATE ACTION PLAN
ENVIRONMENTAL IMPACT REPORT NO. 521
Project Proponent: County of Riverside



Steve Weiss, AICP, Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT
GENERAL PLAN AMENDMENT (GPA) No. 960
ENVIRONMENTAL IMPACT REPORT (EIR) No. 251
CLIMATE ACTION PLAN (CAP)**

I. INTRODUCTION:

The General Plan Update Project, General Plan Amendment No. 960 (“Project” or GPA No. 960), is a comprehensive review of, and necessary updates to, the Riverside County General Plan’s policies, figures and implementing directions. The result of this effort is an amended County General Plan that continues to provide a clear and consistent set of directions for implementing the County Vision, Elements and Area Plans over the next eight years and into the future.

Included in this staff report as Attachment A are the following items for the Planning Commission’s consideration:

- February 21, 2015 Recirculated Draft Environmental Impact Report No. 521 (EIR No. 521), the proposed General Plan Amendment No. 960 (GPA No. 960 or “Project”) and the proposed Climate Action Plan (CAP)
- Draft Final EIR No. 521 including Responses to Comments and Errata
- GPA No. 960 Errata
- CAP Errata

A description of the proposed updates, revisions and changes encompassed by this project is provided below. Associated project-level information may also be found on the Planning Department’s website at <http://planning.rctlma.org/>.

II. PROJECT DESCRIPTION:

The Riverside County General Plan is intended to be a blueprint for Riverside County's future. It describes the future growth and development within Riverside County over the long-term. As stated above, GPA No. 960 was designed to provide an update to the existing General Plan's policies, maps and implementing directions. Pursuant to the "Certainty System" established in the Administration Element of the General Plan, the following objectives are to be achieved by this periodic review and update. The General Plan was reviewed and the proposed changes in GPA No. 960 are designed to:

- Assess General Plan progress and issues related to its implementation.
- Perform necessary changes amongst Foundation Components within the General Plan.
- Develop policy, entitlement and technical amendments, as warranted.
- Extend planning projections another five to ten years into the future and adjust the General Plan to accommodate previously unanticipated needs.
- Enable the County of Riverside to reassess the Vision and Planning Principles of the General Plan and recommit to them.

Accordingly, GPA No. 960 also involved cataloging the amendments that have occurred since 2003 and examining the planned land use intensities and policies of the General Plan to determine if any revisions are needed. Within EIR No. 521, Figure 3.2 (Key Regions of Interest for GPA No. 960 (Western County)) and Figure 3.3 (Key Regions of Interest for GPA No. 960 (Eastern County)) show the general locations of land use-related proposals with spatial components under consideration as part of this project.

To achieve the update objectives established in the General Plan Administration Element, the General Plan was evaluated and proposals were developed by staff so that:

- The General Plan provides a clear and consistent set of directions for implementing the Riverside County Vision throughout the county over the next five to ten years and into the future (2035 and beyond). Where clarification or additional direction is needed, policies were added or modified. Where no longer relevant or appropriate, policies were deleted or revised.
- The General Plan's Elements, Area Plans and policies continue to provide clear, consistent direction for implementing Riverside County's Vision. A thorough evaluation was conducted to determine that the land use direction and planned intensities in these areas remain appropriate for their given locations. Mapping items found to be inconsistent or inappropriate were corrected.
- Policy Areas, Study Areas and Overlays throughout Riverside County continue to ensure coordinated development occurs at appropriate intensities in the manner envisioned in the General Plan. All such policy areas throughout Riverside County were evaluated towards this end to ensure their continued utility.
- Resource maps and other data-based information in the General Plan accurately reflect current data. Towards this end, these maps and other data-based information in the

General Plan were examined and updated, as needed. Similarly, the General Plan policies and directives related to these resource maps were also revised where warranted by the updates.

- The references and discussions in the General Plan reflect and address the current statutes, regulations and policies of the County of Riverside and applicable outside agencies. Updates were made as needed to ensure this.

III. PROJECT LOCATION AND SETTING:

Riverside County is large, encompassing 7,295 square miles that stretch across 200 miles of California - from the eastern edge of the Los Angeles metropolitan basin to the Colorado River. Bounded by Orange County on the west, San Bernardino County to the north, the State of Arizona to the east and San Diego and Imperial Counties to the south, Riverside County is the fourth largest county in California.

Riverside is one of the most diverse counties in California. It includes well-established urban, suburban and rural communities. It has an extensive array of agricultural lands and lands devoted to mineral extraction and recreational areas. There are rugged mountains, flat valley areas, open desert and expansive natural open spaces. The western portion of the county contains most of the county's non-desert areas, as well as most of its urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond Coachella is the northern half of the massive Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the county's desert regions. Elevations in eastern Riverside County range from about 230 feet below mean sea level at the Salton Sea to 10,800 feet at the peak of Mount San Jacinto.

IV. KEY PROJECT COMPONENTS:

GPA No. 960 encompasses the proposals listed below. These proposals serve to address areas of the General Plan where changes are needed for a variety of reasons including but not limited to the following: to adjust to current County of Riverside conditions; to adhere to new laws passed or changed since the last update; to provide additional guidance for the planned level of intensity; to better coordinate where, and under what circumstances, intensity shall be accommodated; and, to ensure that any growth occurring in Riverside County is balanced and coordinated with appropriate public services, infrastructure and other basic necessities for a healthy and livable community.

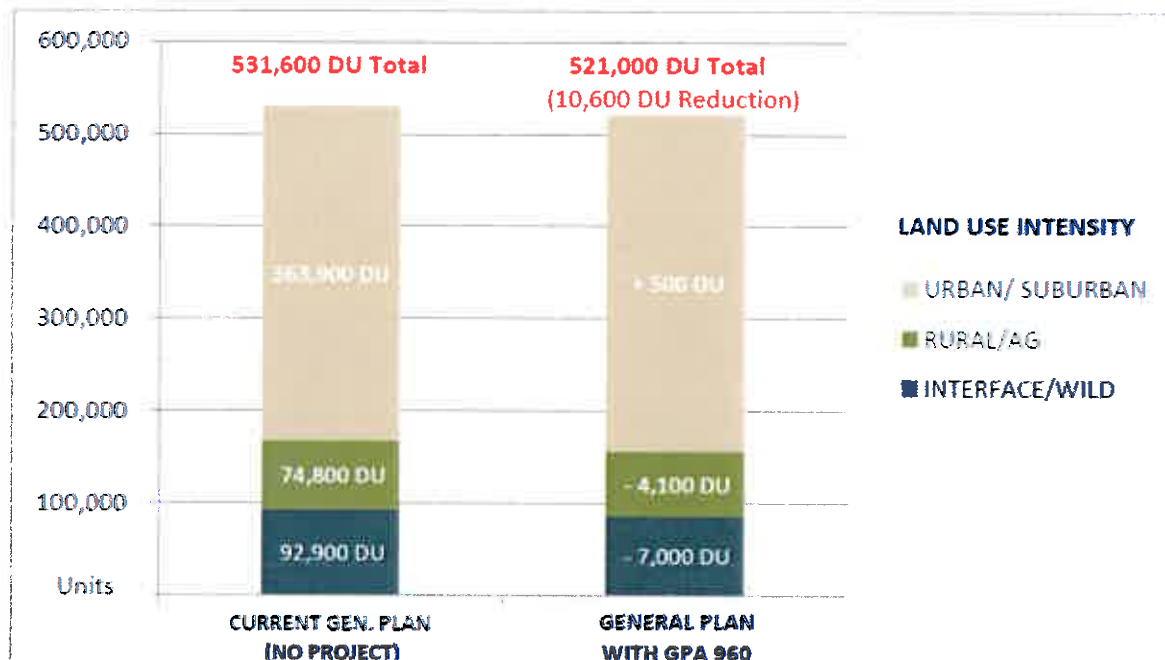
As a result of the review process under GPA No. 960, a coordinated examination was made of all of the Elements and Area Plans of the General Plan to ensure their overall usefulness as the blueprint for Riverside County's growth is maintained. The minor technical changes include revisions to reflect newly incorporated cities and correcting general format issues to ensure flow and consistency.

As depicted in Figure 1 below, GPA No. 960 proposes a reduction of intensity in the overall project buildout from the existing General Plan. Generally, this change is attributed to the following: 1) making changes to figures and maps corresponding to policy changes previously

approved through GPA No. 1075 which deleted the Rural Village Overlay Study Areas within El Cariso, Anza and Aguanga; and 2) lands once identified for community development have transitioned into permanent conservation pursuant to the implementation of two regional multiple species habitat conservation plans.

Despite the overall reduction in total dwelling units (DU) proposed by GPA No. 960 vs. the current General Plan, Figure 1 depicts a corollary GPA No. 960 trend that is noteworthy. Namely, slightly more dwelling units are planned for Urban/Suburban Land Use Designations (LUDs) while there is net acres moving into Open Space LUDs which is growing due to the implementation of the Western Riverside County Multiple Species Plan and the Coachella Valley Multiple Species Plan.

Figure 1: Housing Buildout Projections 2060 – With and Without GPA No. 960



LAND USE INTENSITIES Included Land Use Designations (LUDs):

- Urban / Suburban** *Community Development Foundation; Low Density Residential, Medium Density Residential, Medium-High Density Residential, High Density Residential, Very High Density Residential, Highest Density Residential and Mixed Use Planning Area*
- Rural / Agriculture** *Community Development & Rural Community Foundations: Estate-Density Residential and Very Low Density Residential; Agricultural Foundation: Agriculture; and Rural Community Foundation: Low-Density Residential*
- Interface / Wildland** *Rural Foundation: Rural-Residential, Rural-Mountainous and Rural-Desert; and Open Space Foundation: OS-Rural (Residential)*
- Open Space** *Open Space Foundation: OS-Conservation, OS-Conservation Habitat and OS-Water*
(Note: Open Space category is gaining 10,400 acres, but no DUs under any of these LUDs.)

Finally, it is important to note that the City of Eastvale officially incorporated on October 1, 2010 and now comprises the majority of the Eastvale Area Plan west of Interstate 15 to the San Bernardino County line and south to the City of Norco. Similarly, the City of Jurupa Valley incorporated on July 1, 2011 and spans that portion of the Jurupa Area Plan east of Interstate 15. Since both incorporations occurred well after the baseline established for GPA No. 960, the information presented in the Eastvale and Jurupa Area Plans remains unaltered in the GPA No. 960 text however, it has extremely limited application. *The County does not have jurisdiction over lands governed by the cities.* Finally, the incorporation of these two cities resulted in 16 acres remaining within the unincorporated area of the Eastvale Area Plan and 903 acres remaining within the unincorporated area of the Jurupa Area Plan. These 919 acres are still under the County's jurisdiction.

The discussion below identifies the key changes proposed by GPA No. 960.

A. Land Use Element Changes

GPA No. 960 proposes changes within the Land Use Element which include policies and programs that apply countywide. Additionally, GPA No. 960 proposes changes to policies and maps for specific Area Plans. For each of these cases, a generalized discussion is provided below:

1. Incidental Rural Commercial Policies

The existing General Plan only allows commercial activities to occur within the Community Development Foundation. While designed to prevent urban development in rural areas, it was found that such a limitation also prevented the development of neighborhood-serving incidental commercial uses and basic services in remote rural areas of Riverside County. Thus, policies are proposed in GPA No. 960 to allow small-scale commercial uses within the Rural and Rural Community Foundation Components. Proposed Policies LU 21.7 and 22.7 outline the manner in which rural-commercial land uses shall be permitted within these two Foundation Components and the specific conditions which apply to ensure that such uses are developed appropriately.

2. Sphere of Influence Policy

The General Plan Certainty System provides a great level of confidence in the future development patterns as Riverside County grows. However, because of the eight-year review cycle associated with the Foundation Components, it was discovered that such restrictions were limiting Riverside County's ability to appropriately plan and develop necessary infrastructure within the city sphere of influence areas. Thus, policies are proposed in GPA No. 960 that would allow amendments to be considered outside the 8-year General Plan review cycle if such amendments met specific criteria enunciated in Proposed Policy LU 22.8. Optional Finding 3.i was added to the Administration Element's *Required and Optional Findings* section to ensure General Plan consistency and provide the flexibility necessary to allow coordinated development and infrastructure provision within the city sphere of influence areas.

3. Rural Village Overlays and Study Areas

An examination was made of Riverside County's existing policies for rural areas that are designated for potential urbanization over time. Such areas were addressed in the existing General Plan via individual "Rural Village" overlays or study areas applied at the Area Plan level. As part of this project, both countywide and area-specific Rural Village policies and plans were evaluated to determine if they remain appropriate for future intensification and if they provide the necessary implementation guidance. The General Plan policy changes in GPA No. 960 that apply to all of Riverside County's Rural Village Overlays and Study Areas are described in proposed Policies LU 34.1 through 34.5. Changes proposed for specific Rural Villages are described under the applicable Area Plans identified below.

4. Airport Land Use Compatibility Plan Consistency Changes

Since the adoption of the RCIP General Plan in 2003, the Riverside County Airport Land Use Commission (ALUC) has adopted revised Airport Land Use Compatibility Plans for various airports that affect Riverside County to address noise and safety-related concerns with airport operations. As such, the existing General Plan policies and land use designations within these Airport Influence Areas were examined to ensure they are consistent with, and appropriate for, the areas' air operations. As a result, various map, policy and parcel-specific land use changes were identified to establish consistency with some of these newly adopted plans. Table 3.0-B of Draft Environmental Impact Report No. 521 (EIR No. 521) captures the GPA No. 960 Airport Land Use Consistency changes. Corresponding changes under "mobile noise" in the General Plan Noise Element and under "aviation systems" in the Circulation Element were also revised to reflect these same airport-related changes.

GPA No. 960 and Draft EIR No. 521 were provided to the ALUC on April 28, 2014 for review. In their letter dated July 21, 2014, ALUC found GPA No. 960 consistent with all applicable Airport Land Use Compatibility Plans provided that certain modifications were incorporated into the document. The requested ALUC changes are reflected with in the February 2015 edition of the GPA No. 960 document that was released with the February 2015 recirculated Draft EIR No. 521.

5. Day Care Facilities

GPA No. 883, adopted in June 2009, amended the Vision and Land Use Element of the General Plan to include policies to encourage provision of child care facilities. GPA No. 960 includes changes to expand these policies to address care for all community members needing day care services (seniors, disabled adults, etc.). Furthermore, it was determined that a number of the specific policies for assessing the need for and location of child care facilities was more appropriate in the Riverside County Planning Department Standard Operating Procedures (SOP) for use during project review. To reduce redundancies, GPA No. 960 also proposes to condense and eliminate certain day care policies in the General Plan and instead include various new implementation action items in proposed General Plan Appendix K-1 to further develop the day care SOP.

6. *Open-Space Land Use Designations*

For the purpose of preserving open space dedicated as a result of development, GPA No. 960 proposes Policy LU 23.1 to allow changes of land into Open Space Foundation Component as an entitlement/policy amendment, to be processed as defined in Section 2.4 of Ordinance No. 348. Thus, the policy would allow lands dedicated for Open Space by private land use entitlement or acquired by conservation agencies or other agencies to amend these lands' LUDs to conserved open space (OS-CH) outside the 8-year general plan review cycle for the purpose of retaining lands as open space.

7. *Chocolate Mountain Aerial Gunnery Range*

A portion of the Chocolate Mountain Aerial Gunnery Range (CMAGR) is located in Riverside County. The CMAGR provides support training that is essential to the readiness of the nation's Marine Corps and Naval Air Forces. GPA No. 960 proposes Land Use Element Policy LU 36.2, as well as Eastern Coachella Valley Area Plan Policy ECVAP 11.1 and Noise Element Policy N 8.1, to address land use compatibility.

B. *Area Plan Land Use Changes*

A number of regional issues were examined at the local (Area Plan) level of the General Plan to determine if any revisions were needed. As a result, GPA No. 960 includes the following proposed changes:

1. *Eastern Coachella Valley Area Plan*

Chiriaco Summit: The existing Chiriaco Summit Rural Village Overlay (RVO) covers a small community of about 70 residents located along Interstate 10 about 30 miles east of Indio. The RVO spans roughly 660 acres. During review of this RVO, it was determined that discussion of this community's land uses was already provided in the existing Planned Communities Policy Area. Therefore, GPA No. 960 proposes to correct this redundancy by leaving the policy area's land use discussion, while removing the Chiriaco Summit Rural Village Overlay from the map.

2. *Elsinore Area Plan*

El Cariso Village: As part of GPA No. 960, several changes are proposed for the Elsinore Area Plan (ELAP). The ELAP's existing El Cariso Village RVO Study Area encompasses approximately 210 acres along Ortega Highway (State Highway 74) and is surrounded by the rugged Santa Ana Mountains. Following the adoption of the 2003 RCIP General Plan, the intent of this study area was to initiate a focused analysis (i.e., review of the existing land uses, lot sizes, topography and existing infrastructure) to determine appropriateness of this Study Area for possible land use intensities higher than the underlying existing LUDs. As part of the General Plan update and review process, such focused analysis was conducted and it was determined that due to limited access and infrastructure capacity, a Rural Village Overlay was inappropriate for El Cariso Village. Therefore, GPA No. 960 proposes to eliminate the Study Area and allow this community to continue to grow per its underlying LUDs.

Meadowbrook: A Rural Village Overlay Study Area is also identified for the Meadowbrook community, which encompasses approximately 766 acres along Highway 74 and includes

existing commercial and light industrial uses. The intent of this study area was to initiate a focused analysis to determine appropriateness of this study area and possible land use intensities above those of the underlying LUDs. As part of the General Plan update process, this focused analysis was conducted and it was determined that this community is surrounded by incorporated cities and has the infrastructure capacity to accommodate additional growth. As a result, GPA No. 960 proposes to revise the Meadowbrook Rural Village Study Area and map to create a full Land Use Overlay covering roughly 626 acres. Proposed Land Use Overlay Policies ELAP 5.1 and 5.2, new Figure ELAP-5 (Meadowbrook Rural Village Land Use Overlay) and updated Figure ELAP-3 (Land Use Plan) and Figure ELAP-4 (Overlays and Policy Areas) would provide an alternative land use development scenario for this area which would allow higher intensity uses than the underlying LUDs. These revisions would allow for better coordination and implementation of appropriate land use intensities in the Meadowbrook area.

The Meadowbrook Overlay identified in GPA No. 960 reflects the efforts of the Planning Department and the General Plan Advisory Committee in 2008 and 2009. Due to recent input from the community, the Planning Department is taking another look at prospective land use patterns in this area. Preliminary meetings were held with members of the community in the past year and these are expected to continue. Any proposal that results from additional community involvement and further planning will be the subject of a separate public review process.

Lakeland Village: The existing 234-acre Lake Elsinore Environs Policy Area was reviewed and revised to establish updated land use intensities to reflect revised flood mapping for Lake Elsinore. The land use changes proposed in GPA No. 960 apply to the unincorporated Riverside County territory along the southern edge of Lake Elsinore and bordered by the City of Lake Elsinore on both the east and west and City of Wildomar on the south. The proposed changes encompass roughly 303 acres over 612 parcels within the Lakeland Village area. Because of the 100-year flood hazard zone, these properties have split designations; that is, two LUDs mapped on a single parcel. Proposed changes to these parcels modify their LUDs, identify parcels appropriate for commercial-retail, residential or open space designations and minimize the confusion caused by split designations.

The Lakeland Village land use changes contained in GPA No. 960 reflect the efforts of the Planning Department and the General Plan Advisory Committee in 2008 and 2009. Due to recent input from the community, the Planning Department is taking another, more refined look at this area with additional input from the Transportation and County Parks. A number of meetings were held with the community in the past year and a draft Lakeland Village Alternative Land Use Plan was prepared in May 2015. The Alternative Land Use plan requires additional review and will be the subject of a separate public review process in 2016.

3. Lakeview / Nuevo Area Plan

Northeast Business Park: Development patterns affecting agricultural and dairy lands north of the Ramona Expressway were examined to determine what level of intensification over time, if any, should be accommodated in the General Plan for landowners wishing to transition from the current predominantly agricultural uses to more urban uses. As a result, the nearly 260-acre

Northeast Business Park Overlay is proposed in GPA No. 960 to ensure that adequate employment opportunities are available for the future residents of this area. The proposed overlay policies LNAP 5.1 through 5.3, as well as updates to Figure LNAP-3 (Land Use Plan) and Figure ELAP-4 (Overlays and Policy Areas), would provide an alternative land use development scenario for this area.

4. Mead Valley Area Plan

Good Hope: The existing Mead Valley Area Plan (MVAP) includes a Rural Village Overlay Study Area for the Good Hope Community. This study area encompasses approximately 265 acres located along State Highway 74 and includes existing commercial and light industrial uses. The "study area" designation indicated that following the 2003 adoption of the RCIP General Plan, a focused analysis would be needed to determine the area's appropriateness for possible land use intensities higher than the underlying land use designations. As part of the General Plan update, such a focused analysis was conducted. It was determined that, since this community is surrounded by incorporated cities and has infrastructure capacity to accommodate additional growth, additional urbanization of the area would be appropriate in the future. Thus, GPA No. 960 proposes to revise the existing Good Hope Rural Village Study Area and map to provide a 217-acre Land Use Overlay. The proposed Land Use Overlay adds Policies MVAP 3.1 through 3.4 and Figure MVAP-6 (Good Hope Rural Village Land Use Overlay), as well as updates to Figure MVAP-3 (Land Use Plan) and Figure MVAP-4 (Overlays and Policy Areas) to provide an alternative land use development scenario for this area that would allow higher intensity uses than those of the underlying LUDs. This revision would allow for better coordination and implementation of an appropriate level of future land use intensities in the Good Hope community.

The Good Hope Overlay identified in GPA No. 960 reflects the efforts of the Planning Department and the General Plan Advisory Committee in 2008 and 2009. Due to recent input from the community, the Planning Department is taking another look at prospective land use patterns in this area. Preliminary meetings were held with members of the community in the past year and these are expected to continue. Any proposal that results from additional community involvement and further planning will be the subject of a separate public review process.

5. San Jacinto Valley Area Plan

Agriculture/Potential Development Special Study Area: The existing San Jacinto Valley Area Plan (SJVAP) includes an Agriculture/Potential Development Special Study Area to accommodate the conflicting visions of local residents and landowners for the future of this historically agricultural area. Following the 2003 adoption of the RCIP General Plan, the study area was to be subject to focused analysis to determine appropriate future land uses for the area. As part of the General Plan update, this focused study was conducted and it was determined that the study area's 7,664 acres should remain under the Agriculture Foundation Component and land use designation. Thus, GPA No. 960 proposes to eliminate the Agriculture/Potential Development Special Study Area and leave this region to remain agricultural. The proposed deletion of existing Policy SJVAP 6.1 and update of Figure SJVAP-4 (Overlays and Policy Areas) would eliminate this study area from the General Plan.

6. Riverside Extended Mountain Area Plan (RMEAP)

Aguanga: As part of GPA No. 960, several changes are proposed for the Riverside Extended Mountain Area Plan (REMAP). The Aguanga Rural Village Overlay Study Area occurs in REMAP and encompasses approximately 6,370 acres around the intersection of State Highways 79 and 371. Again, as part of the General Plan update, a focused analysis of the study area was conducted and it was determined that due to limited access and infrastructure capacity, intensification of the area via Rural Village Overlay was inappropriate for the Aguanga community. Thus, GPA No. 960 proposes to eliminate this study area. It would instead continue to grow according to the underlying LUDs depicted on the REMAP Area Plan map (Figure REMAP-3). The deletion of existing Policy REMAP 2.1 pursuant to adopted GPA No. 1075 and subsequent updates to Figure REMAP-3 (Land Use) and Figure REMAP-4 (Overlays and Policy Areas) proposed by GPA No. 960 would eliminate the overlay from the General Plan.

Anza Valley: Also in the southwestern portion of unincorporated Riverside County, the existing Anza Rural Village Overlay Study Area, encompassing roughly 1,470 acres along State Highway 371, was similarly examined to determine if it continues to remain appropriate for potential intensification. The Anza Valley Municipal Advisory Committee (MAC) had also developed a “Goals and Vision” statement outlining the desired future for this community. As part of the General Plan update, a focused analysis was conducted of the Anza Rural Village and the MAC’s Goals and Vision. It was determined that due to limited infrastructure capacity, particularly lack of assured water supplies, a Rural Village Land Use Overlay was inappropriate for the Anza community. Instead, a policy area was proposed over the entire 74,500-acre region to promote and preserve the rural character of this community. Accordingly, GPA No. 960 proposes to eliminate the Anza Rural Village Overlay Study Area and instead includes a new Policy Area to dictate the community design and character of this region. Deletion of existing Policy REMAP 2.1 pursuant to adopted GPA No. 1075 along with the proposed addition of new Policies REMAP 1.1 through 1.3 and updates to Figure REMAP-3 and Figure REMAP-4 would serve to convert the previously adopted Anza Rural Village Overlay Study Area into the proposed Anza Valley Policy Area.

7. Western Coachella Valley Area Plan

Sky Valley: Within this Area Plan, the existing roughly 100-acre Sky Valley Rural Village Overlay was examined to determine if it continues to plan for appropriate intensification for this community. Due to the very limited allowance of additional land use densities provided under this particular Rural Village Overlay, it was determined that no change was necessary for this Rural Village. Thus, although originally scheduled for updating, GPA No. 960 does not include any changes to the Sky Valley Rural Village Overlay.

C. Parcel-Specific Land Use Changes

The following GPA No. 960 items address revisions to General Plan land use designations (LUDs) necessary for specific locations in the categories outlined below. For a summary of all of the LUDs encompassed by the Riverside County General Plan and their relationship to the General Plan’s Foundation Components (which serve to limit the pace at which urbanization can occur via the “Certainty System”), see Table 3-C (General Plan Land Use Designations and Foundation Components) within EIR No. 521.

1. Conserved Land Mapping Changes

Since the adoption of the RCIP General Plan in 2003, lands have been acquired for permanent conservation of habitat under the implementation of two MSHCPs. As such, the General Plan land use designations for these acquired lands need to be updated to reflect current conditions. Although expected to have a net beneficial effect on environmental impacts throughout Riverside County, these land use changes are included within GPA No. 960 and EIR No. 521 because they do represent specific land use entitlement changes. In total, approximately 14,800 acres are being designated as Open Space – Conservation Habitat (OS-CH) as part of GPA No. 960.

2. Criteria-Based Parcel-Specific Land Use Changes

Since the 2003 adoption of the RCIP General Plan, a number of systematic mapping errors and inconsistencies were identified in how land use designations were applied. Such changes totaling approximately 6,700 acres have been categorized according to eight basic criteria, as outlined below. The specific changes to land use designation occurring within a given local area are reflected in greater detail in Table 3.0-E of Draft EIR No. 521.

Criteria 1 - Technical Mapping Errors, Including Rural-Mountainous Designation Changes: This category addresses parcels that were incorrectly designated as Rural Mountainous (RM), but do not meet the steep slope requirements. It also includes mechanical mapping errors, such as mapped land use designation colors not following parcel lines. This category affects a total of 78 acres of Riverside County.

Criteria 2 - Open Space-Conservation Habitat Designation Changes: This category addresses privately owned lands that were incorrectly designated as “Open Space – Conservation Habitat,” (OS-CH), which is normally used to designate publicly held lands being conserved for their habitat value. This category affects a total of 3,261 acres of Riverside County.

Criteria 3 - Public Facilities Designation Changes: This category addresses privately owned lands that were incorrectly designated as “Public Facilities” (PF), which normally designates lands slated for public benefit uses, such as airports, sewage plants and other such infrastructure. This category affects a total of 192 acres of Riverside County.

Criteria 4 - Open Space-Conservation Designation Changes: This category addresses lands that were originally designated as “Open Space-Conservation” (OS-C), but have been determined to be unsuitable for such due to existing development, location or other constraints. This category affects a total of 28 acres of Riverside County.

Criteria 5 - Open Space-Recreation Designation Changes: This category addresses lands that were originally designated as “Open Space-Recreation” (OS-R), but have been determined to be inappropriate for such use. This category affects a total of 38 acres of Riverside County.

Criteria 6 - Appropriate Designation for Public Use Lands: This category addresses parcels in which public lands are designated for private development uses. Examples of this category include: correctly designating lands planned for public facilities (particularly around landfills) and open space uses. This category affects a total of 777 acres of Riverside County.

Criteria 7 - Designations Appropriate for Existing Lot Sizes: This category applies land use designations that are more suitable to the existing lot sizes in certain areas of Riverside County. This category affects a total of 11 acres of Riverside County.

Criteria 8 - Other Land Use Changes, Including Those by Executive Direction: This category addresses land use designation changes that the Planning Director has identified over the last few years through the development review process and that do not fit into any of the other categories above. This includes preserving 782 acres of fish farming, aquaculture and related activities under the "Agriculture" (AG) land use designation. This category affects a total of 2,350 acres of Riverside County.

D. Circulation Element Changes

The existing Circulation Element (as well as the individual Area Plans) was examined to determine where changes were needed to ensure effective and efficient regional and local transportation systems to meet the traffic demands of both existing conditions and planned future intensities throughout Riverside County. As a result of this effort, the following changes are proposed to the Circulation Element as part of GPA No. 960:

1. Circulation Policy Changes

Several changes are proposed to the current General Plan Policies as regards transportation and circulation. Many of the changes are purely editorial in nature, reworded to better reflect the intent and purpose of the policy. Some has been revised to reflect changes in terminology as proposed to other elements of the General Plan. Others have been revised due to changes in State or Federal rules and regulations. In total, 104 changes and/or additions to the transportation and circulation policies of Riverside County are proposed. Most of these changes are not substantive in nature. There are, however, seven policy changes that are significant and warrant further explanation.

Policy C 2.1: This revision in policy clarifies the target level of service. While the current policy appears to state a Countywide target of LOS C, in fact, LOS D is currently allowed, in Community Development areas, and in community centers promoting Transit Oriented Development and walkable communities LOS E may be allowed. These areas represent the more urbanized areas of the unincorporated County. This change in policy would expand where LOS D is deemed to be acceptable. This change in policy is being proposed to bring the County in line with other surrounding jurisdictions and the incorporated cities within Riverside County, and is in keeping with generally accepted engineering practices within the transportation profession for predominantly urban and suburban areas. While the policy proposal does expand, somewhat, the area with a target LOS of D, the vast majority of the unincorporated County area will continue to have a target LOS of C, including most the unincorporated desert and mountain communities and any areas not included in an Area Plan.

Policy C 2.8: This is a new policy which states an existing practice of the Riverside County Transportation Department, which is to maintain a LOS threshold table and to periodically update that table. This table is used to determine LOS at a macro level based on forecast link traffic volumes. The methodology used to develop these figures is constantly evolving as new

data and research comes to light. Thus, it is important that the Department have the ability to update these figures based upon the latest facts, without need for a General Plan Amendment or other legislative action. The result will be to verify that the most up to date information is available to aide in the decision making process relative to traffic and circulation issues

Policy C 3.3: This policy revision is proposed to clarify how to transition from one roadway classification standard to another, and how the lane geometrics and right of way required to make those transitions are to be handled. The result may be minor additional improvement width and right of way in order to accommodate these transition standards.

Policy C 7.6 and C 7.7: These policies have been substantially rewritten as shown in the GPA No. 960 Errata to reflect the current status of the CETAP Corridors addressed by these polices. The CETAP Corridor projects fall under the authority of the Riverside County Transportation Commission (RCTC). The General Plan, as proposed, reflects the ongoing coordination efforts between Riverside County and the RCTC to plan and implement the CETAP Corridor projects. The Circulation Map, Figure C-1, has also been updated to reflex the current status of RCTC planning for each of the CETAP Corridors.

Policy C 9.2: This is a revision to an existing policy generally supporting the efforts of transit operators to increase transit usage. The revised policy specifically mentions support for efforts to expand and enhance Metrolink services, as well as the implementation of Bus Rapid Transit (BRT) services, and to make other express and local bus service improvements.

Policy C 11.6: This policy to encourage transit only lanes on freeways and to consider the development of preferential/priority treatment measures to expedite bus movements is deleted in its entirety. Instead, Policy C 9.2, as discussed above, specifically promotes the implementation of BRT services and other transit improvements which accomplishes the same objective.

Policy C 21.8: This policy which advocates the installation of one way streets and reversible lanes is deleted in its entirety. This is not an option which the Transportation Department wishes to endorse on a countywide level; however, such strategies could still be considered on a case by case basis.

2. Circulation Network Changes

The existing Countywide Planned Circulation System, as mapped in Figure C-1 of the General Plan (as well as detailed in the individual Area Plans) was examined to determine if regional and local transportation systems would be able to accommodate the traffic demands of the planned future intensities resulting upon General Plan build out, as well as those associated with proposed GPA No. 960 changes. As a result, GPA No. 960 includes a number of updates to proposed roadway alignments and intersection locations, as well as functional classifications (widths, number of lanes, level of service targets, etc.), where needed throughout unincorporated Riverside County. Updates were triggered by a number of factors: development occurring since the 2003 General Plan update, changes in local plans (such as city General Plans), changes in employment patterns and job centers, and others. Also, the network and existing traffic patterns were studied and modeled extensively in the development

of the new Countywide Transportation Model, RIVTAM, which was generally used to determine when and where roadway and intersection improvements are warranted on a case-by-case basis.

Deletions to the existing Circulation Element are proposed due to factors such as: changes in incorporated areas, approved specific plans, findings of studies addressing specific areas that demonstrate that the roadway segment would not be needed, unavailability of right-of-way (ROW) and/or expectation of extreme difficulty in acquiring ROW, and other constraints such as environmentally sensitive areas. Roadway re-alignments are proposed for purposes of avoiding steep grades, avoiding disruptions to adjacent communities, or taking advantage of available ROW. Changes in classification to either downgrade or upgrade roadways are proposed as a result of changes in incorporated areas, in response to the findings of studies addressing specific areas and unavailability of ROW and/or expectation of extreme difficulty in acquiring additional ROW.

As a result of the traffic modeling conducted for this GPA, it was also determined that revisions to a number of land use policies and/or designations were necessary to ensure the network's capacity and anticipated levels of service remain adequate. These land use-related changes are described either within the Land Use Element (where programmatic) or within the applicable Area Plan (where local).

2. Non-Motorized Transportation Plan Changes

Also for this project, the Countywide Non-Motorized Transportation Plan, as mapped in Figure C-7 of the General Plan was examined for its adequacy in providing planning and coordination guidance for the provision of trails and other non-motorized transport needs within Riverside County. Where necessary, changes are proposed in GPA No. 960 to update standards for trail alignments, types, usage and functional classifications, as well as implementation policies for the development of trails.

GPA No. 960 also proposes the following: update the mapped locations of General Plan trails for all of Riverside County's Area Plans; eliminate or reclassify mapped trails that are no longer possible or practical to build due to environmental constraints; and identify opportunities for grade-separated trail crossings at over/underpasses, drainage culverts and along rivers for existing and planned freeways and other major roads, as well as floodways. In addition, Policies C 15.1 through C 18.3 were developed to provide the flexibility necessary to allow coordinated development and maintenance of non-motorized transportation system in Riverside County. The Countywide Non-Motorized Trail Network was mapped at the Area Plan level to allow customized solutions for local non-motorized networks.

As of January 2011, pursuant to the California Complete Streets Act (AB 1358), Riverside County's update of the Circulation Element is required to plan for the development of multimodal transportation networks. In this regard, the existing General Plan already provides numerous policies to meet the needs of all "users of streets, roads and highways." Riverside County recognizes the benefits of a multimodal transportation network and encourages its establishment via the General Plan. As the Circulation Element provisions for the circulation system are implemented, the multimodal transportation network as characterized and intended

by the Complete Streets Act will be realized. The changes proposed by GPA No. 960 would further enhance this effort.

E. Multipurpose Open Space Element Changes

The Multipurpose Open Space Element (MOSE) was examined to ensure that countywide policies addressing natural resources – their regulation, use and conservation – remain appropriate and adequate for current conditions and the planned future of Riverside County. Where appropriate, GPA No. 960 has proposed or revised policies to strengthen resource protection, energy conservation and infrastructure coordination. Twelve resource maps within the Element were updated as necessary to reflect current information and former Figure OS-6 was deleted pursuant to adopted GPA No. 1083.

The following additional changes are proposed to the MOSE as part of GPA No. 960:

1. Water Conservation Policies

Riverside County's water supply is limited due to decreased state water supply as well as depletion of groundwater. Thus, policies regarding water supply, conveyance and conservation are revised and proposed in the Multipurpose Open Space Element as well as Land Use Element to reduce landscape water demand and to encourage the use of reclaimed water in the future developments. Updates to policies for water supply and conservation (Policies OS 1.3 through OS 1.4 and OS 2.1 through 2.5) and policies for water conservation and water-efficient landscaping resources (Policies LU 18.1 through 18.6) were developed for GPA No. 960 to encourage water-efficient practices as a proactive approach to addressing water-supply shortages in Riverside County.

2. Watershed and Watercourse Management Policies

In 2004, the Riverside County Board of Supervisors and the Riverside City Council appointed a joint County-City Arroyo-Watershed Advisory Committee to study the impacts of development and other human activities on the arroyos and watersheds that overlap the County of Riverside and the City of Riverside, and make recommendations for policies, technical tools such as mapping, and other measures that would be effective in reducing such impacts. The Advisory Committee presented its recommendations to the City Council and the Board of Supervisors on December 5, 2006. On June 5, 2007, the Board of Supervisors endorsed the recommendations, with some revisions, and directed that they be incorporated, as policies, into the General Plan.

Policies reflecting the Advisory Committee's recommendations are included in the Multipurpose Open Space, Land Use, Safety and Circulation Elements. Policies for project design (LU 4.1 u and v), land use compatibility (LU 7.6 through 7.9), open space preservation (LU 9.1 and 9.4), agricultural area plan designation (LU 18.8), water quality (OS 3.4 through 3.7), groundwater recharge (OS 4.5 through 4.7), floodplain and riparian area management (OS 5.3, 5.5 and 5.7), environmentally sensitive land (OS 18.3 and 18.4), code conformance and development regulations (S 1.3) and environmental consideration (C 20.4 and 20.5) are proposed in GPA No. 960 to provide efficient management of stormwater and urban runoff. A wide variety of site

design policies are being proposed to improve permeability, water quality, water use efficiency and aesthetics according to the needs of a site or project vision.

F. Safety Element Changes

The Safety Element was examined to ensure that countywide policies addressing safety hazards, risks and preparedness remain appropriate and adequate for current conditions and the planned future of Riverside County. As a result, GPA No. 960 proposes new and revised policies to reduce hazard risks and improve safety, such as for updated geological, seismic and fire-hazard planning. The accompanying maps were similarly updated to reflect current information. Specific revisions include fire-hazard mapping and protection, 100-year flood zones and other hazard maps updated by the State of California and other agencies, as listed below. Safety Element policies for grading (S 1.3), fire hazards (S 5.1 through 5.8), long-range safety hazards (S 5.14 through 5.21) and updates to 22 Safety Element figures are also proposed as part of GPA No. 960. Through the February 2015 recirculation effort, Policy S 1.4 was added to ensure implementation of the County's Multi-Jurisdictional Hazard Mitigation Plan.

G. Air Quality Element Changes

The Air Quality Element was examined to determine if revisions or additions were needed to ensure adequate regulatory compliance and address emerging air quality issues. Where necessary, policies or programs were developed to address relevant air quality issues. Additionally, new information and policies related to California laws and policies related to greenhouse gas (GHG) emission reduction would also be incorporated into the chapter under GPA No. 960.

The revised Air Quality Element includes a new GHG emissions reduction strategy including GHG reduction targets based on a countywide carbon inventory prepared as part of GPA No. 960. From it, goals and policies were developed to achieve the reduction targets in coordination with the Climate Action Plan (CAP) that has also been developed for Riverside County (see Section J below).

The proposed revisions to the Air Quality Element include updates to the air quality standards in General Plan Table AQ-1, the addition of greenhouse gas reduction targets (Policies AQ 18.1 through 18.5), the establishment of greenhouse gas reduction objectives (AQ 19.1 through 29.4) and also policies establishing various CAP milestones (AQ 27.1 through 29.4). Additionally, GHG-related text was also added in other locations in the General Plan, in particular Chapter 2 (Vision), to reinforce Riverside County's position and commitment to improving air quality and combating greenhouse gases.

H. Administration Element Changes

The Administration Element of the General Plan was examined and updates are included in GPA No. 960 where needed to ensure its policies and programs continue to reflect current planning practices and provide a clear and concise set of directions for the implementation of the General Plan. In particular, it would permit amendment to an Open Space-Conservation land use designation as a technical amendment if flood maps are revised either by the Federal Emergency Management Agency (FEMA) or the Riverside County Flood Control and Water

Conservation District. Additionally, a provision is included that requires land use conversions from the Rural Community to Community Development Foundation Component within the city sphere of influence area be consistent with the policies outlined in the policies related to Rural Community Foundation Components as described in the Land Use Element of Chapter 3.

I. Updates to General Plan Appendices

Several of the technical appendices to the General Plan were updated and revised as necessary to ensure that the General Plan continues to reflect current conditions and growth forecasts for Riverside County. These appendices were developed as part of GPA No. 960 to ensure up-to-date data is provided to support the policy and program directives in the General Plan and to update planning, land use, socioeconomic, potential environmental constraints (such as ambient noise or air quality levels) and other projections and analyses. A total of seven General Plan appendices were updated as part of the Project.

J. Climate Action Plan

In conjunction with GPA No. 960, Riverside County prepared a Climate Action Plan (CAP) to ensure that Riverside County is consistent with the State of California's overall GHG reduction plans developed to implement AB 32, California's Global Warming Solutions Act of 2006. The CAP includes a program for enacting Implementation Measures to be used to ensure that future development within unincorporated Riverside County achieves Riverside County's greenhouse gas (GHG) reduction goals.

The CAP incorporates an emissions inventory of community-wide and municipal sources which including transportation, electricity and natural gas use, landscaping, water and wastewater pumping and treatment, and treatment and decomposition of solid waste. Following the state's adopted AB 32 GHG reduction target, Riverside County's CAP goal is to reduce emissions back to 1990 levels by the year 2020. Recent state laws and standards that reduce GHG emissions have been accounted for in the CAP. The CAP employs certain local reduction measures across a broad spectrum of GHG contributing sources that, in conjunction with the state measures, will achieve the target 1990 levels.

The CAP provides for the greatest reduction in GHG emissions and benefits to the community at the least cost. To that end, it establishes a quantified reduction plan from which future development within Riverside County can tier and thereby streamline their respective environmental analyses necessary under CEQA.

A key feature of CAP compliance for future development is the screening tables. The screening tables are setup similar to a checklist with points allocated to certain elements that quantifiably reduce greenhouse gas emissions. If the project garners 100 points by including enough GHG-reducing elements within the proposed project then it is deemed consistent with Riverside County's plan for reducing emissions. This streamlined process relieves development projects from lengthy studies or uncertainties, particularly for small development proposals. The screening tables are set up in such a way that a new development project can earn points by reducing emissions from an existing source (by making an existing building more energy efficient, for example).

V. MAJOR PROJECT MILESTONES:

- July 8, 2008: Land Development Committee Workshop
- July 9, 2008: Planning Commission Workshop
- October 1, 2008: Planning Commission Workshop
- October 21, 2008: GPA No. 960 initiated by Board of Supervisors
- October 2008 – December 2010: County prepared key components of GPA No. 960
- October 2008 – October 2009: Core GPAC Meetings
- April 13, 2009: Notice of Preparation circulated, Draft EIR No. 521 baseline established
- June 24, 2009: Planning Commission Workshop
- April 27 and May 4, 2009: Draft EIR No. 521 Scoping Meetings
- May 2009 – March 2014: County prepared Draft EIR
- August 19, 2009: Planning Commission Workshop
- November 18, 2009: Planning Commission Workshop
- June 2013 – August 2013: Final GPAC meetings
- February 26, 2014: Planning Commission Workshop
- May 1, 2014: Draft EIR No. 521 released, 60-day public comment period, received 78 comment letters
- February 21, 2015: Recirculated Draft EIR No. 521 released, 45-day public comment period, received 114 comment letters
- June 17, 2015: Planning Commission Workshop
- July 2-30, 2015: Public Outreach meetings
- August 19 and 26: Planning Commission Public Hearings

VI. OUTREACH:

A. Overview

The following is a summary of outreach measures utilized by the Planning Department throughout the development of GPA No. 960.

- Public Hearings/Workshops/Updates
 - Board of Supervisors: 1 meeting
 - Planning Commission: 9 meetings
 - Land Development Committee: 1
- Tribal Consultation: Written communication and meetings (see VII below)
- General Plan Advisory Committee Meetings: 13
- California Environmental Quality Act Meetings/Notices:
 - CEQA Scoping Meetings: 2
 - Notice of EIR Preparation: 1
 - Notice of Draft EIR No. 521 Availability: 1
 - Notice of Availability of Recirculated Draft EIR No 521: 1
 - Newspaper Notices: 12

- Municipal Advisory Committees/Community Advisory Councils: 7+ meetings
- Public Outreach Meetings: 6 (see below for more details)
- GPA No. 960 Subject Matter Meetings: Numerous
- GPA No. 960 Web Page: <http://planning.rctlma.org/>
- Planning Hotlines: 951-955-6892 or 951-955-6573

B. July 2015 Public Outreach Meetings

During the month of August the Planning Department embarked upon a series of six evening Public Outreach meetings throughout the County. The intent of these meetings was to familiarize members of the public with the proposed changes within GPA No. 960, what resources were available to them to understand more about the project to assist them in formulating comment for the upcoming Public Hearings concerning the project. Staff were available to answer a multitude of questions and, where necessary, staff provided follow up responses after the meeting via e-mail or telephone.

Members within each community expressed concerns. Their concerns are captured below and enumerated more extensively in Attachment B of this staff report:

1. Coachella Outreach Meeting (7/2/15):

- a) Residents of the region noted that they were unaware of GPA No. 960 and requested clarification about the hearing process and how to participate.
- b) One resident was concerned about the elimination of the Chiriaco Summit Rural Village Overlay (CS RVO). In a follow up e-mail, it was explained that the CS RVO was found to be redundant to the existing Planned Communities Policy Area and was therefore integrated into that Policy Area which represents the Community's desire to eventually develop with more intense uses than the underlying land use designation.
- c) A member of the community requested more information about how the CAP affected agriculture.

2. Temescal Valley Outreach Meeting (7/8/2015)

- a) Participants would like increased access to public transportation, bike lanes, and would like infrastructure for vehicles to be increased.
- b) Participants were concerned about the new I-15 fast lane project, and feel it will increase traffic on the Cajalco/Indian Truck Trail freeway off ramps.
- c) Participants were concerned about funding for schools, and feel that their tax funds are not being used to expand Corona school facilities. Many expressed a desire to

have schools located within Temescal Valley instead of requiring residents to commute to Corona.

- d) Participants were confused about implementation of the CAP, and its impact on new development.
- e) Participants were concerned about the reduced LOS targets, and feel that it will create increased traffic and gridlock in their communities, particularly along the 15.

3. Mead Valley Outreach Meeting (7/9/2015)

- a) Participants were concerned about the construction of warehouses, and potential air quality impacts that may occur as a result of truck traffic.
- b) Participants were concerned about new development, and would like the area to continue to be rural and unincorporated.
- c) Participants fear that development of new uses will attract annexation into Perris
- d) Participants were confused about the implementation of the CAP, and how points would be integrated into new development.
- e) Participants asked for improved public service availability (notably police/fire) prior to any new construction.

4. Winchester Outreach Meeting (7/16/15)

- a) Participants were interested and concerned about how the Downtown Winchester Plan would be incorporated into the General Plan.
- b) Participants noted concern about the installation of new infrastructure and development, and the potential impacts these impervious surfaces would have on water runoff.
- c) Participants inquired about the changes to Reinhardt Canyon and generally supported the large lot LUDs proposed in GPA No. 960
- d) Participants were confused about the relationship between the Housing Element and the General Plan.
- e) Participants expressed opposition to high density residential being added to the Nuevo area.
- f) Participants were concerned about the implementation of the CETAP corridors, and wanted further details on how the final engineering would be completed to ensure a corridor wouldn't terminate on an underbuilt road.
- g) Participants were concerned about the proposed changes to the County LOS policies for unincorporated areas.
- h) Participants were interested in whether the General Plan and EIR account for recent drought issues.

5. Nuevo Outreach Meeting (7/23/15)

- a) Participants were concerned about the Villages of Lakeview Project and increased development within the LNAP.

- b) Participants were concerned about the Highway 74/Mid-County Parkway project and felt that it would cause a number of circulation and environmental impacts within the Area Plan.
- c) Participants were concerned about how developers will be able to change the Land Use of a project site, and want to ensure that there are safeguards in place to protect against dense development within the Nuevo Area Plan.
- d) Participants wanted to confirm that the changes that were made to the documents are visible so that they would not need to reread the documents in whole.
- e) Participants expressed a number of concerns about noticing, and how project information will be communicated going forward so that they can attend meetings and provide their input throughout the process.
- f) Participants expressed concern about noticing for the RCTC Mid County Parkway project and wanted information on the current state of the project.
- g) Participants were concerned about how water would be supplied for any new development projects.
- h) Participants were interested in the best methods to communicate concerns about the project to the County if they cannot attend the outreach meetings.
- i) Participants were interested in the impacts that overlays have on the underlying land use of an area.
- j) Participants were concerned about the potential for incorporation into the City of Perris, and subsequent development that may result from incorporation.
- k) Participants expressed concerns about the composition of the General Plan Advisory Committee and the lack of local residents on that committee.
- l) Participants expressed concern that they were not previously consulted regarding the desired land uses for the Nuevo community.
- m) Participants were interested in potential follow-up meetings to the Public Outreach meetings.
- n) Participants were interested in the public review process and what it will entail before new residential projects are developed—specifically The Villages of Lakeview.
- o) Participants asked for increased coordination with the County through the Municipal Advisory Committees and other community groups to ensure that notices are sent or posted in places where community members visit regularly.

6. *Riverside Outreach Meeting (7/30/15)*

- a) Participants did not ask any questions.

VII. TRIBAL CONSULTATION:

The Tribes within the Riverside County region provide a rich cultural heritage. Following the precepts of SB18 – *Traditional Tribal Cultural Places* process and utilizing other communication opportunities, the County and the Tribes have engaged in meaningful consultation that has

greatly enriched how the County addresses Tribal interests, traditional territories and culturally significant resources.

SB 18 provides for the County and Tribes to establish a meaningful government-to-government consultation at the earliest possible point in the planning process prior to adopting or amending a General Plan for the purpose of preserving specified places, features, and objects that are located within the County's jurisdiction. In September 2009, the Planning Department received a Native American Tribal Consultation List from the Native American Heritage Commission (NAHC) and embarked on an extensive consultation process with the interested Tribes. This process is captured in Table 1 below.

In January 2010, the Planning Department effectively froze production on the majority of the GPA No. 960 document to allow staff to proceed with the Draft EIR No. 521 analysis of the project for purposes of CEQA. Nonetheless, Tribal consultation continued through August of 2010 and additional modifications to GPA No. 960 were considered. The County also considered the Tribal comments received during the May/June 2014 and February/March 2015 public comment periods concerning the Draft EIR No. 521 document which included the GPA No. 960 document.

Of the five tribes that originally requested SB 18 consultation with the County, one is requesting specific changes to 14 existing General Plan policies and the creation of 22 new General Plan policies that would significantly expand the scope of government-to-government consultation beyond SB18 (Pechanga Letter regarding GPA No. 960, Draft EIR No. 521 and CAP; April 6, 2015). While the County appreciates both the Tribe's interest in the General Plan and the proposed modifications and additions, such changes require thoughtful consideration with regard to their scope and application to the subject General Plan policies.

Staff recommends expanding the scope of OS 19.2 to reflect the County's intent to engage the Tribes in developing a cultural resources program that would also address the recent passage of AB 52 – *Native Americans: California Environmental Quality Act*. The following recommended changes to Policy OS 19.2 incorporate modifications recommended by the Pechanga Tribe. The modifications below are contained in the Errata to GPA No. 960.

OS 19.2 The County of Riverside shall establish a **eCultural rResources pProgram** in consultation with Tribes and the professional cultural resources consulting community **that** ~~—Such a program shall~~, at a minimum, **would** address each of the following: **application of the Cultural Resources Program to projects subject to environmental review, government-to-government consultation**; application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; **curation** and the descendant community consultation requirements of local, state and federal law. (Al 144)

VIII. CHANGES POST GPA NO. 960 PRODUCTION:

During the 2014 and 2015 public review periods for Draft EIR No. 521, the Planning Department received numerous requests from individuals and entities to change Land Use Designations (LUD), adjust or eliminate circulation features, revise policies, etc. Where such request were deemed necessary and did not increase the intensity of the land uses analyzed by EIR No. 521, such changes were accommodated and included as part of the recirculated documents in February 2015. However, to maintain the integrity of the extensive GPA No. 960 and Draft EIR No. 521 analyses, many of the Post GPA No. 960 change requests could not be acted upon by staff at the time they were proposed by the proponent. The Planning Department captured these requests in the table contained within Attachment C of this staff report and are further described below.

Section A of the table identifies those requests that represent changes to the underlying General Plan foundation component. The General Plan Administration Element and Ordinance No. 348 require that these requests be considered during an 8-year General Plan review cycle. The period for the GPA No. 960 review cycle closed on February 15, 2008. The next 8-year General Plan review cycle will be in 2016. Therefore, individuals or organizations requesting a foundation change are encouraged to apply during the upcoming 2016 General Plan Foundation Amendment Cycle.

Section B of the table identifies those requests that were analyzed by staff and found to be minor. Such changes raise no substantive new CEQA issues and would effectively reduce the overall land use intensity effects of the Project. Therefore, staff recommends that the Planning Commission support the LUD changes identified in Section B.

Included in Section C of the table are other changes that are more substantive and may impact the conclusions in Draft EIR No. 521. Therefore, staff does not recommend incorporating such LUD change requests into GPA No. 960. All of the change requests listed in Section C are not foundation changes, therefore the property owner may apply for these changes at any time throughout the year or the Planning Department may take these under advisement during the 2016 General Plan Review Cycle.

IX. ENVIRONMENTAL ASSESSMENT PROCESS:

The County of Riverside is the Lead Agency for the Project. Section 21001.1 of the California Environmental Quality Act (CEQA) Guidelines finds that projects, to be carried out by public agencies, must be subject to the same level of review and consideration as that of private projects required to be approved by public entities. Therefore, the County of Riverside prepared an Initial Study (IS) in the winter of 2009 for GPA No. 960, which determined that the Project has the potential to have a significant effect on the environment. The County subsequently prepared a Notice of Preparation (NOP) for Draft EIR No. 521 and a 30-day review period commenced on April 13, 2009 in accordance with CEQA Guidelines, Section 15082.

Due to the nature of the proposed General Plan Amendment, it was determined that the Project met the criteria under CEQA Guidelines Section 15206, *Projects of Statewide, Regional or Area-wide Significance*. To comply with this section, County staff conducted two public scoping

meetings on April 27, 2009 and May 4, 2009. The purpose of these meetings was to inform involved agencies and the public of the nature and extent of GPA No. 960, and provide an opportunity to identify issues to be addressed in the EIR document. Issues raised during these meetings and through the responses to the NOP were considered during the development of Draft EIR No. 521.

A. Draft Environmental Impact Report No. 521:

Based upon the Initial Study prepared for the Project as well as comments received during the NOP process and the public scoping meetings, the Draft EIR No. 521 analyzed the direct, indirect and cumulative impacts for the following resource areas:

- Land Use
- Population and Housing
- Aesthetics and Visual Resources
- Agricultural and Forestry Resources
- Air Quality
- Greenhouse Gases
- Biological Resources
- Cultural and Paleontological Resources
- Energy Resources
- Flood and Dam Inundation Hazards
- Geology and Soils
- Hazardous Materials and Safety
- Mineral Resources
- Noise
- Parks and Recreation
- Public Facilities
- Transportation and Circulation
- Water Resources

Draft EIR No. 521 was released for a 60-day public review period commencing May 1, 2014. The County received 78 comment letters. Due to the nature of the comments received, it was determined that clarifications would be made to Draft EIR No. 521 and correlative changes would be made to GPA No. 960 and the CAP. These clarifications resulted in a recirculated DEIR No. 521 document that was released for a 45-day public review on February 21, 2015. During the recirculation period, the County received a total of 114 comment letters.

B. Significant and Unavoidable Project Impacts:

The recirculated Draft EIR No. 521 identifies the following issues as having one or more significant effects on the environment, despite the incorporation of all feasible mitigation. As a result, adoption of a Statement of Overriding Considerations will be required pursuant to CEQA in order for the project to be approved.

- Cumulative and Project Specific: Agricultural and Forestry Resources
- Cumulative and Project Specific: Air Quality
- Cumulative and Project Specific: Greenhouse Gases
- Cumulative and Project Specific: Noise
- Cumulative and Project Specific: Transportation and Circulation
- Cumulative and Project Specific: Water Resources
- Cumulative: Aesthetic and Visual Resources
- Cumulative: Cultural and Paleontological
- Cumulative: Energy

- Cumulative: Geology and Soils
- Cumulative: Hazards - Wildland Fire
- Cumulative: Population Growth
- Cumulative: Public Facilities
- Cumulative: Recreational Facilities
- Cumulative: Growth-Inducement
- Cumulative: Irreversible Commitments

C. Environmental Impact Report No. 521 Errata

The Recirculated Draft EIR No. 521 incorporates changes to provide clarification and/or “insignificant modifications” as needed as a result of public comments on the Draft EIR, or due to additional information received during the public review or clarifying modifications deemed important by the County. These clarifications and corrections do not warrant an additional recirculation pursuant to CEQA Guidelines §15088.5. As set forth further below and elaborated upon in the respective Response to Comments, none of the Errata (see Attachment A) reflect a new significant environmental impact, a “substantial increase” in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. If necessary, final changes to the Draft EIR No. 521 Errata will be made prior to Board hearings to reflect the Planning Commission’s recommendations.

D. Public Opposition and Comments Received Prior to the Planning Commission Hearings

Of the approximately 869 individual comments from a total of 115 comment letters submitted on the Recirculated Draft EIR No. 521, 54 letters were positive in nature, 26 expressed negative remarks concerning the Project while the remaining 35 letters were neutral. Additionally, members of the community expressed concerns during the July 2015 Public Meetings as described above and in Attachment B of this staff report.

At the time of this writing, the Planning Department has received additional comments from members of the public prior to the Planning Commission meeting. These letters are included in this staff report as Attachment D. Additional correspondence may be received by staff up to and during the Public Hearings before the Planning Commission. Staff will compile these and provided them to the Planning Commission during the hearing on August 19, 2015.

X. RECOMMENDED ACTION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-011 recommending adoption of General Plan Amendment No. 960 as shown on Attachment E; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION make the following recommendations to the Board of Supervisors:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 521, based on the findings set forth in EIR No. 521 which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementing procedures; pending resolution adoption by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 960, a comprehensive update to the Riverside County General Plan amending the Vision Statement, seven of the nine General Plan Elements, 19 Area Plans and updates to 12 appendices based upon the findings and conclusions incorporated in the staff report; pending resolution adoption by the Board of Supervisors; and,

APPROVE THE RIVERSIDE COUNTY CLIMATE ACTION PLAN, the County's plan to reduce Greenhouse Gas emissions in compliance with AB 32 – The Global Warming Solutions Act of 2006.

XI. FINDINGS: GPA No. 960 is being proposed by the County in accordance with County Ordinance No. 348, Article II, Sections 2.4 and 2.5 and the General Plan's Administration Element. Therefore, the following findings are in addition to those in EIR No. 521 which are incorporated herein by reference:

1. The General Plan Administration Element requires a General Plan Review Cycle every eight years to assess the General Plan progress, the County Vision, policies of the General Plan, Planning Principles and issues related to the General Plan's implementation. Additionally, one objective of the General Plan's Certainty System is to monitor progress in implementing the General Plan and correct its direction where necessary. GPA No. 960 is implementing this eight year periodic review.
2. GPA No. 960 is a comprehensive review of the County's General Plan that updates existing General Plan's policies, maps and implementing directions. It makes changes to the Vision Statement, modifications to seven of the nine General Plan Elements and all 19 Area Plans, numerous mapping and statistical updates, more than 21,000 acres of parcel specific land use changes, modifications to seven appendices and the addition of five new appendices. As such, GPA No. 960 includes Foundation Component Amendments, Entitlement/Policy Amendments and Technical Amendments.
3. The policies set forth in the General Plan Administration Element and Sections 2.4 and 2.5 of Ordinance No. 348 were considered during the comprehensive review of the General Plan. The modifications proposed by GPA No. 960 are needed to adjust to new and special conditions existing in Riverside County such as changing growth patterns, implementation of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Coachella Valley MSHCP and water management; to comply with new laws including Senate Bill No. 32, Assembly Bill No. 1881 and Assembly Bill No. 1358, to plan and coordinate for more intense development, and to ensure that growth is balanced with appropriate public services, infrastructure and basic necessities for healthy and livable communities.

4. GPA No. 960 does not conflict with the Riverside County Vision rather, it provides a clear and consistent set of directions for implementing the Vision including but not limited to the following:
 - a. Adding policies to the General Plan that further implement the Vision including but not limited to: adding Incidental Rural Commercial Policies, allowing quarterly updates to Spheres of Influence and Flood Hazard information;
 - b. Evaluating and changing policies, maps and land use information where found redundant or inconsistent with the Vision such as establishing the Meadowbrook and Good Hope Rural Village Overlays and removal of the El Cariso Village, Anza Valley and Aguanga Rural Village Overlay Study Areas;
 - c. Enhancing the Vision Statement by adding a Sustainability and Global Environmental Stewardship component and expands the Vision to include all ethnic communities;
 - d. Enhancing policies related to water conservation, management, water quality, ground water recharge, and energy conservation; and
 - e. Improving non-motorized transportation components and policies.
5. With the modifications made throughout the General Plan, GPA No. 960 ensures consistency amongst the nine General Plan Elements.
6. For the reasons set forth above, GPA No. 960 is consistent with the Administration Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348.
7. GPA No. 960 improves consistency with the adopted Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan.
8. GPA No. 960 was found by the Airport Land Use Commission to be consistent with all the applicable Airport Land Use Compatibility Plans.

XII. CONCLUSIONS:

1. The Project is consistent with the Administration Element of the Riverside County General Plan and serves as a guide for orderly growth and development, preservation and conservation of open-space land and natural resources within Riverside County.
2. The Project will not preclude reserve design for either the Western Riverside County MSHCP or the Coachella Valley MSHCP or any other habitat conservation plan within Riverside County.
3. The Project has the potential to have a significant effect on the environment.
4. The public's health, safety and general welfare are protected through project design.

ATTACHMENT A

DVD

- February 21, 2015 Recirculated Draft Environmental Impact Report No. 521 (EIR No. 521), the proposed General Plan Amendment No. 960 (GPA No. 960 or "Project") and the proposed Climate Action Plan (CAP)
- Draft Final EIR No. 521 including Responses to Comments and Errata
- GPA No. 960 Errata
- CAP Errata

Note: The aforementioned documents are available on-line at the following website:

<http://planning.rctlma.org>

ATTACHMENT B

Public Outreach Meeting Notes

ATTACHMENT B:

GPA No. 960/ DEIR No. 521/ CAP Public Outreach Meeting Notes

Meeting # 1: Coachella Meeting (7/2/2015)

- Participants were concerned about the removal of the Chirico Rural Village Overlay
- Participants were concerned about the impact of the CAP on agricultural operations
- Participants wanted clarification about the hearing process and how Participants/interest groups should participate

Meeting # 2: Temescal Valley Meeting (7/8/2015)

- Participants expressed an interest in increased access to public transportation, bike lanes, and the wanted infrastructure for vehicles to be increased
- Participants were concerned about the new I-15 fast lane project, and felt it would increase traffic on the Cajalco/Indian Truck Trail freeway off ramps
- Participants were concerned about funding for schools, and felt that their tax funds were not being used to expand Corona school facilities. Many expressed a desire to have schools located within Temescal Valley instead of requiring Participants to commute to Corona
- Participants were confused about implementation of the CAP, and its impact on new development
- Participants were concerned about the reduced LOS targets, and feel that it will create increased traffic and gridlock in their communities, particularly along the 15

Meeting # 3: Mead Valley Meeting (7/9/2015)

- Participants were concerned about the construction of warehouses, and potential air quality impacts that may occur as a result of truck traffic
- Participants were concerned about new development, and would like the area to continue to be rural, and unincorporated from the County
- Participants feared that development of new uses will attract annexation into Perris
- Participants were confused about the implementation of the CAP, and how points would be integrated into new development
- Participants felt that there should be improved public service availability (notably police/fire) prior to any new construction

Meeting # 4: Winchester Meeting (7/16/2015)

- Participants were interested and concerned about how the Downtown Winchester Plan would be incorporated into the General Plan
- Participants noted concern about the installation of new infrastructure and development and the potential impacts these impervious surfaces would have on water run off
- Participants inquired about the changes to Reinhardt Canyon and generally supported large lot LUDs as proposed by GPA No. 960
- Participants were confused about the relationship between the Housing Element and the General Plan

- Participants expressed a distaste for high density residential
- Participants were concerned about the implementation of the CETAP corridors, and wanted further details on how the final engineering would be completed to ensure a corridor wouldn't terminate on an underbuilt road
- Participants were concerned about the proposed changes to the County LOS policies for unincorporated areas
- Participants were interested in whether the General Plan and EIR account for recent drought issues

Meeting # 5: Lakeview/Nuevo Meeting (7/23/2015)

- Participants were concerned about the Villages of Lakeview Project and increased development within the LNAP
- Participants were concerned about the Highway 74/Mid-County Parkway project, and felt that it would cause a number of circulation and environmental impacts within the Area Plan
- Participants were concerned about how developers will be able to change the Land Use of a Project site, and want to ensure that there are safeguards in place to protect against dense development within the Nuevo
- Participants wanted to confirm that the changes that were made to the documents are visible so that they would not need to reread the documents in whole
- Participants expressed a number of concerns about noticing, and how project information will be communicated so that they can attend meetings and provide their input throughout the process
- Participants also expressed concern about noticing for the RCTC Mid County Parkway, and wanted information on the current state of the project
- Participants were concerned about how water would be supplied for any new development projects within the Area Plan
- Participants were interested in the best methods to communicate concerns about the project to the County if they cannot attend the outreach meetings
- Participants were interested in the impacts that overlays have on the underlying land use of an area
- Participants were concerned about the potential for incorporation into the City of Perris and subsequent development that may result from incorporation
- Participants expressed concerns about the composition of GPAC and the lack of local participants on the committee
- Participants expressed concern that there was not previous consultation with them regarding the desired land uses for the Nuevo community
- Participants were interested in potential follow-up meetings to the initial public outreach meetings
- Participants were interested in the review process and what it would entail before the development of new residential projects

- Participants would like increased coordination with the County through the MAC's and other community groups to ensure that notices are sent to places where community members visit regularly (Post Office, included in community newsletters, etc...)

Meeting # 6: Riverside Meeting (7/30/2015)

The participants had no questions for staff.

ATTACHMENT C

Post GPA No. 960 Production Change Requests

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
SECTION A: FOUNDATION COMPONENT LAND USE CHANGES			
274120026	A-1	<p>Martin Caputo requests that his property located in LMWAP is included in GPA No. 960. He requests that his current LUD of RC: VLDR is included in GPA No. 960 as CD:CR in order to serve the community as a commercial establishment. His justification for the LUD change includes: 1) property is located along Van Buren Blvd, a high-transit corridor; Connection rights to sanitary sewer facilities located within the City of Riverside, which was not available in when RCIP 2003 was approved; 2) his property will enhance the overall County Vision for the subject property; cost to develop, improve ROW, and underground utilities will not offset profits from developing one to three SFR; noise impact to a SFR will rise to a level of significance; and that CD:CR will provide service to a growing community and tax revenue to the County. This request was received during the June 2014 Draft EIR Public Review period.</p>	<p>Mr. Caputo's LUD request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle.</p>
349330005	A-2	<p>Nora Donston requests that her property located in the ELAP be redesignated to a LUD of RC: EDR. The property currently has an LUD of OS: CH and GPA No. 960 proposes that the property is split R:RR and R:RM. This parcel was included in GPA No. 960 to correct OS: CH on private property parcels. Ms. Donston prefers the same land use designation on her property as the neighboring parcel to the south, which is RC: EDR. Staff recommends R:RR to keep density low for this area.</p>	<p>Ms. Donston's LUD request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that her request be submitted during the 2016 Foundation Amendment Cycle.</p>
391160013, 391160018,	A-3	<p>Rick Warner requests that his properties located in the ELAP are</p>	<p>Given the information provided, Mr. Warner's LUD change</p>

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
391170016, 391180031, 391180033		included in GPA No. 960. He believes the current LUD was made in error in 2003. The properties currently have an LUD of R:RR and were not included in GPA No. 960. Mr. Warner proposes land use designation amendment to CD:LI for his property to be consistent with the existing zoning designation. This request was received during the June 2014 Draft EIR Public Review period.	request could potentially represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. If that were the case, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle. However, if Mr. Warner's request is found to be a Technical Amendment then he may submit an application at any time to be processed by the County. Staff recommends that the request not be part of GPA960 as it may impact the conclusions in the DEIR No. 521.
278210022	A-4	Sam Chebeir requests that his property is included in GPA No. 960 as R:RR. The property is located in the LMWAP. Mr. Chebeir flagged parcel as being erroneously labeled OS: CH and requests correction as part of GPA No. 960. Staff has not received a formal request from the property owners.	Mr. Chebeir's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle .
289080005, 289080009	A-5	Robert and Barbara Paul request that their properties be included in GPA No. 960 as CD: EDR. The properties are located in the LMWAP and have a current LUD of OS:RUR. They request the CD: EDR LUD for both parcels in order to be consistent with Toscana development that is immediately adjacent and west of the parcels, without Multispecies complications.	Robert and Barbara Paul's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that this request be submitted during the 2016 Foundation Amendment Cycle.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		In 2008, the property owner applied for a Foundation Component General Plan Amendment (GPA No. 972). The BOS declined to initiate the property owner initiated GPA No. 972 on 4/21/2009, final action 11/04/2010.	
282122006	A-6	Cheri Thompson requests that her property is included in GPA No. 960 as CD:LI or High Industrial. Her property is located within the TCAP and has a current LUD of R:RR. No formal request has been received by staff.	Ms. Thompson's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that this request be submitted during the 2016 Foundation Amendment Cycle.
102050005, 102050006, 102050008, 102050003, 102112008, 102050004, 102160003, 102192017, 102203007	A-7	Min Ling Lee (Mountain View Golf Course) requests that her properties located in the TCAP are included in GPA No. 960. Ms. Lee is requesting land use designation amendment from OS: R to CD:MDR or CD:HDR for her property. The property owner would like to convert the golf course use into residential units. Her representatives were advised by staff to submit a Foundation Component General Plan Amendment in 2016.	Ms. Lee's request would represent a foundation component land use outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle.
964180015, 964150005	A-8	Barton Lansbury (Staff Counsel Regents of UC) and Allen Meacham (Assistant Director of Real Estate Services for Regents of UC) request inclusion into GPA No. 960 as a technical amendment. The property is located within the SWAP. UC asserts that property was never granted for conservation purposes; thus, the property's land use designated of OS: CH is a technical error. UC is requesting RC: EDR, the same land use designation as the adjacent parcels to the south. This request was received during the June 2014 Draft EIR Public Review period.	The Regents of UC request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. County Council has not seen the evidence that would support a technical amendment, as requested. As such, County staff recommends that this request be submitted during 2016 Foundation Amendment Cycle.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
422050027, 413140011, 413140022, 413140009	A-9	Waste Management requests inclusion in GPA No. 960. The subject properties are located within the RCBAP. Waste Management requests that the properties change from a LUD of OS: CH to CD:PF and notes that Waste has updated their Badlands Landfill Master Plan. The Badlands Landfill will expand onto approx. 630 acres of the parcels listed. General Plan Policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations.	Waste Management's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that the Waste Management request be addressed in the 2016 General Plan Update.
421190011, 421190012, 421190004, 421190002, 421190003, 421190005, 421190006, 421080001, 421190001, 421190007, 422220018, 422240003	A-10	Waste Management requests inclusion into GPA No. 960. The properties are located within the RCBAP. Waste Management requests a land use amendment from the existing designation of RM and OS:RUR to an LUD of CD:PF for properties that are a part of the proposed Lambs Canyon Landfill expansion. Per LU 7.2, public facilities may establish in any other land use designation except for OS:C and OS:CH land use designations; therefore, the land use designation amendment into PF is not needed at this time.	Waste Management's request would represent a foundation component land use change and therefor is not consistent with EIR No. 521. As such, County staff recommends that the request be addressed in the 2016 General Plan Update.
309060001, 309060004	A-11	Beau Cooper (representing Richard Marcus) requests inclusion in GPA No. 960. His properties are located in the LNAP. Mr. Marcus requests a land use designation amendment from a current LUD of RC:LDR to CD:MDR for his properties. Surrounding land use designations are predominately CD:MDR and his properties are bordered by the largest CD:CR designated area in LNAP. Argues that traffic generated by the circulation pattern is not compatible	Mr. Cooper's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request is addressed in the 2016 Foundation Amendment Cycle.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
<p>996380028, 996380029, 996380030, 996380031, 996380032</p>	<p>A-12</p>	<p>with that of a "rural community."</p> <p>Michelle A Staples representing Redhawk Investments requests that GPA No. 960 be revised to change the LUDs R:RR and R:RM to CD:MDR to allow for the development of up to two to five dwelling units per acre. The properties are located within the SWAP. This request was received during the 2014 and February 2015 Draft EIR Public Review Response to Comments period.</p> <p>In 2008, the property owner applied for a Foundation Component General Plan Amendment (GPA No. 920). The application for GPA initiation was recommended by the Planning Commission on 2/4/09 and the Planning Director later recommended that the Board tentatively decline the GPA; GPA No. 920 was continued off calendar. The proposed land use amendment is from R:RR and R:RM to CD:MDR.</p>	<p>Ms. Staples' request deals with property that is the subject of ongoing litigation. Therefore, staff recommends not including it within GPA No. 960.</p>
<p>654170004</p>	<p>A-13</p>	<p>Cindy Nance requests a modification to GPA No. 960 for her property located within the WCVAP. Her property is currently designated CD:LI. Ms. Nance initially requested a R:RR designation which was reflected in GPA No. 960. She is now requesting CD:LDR for the property. Ms. Nance was concerned she would not be able to rebuild the structure on RR designated land. Originally she requested R:RR to be consistent with the underlying zone W-2 so that her home can remain at this location.</p> <p>Ms. Nance's most recent CD:LDR request was made to ensure that the current use (a bed and breakfast) can</p>	<p>Ms. Nance's latest request for CD:LDR would represent a new foundation component land use change request outside of the 8-year Foundation Amendment Cycle that closed February 15, 2008. As such, County staff recommends that Ms. Nance submit her new request during the 2016 Foundation Amendment Cycle.</p>

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		continue. This request was received during the June 2014 Draft EIR Public Review period.	
342210005	A-14	Patrick Hsu requests inclusion into GPA No. 960. His parcel is located within the MVAP and is currently designated RC:VLDR. Mr. Hsu requests that his parcel be redesignated to CD:L1 in order to enlarge the CD:L1 footprint within the area and for consistency with neighboring land uses. This request was received during the February 2015 Draft EIR Response to Comments period.	This request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that Mr. Hsu submit his request during the 2016 Foundation Amendment Cycle.
SECTION B: LAND USE DESIGNATION CHANGES THAT WOULD NOT TRIGGER A RECIRCULATION			
381200021	B-1	<p>Albert Avelar requests exclusion from GPA No. 960. His property is located within the ELAP. Mr. Avelar opposes the proposed GPA No. 960 land use amendment to his property and requests for the land use designations for his property to remain as is. His property has a current LUD of OS:C, CD:MDR, and CD:CR. GPA No. 960 proposes to amend his LUD to CD:MDR).</p> <p>Under the 2003 General Plan, many small, narrow lots along Grand Ave. were assigned three different LUDs making them difficult to develop. GPA No. 960 corrects this and reduces the unsustainable amount of CR along Grand Avenue. Mr. Avelar's existing lot width is approx. 63 ft., existing CD:CR designated portion is approximately 0.26 acres, existing CD:MDR designated portion is approx. 0.17 acres. This comment was received during the 2014 and 2015 Draft EIR Public Review Response to Comments period.</p>	Mr. Avelar's request would not trigger a recirculation of Draft EIR No. 521, as the applicant suggests keeping his existing land uses. Keeping the property's LUD as is will not cause any additional impacts or alter any impact determinations due to the small size of the subject property and its proposed return its existing Land Use Designations.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
391090006, 391090007, 391090016, 391090045, 391090046	B-2	Joel Morse requests a correction in the GPA No. 960 maps and an RCLIS layer and does not request a LUD change. His properties are designated OS:CH, CD:VHDR, OS:R, and CD:MDR and retain their designation with GPA No. 960. The properties are located within the ELAP. However, according to SAM Horsethief LLC, the request is correct. GPA No. 960 maps and Map My County (previously RCLIS) layer for Glen Eden Policy Area boundary as approved by GPA No. 658 for SP 152A3. Maps will be updated accordingly.	Mr. Morse's request does not alter the intensity of existing land uses nor the land uses proposed by GPA No. 960. It merely corrects a technical error to ensure consistency with a previously approved GPA. Making this correction will not cause any additional impacts or alter any impact determinations as this request does not represent a change in LUD or a change in Draft EIR No. 521's analysis of GPA No. 960.
285160041	B-3	Russell Crha requests inclusion in GPA No. 960. His property is currently designated as RC:EDR and are located in the LMWAP. Mr. Crha maintains that his family has owned the parcel for 20+ years and it was originally part of the parcel to the west (APN 285-160-019) until Harley John Road was extended and cut the original parcel in two. He now has one legal parcel but two APNs. The parcel in question now does not meet the minimum size requirement for development. For this reason, Mr. Crha asks that County allow RC:VLDR so that this parcel may be developed or sold.	Making this correction will not cause any additional impacts or alter any impact determinations because the request represents a change to a less intensive land use (RC:VLDR) from the existing LUD (RC-EDR) that was analyzed in EIR No. 521.
257180018, 257180020	B-4	The Riverside Conservation Authority requests exclusion from GPA No. 960. The properties are located in the RCBAP and are currently designated as OS:CH, CD:PF, and R:RM. GPA No. 960 amends the land uses to R:RM. RCA indicates that properties were recently acquired in fee by RCA and the land uses should remain OS:CH. This request was received during the June 2014 Draft EIR Public	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA requests to retain the less intense LUD of OS:CH rather than be designated R:RM which was evaluated by EIR No. 521.

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		Review period.	
917240011	B-5	The Riverside Conservation Authority (RCA) requests exclusion from GPA No. 960. The property is located within the SWAP and is currently designated as OS:CH. GPA No. 960 proposes that the property be designated OS:RUR; however, RCA argues that the property remains OS:CH was recently acquired in fee by the RCA. This request was received during the June 2014 Draft EIR Public Review period.	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA request retain the less intense LUD of OS-CH rather than be designated OS:RUR which was evaluated by EIR No. 521.
904040087	B-6	GPA No. 960 proposes to correct a mapping error by changing OS:CH to RC:EDR and OS:RUR. However, the Riverside Conservation Authority (RCA) requests exclusion from GPA No. 960 and to retain the LUD of OS:CH because the parcel was recently purchased by the RCA. The property is located in the SWAP. This request was received during the June 2014 Draft EIR Public Review period.	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA requests to retain the less intense LUD of OS-CH land use rather than be designated RC:EDR and OS:RUR.
565020029, 567020033	B-7	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 by designating the parcels OS:C or OS:R rather than the current designation of OS:RUR and AG:AG. The properties are located within the REMAP and were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of OS:RUR and AG.
636010001	B-8	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960. by designating the parcels OS:C or OS:R rather than the current designation of OS:RUR. The properties are located within the REMAP and were recently purchased	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		by USDA-Forest Services for conservation/ limited recreational purposes.	OS:RUR.
568060026, 568060051, 568060054, 568060056, 568060053, 568060049, 568060030, 568060040, 568060044, 568060047, 568060046, 568060031, 568060038	B-9	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 by designating the parcels OS:C or OS:R rather than the current designation of AG:AG. The properties are located within the REMAP and were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of AG:AG.
SECTION C: LAND USE DESIGNATION CHANGES THAT MAY AFFECT PROJECT IMPACTS			
342200068	C-1	<p>Craig Ramshaw requests a modification to the land use designation proposed by GPA No. 960. His property is located within the MVAP and is currently designated RC:VLDR (within the Rural Village Study Area Overlay). GPA No. 960 proposes that his property be designated MDR-Goodhope RVLO consistent with the adjacent Goodhope RVLO:LI to the west and Goodhope RVLO-MDR to the east both of which are proposed as part of GPA No. 960.</p> <p>Mr. Ramshaw currently operates an internet based home business at this location and request LI land use designation for the alternative land use designation provided through the Rural Village Overlay. They recycle and sell Motorcycle parts through the internet and their property is not open to the public.</p>	Mr. Ramshaw's request may impact the conclusions in Draft EIR No. 521, as Goodhope RVLO:LI would increase impacts associated with the parcel's LUD. Therefore, staff does not recommend making this change at this juncture.
282140028	C-2	Greg Lansing requests inclusion into GPA No. 960. His parcel is located	Mr. Lansing's request may impact the conclusions in Draft

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		<p>within the TCAP and is currently designated CD:BP. Mr. Lansing would like the parcel to be redesignated to CD:HHDR to accommodate the development of a proposed apartment complex. He notes that both LUDs are considered a Community Development Foundation Component and therefore it would not be a significant change. This request was received during the February 2015 Draft EIR Response to Comments period.</p>	<p>EIR No. 521, as he requests changing his current land use from CD:BP to CD:HHDR. Therefore, staff does not recommend making this change at this juncture.</p> <p>The landowner may submit a General Plan Amendment in conjunction with his land use application for the proposed apartment complex.</p>
755190006, 755190007	C-3	<p>James Carlberg (representing Kent Bioenergy Fee Land) requests a change to GPA No. 960. The properties are located within the ECVAP and are currently designated IND. Mr. Carlberg requests the same LUD as the adjacent parcel to the east. Staff discussed the request with the Torres Martinez Tribal Government to determine if the proposed land use designation is consistent with Tribal Land Use Plan. The Tribe does not have a Comprehensive General Plan but notes that Tribal zoning is not consistent with the requested CD:BP designation. Any proposed land use designation will need to be formally presented to Tribal Council for comments.</p>	<p>Mr. Carlberg's request may impact the conclusions in Draft EIR No. 521, as the land use he proposes (CD:BP) is more intensive than his current IND designation. Therefore, staff does not recommend making this change at this juncture</p> <p>Staff has encouraged the landowner to provide a development application and General Plan Amendment to change IND to a General Plan LUD.</p>
749280009, 749290007, 737020022, 737020023	C-4	<p>James Carlberg (representing Kent Bioenergy Fee Land) requests that the parcels be excluded from GPA No. 960 and the properties remain CD:LI and CD:BP rather than convert to AG:AG as GPA No. 960 proposes. The parcels are located in the ECVAP. The parcels were acquired by Kent Bioenergy because of their existing zoning and land use designations. Mr. Carlberg argues</p>	<p>Mr. Carlberg's request may impact the conclusions in Draft EIR No. 521 as the LUDs he wishes to retain are more intense than the AG:AG LUD that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture</p> <p>An LUD change to CD:LI or</p>

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		<p>that it would be an economic hardship to Kent Bioenergy and to the developing communities of the Lower Coachella Valley to change these to AG:AG.</p> <p>Per the request District 4 Supervisor Wilson, Planning Dept. proposed for properties identified as fish farms land use amendments from LI and BO to AG to preserve fish farms activities.</p>	<p>CD:BP may be handled either through the 2016 General Plan Update Cycle or as a separate Agriculture Foundation Amendment submitted by the property owner in conjunction with a proposed land use application and occur in accordance with the 2 ½ year Agricultural Foundation Amendment Cycle.</p>
749130018	C-5	<p>Nick Mosich requests inclusion into GPA No. 960. His lot is located within the ECVAP and is currently designated IND. Mr. Mosich requests his lot have an LUD of AG:AG. The County does not distinguish which parcels are Tribal Reservation and which are allotted in the General Plan.</p> <p>Staff has discussed the request with the Torres Martinez Tribe Mr. Carlberg's request may trigger a recirculation of Draft EIR No. 521al Government to ensure proposed land use designation is consistent with Tribal Land Use Plan. The AG:AG designation is consistent with the Tribal Land Use Plan. However, any proposed land use designation will need to be formally presented to Tribal Council for comments. This request was received during the June 2014 Draft EIR Public Review period.</p>	<p>Mr. Mosich's request may impact the conclusions in Draft EIR No. 521 as he proposes a more intensive LUD from the existing IND designation. Therefore, staff does not recommend making this change at this juncture.</p> <p>Staff would encourage the landowner to change the IND designation to a General Plan LUD either by separate General Plan Amendment or with a future development application.</p>
285180003	C-6	<p>David Valenzuela requests that his property located in LMWAP be included in GPA No. 960. He plans to subdivide his parcel into three parcels and is requesting that GPA No. 960 change the LUD for this parcel from RC:VLDR and R:RR to RC:VLDR. This request was made in November 2013 during a meeting between staff</p>	<p>Mr. Valenzuela's request may impact the conclusions in Draft EIR No. 521 because the RC:VLDR LUD he is requesting is more intense than the R:RR that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture</p>

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GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		and the representative of the parcel in. Staff concurs that the current land use designation appears to be a technical error based on an old contour line.	Alternatively, a separate technical amendment to the General Plan may be processed in conjunction with Mr. Valenzuela's future proposal for subdividing the parcel, or the County may pursue this change along with changes to adjacent properties during the 2016 General Plan Update.
659020026, 659020002, 659020003, 659020005	C-7	Paul DePalatis (AICP) does not propose a land use change for his properties. However, he requests that the County remove or downgrade the Road Classification for Long Canyon Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW) due to flooding constraints and a lack of identified demand. His properties are located within the WCVAP. Mr. DePalatis presented this request during the 2014 Draft EIR Public Review Comment Period.	Mr. DePalatis' request may impact the conclusions in Draft EIR No. 521. The requested change to the circulation network may cause an increase in traffic on surrounding roads beyond those analyzed in EIR No. 521. Therefore, staff does not recommend making this change at this juncture. County Transportation staff are in ongoing discussions with Mr. DePalatis concerning this roadway and a land use application currently under review by the County.
290160011	C-8	Gary Laughlin, P.E. requests the redesignation of a 5.6-acre portion of the subject parcel within the TCAP from the CD:VLDR proposed in GPA No. 960 to CD:MDR on behalf of the Kiley family that owns the property. The entire 34.14 acre property is currently designated RC: RR and the property owners submitted a request in 2008 for a County Initiated Foundation Amendment to change (C8-5) the LUDs from R:RR to OS:CH and CD:VLDR that the County. This was incorporated into GPA No. 960.	Mr. Laughlin's request may impact the conclusions in Draft EIR No. 521 because the CD:MDR LUD he is requesting is more intense than the CD:VLDR that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture. Provided that GPA No. 960 is approved, the landowner may submit a General Plan amendment with his/her land use application to change the

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency
		<p>The subject property is adjacent to CD:MDR, and also contains OS:CH and RC:RR which the owner feels would be complimentary to the requested new CD:MDR designation.</p> <p>Mr. Laughlin presented this new request during the 2015 Draft EIR Public Review Comment Period.</p>	LUD on the 5.6-acre piece of the parcel to CD:MDR.

Summary of Land Use Designations

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or Floor Area Ratio)
Agriculture	Agriculture (AG)	10 ac min.
	Rural Residential (RR)	5 ac min.
Rural	Rural Mountainous (RM)	10 ac min.
	Rural Desert (RD)	10 ac min.
	Estate Density Residential (RC-EDR)	2 ac min.
Rural Community	Very Low Density Residential (RC-VLDR)	1 ac min.
	Low Density Residential (RC-LDR)	0.5 ac min.
	Conservation (C)	N/A
Open Space	Conservation Habitat (CH)	N/A
	Water (W)	N/A
	Recreation (R)	N/A
	Rural (RUR)	20 ac min.
	Mineral Resources (Min)	N/A
	Estate Density Residential (EDR)	2 ac min.
Community Development	Very Low Density Residential (VLDR)	1 ac min.
	Low Density Residential (LDR)	0.5 ac min.
	Medium Density Residential (MDR)	2 - 5 du/ac
	Medium High Density Residential (MHDR)	5 - 8 du/ac
	High Density Residential (HDR)	8 - 14 du/ac
	Very High Density Residential (VHDR)	14 - 20 du/ac
	Highest Density Residential (HHDR)	20+ du/ac
	Commercial Retail (CR)	0.20 - 0.35 FAR
	Commercial Tourist (CT)	0.20 - 0.35 FAR
	Commercial Office (CO)	0.35 - 1.0 FAR
	Light Industrial (LI)	0.25 - 0.60 FAR
	Heavy Industrial (HI)	0.15 - 0.50 FAR
	Business Park (BP)	0.25 - 0.60 FAR
	Public Facilities (PF)	≤ 0.60 FAR
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR
	Mixed Use Planning Area	(Variable)

ATTACHMENT C

GPA No. 960 Post-Production Change Requests

Area Plan Acronyms

Acronym	Area Plan
DCAP	Desert Center Area Plan
EAP	Eastvale Area Plan
ECVAP	Eastern Coachella Valley Area Plan
ELAP	Elsinore Area Plan
HAP	Highgrove Area Plan
HVVAP	Harvest Valley Winchester Area Plan
JURAP	Jurupa Area Plan
LMWAP	Lake Matthews Woodcrest Area Plan
LNAP	Lakeview Nuevo Area Plan
MVAP	Mead Valley Area Plan
PAP	Pass Area Plan
PVVAP	Palo Verde Valley Area Plan
RCBAP	Reche Canyon/Badlands Area Plan
REMAP	Riverside Extended Mountain Area Plan
SCMVAP	Sun City/Menifee Valley Area Plan
SJVAP	San Jacinto Valley Area Plan
SWAP	Southwest Area Plan
TCAP	Temescal Canyon Area Plan
WCVAP	Western Coachella Valley Area Plan

Figure A-1

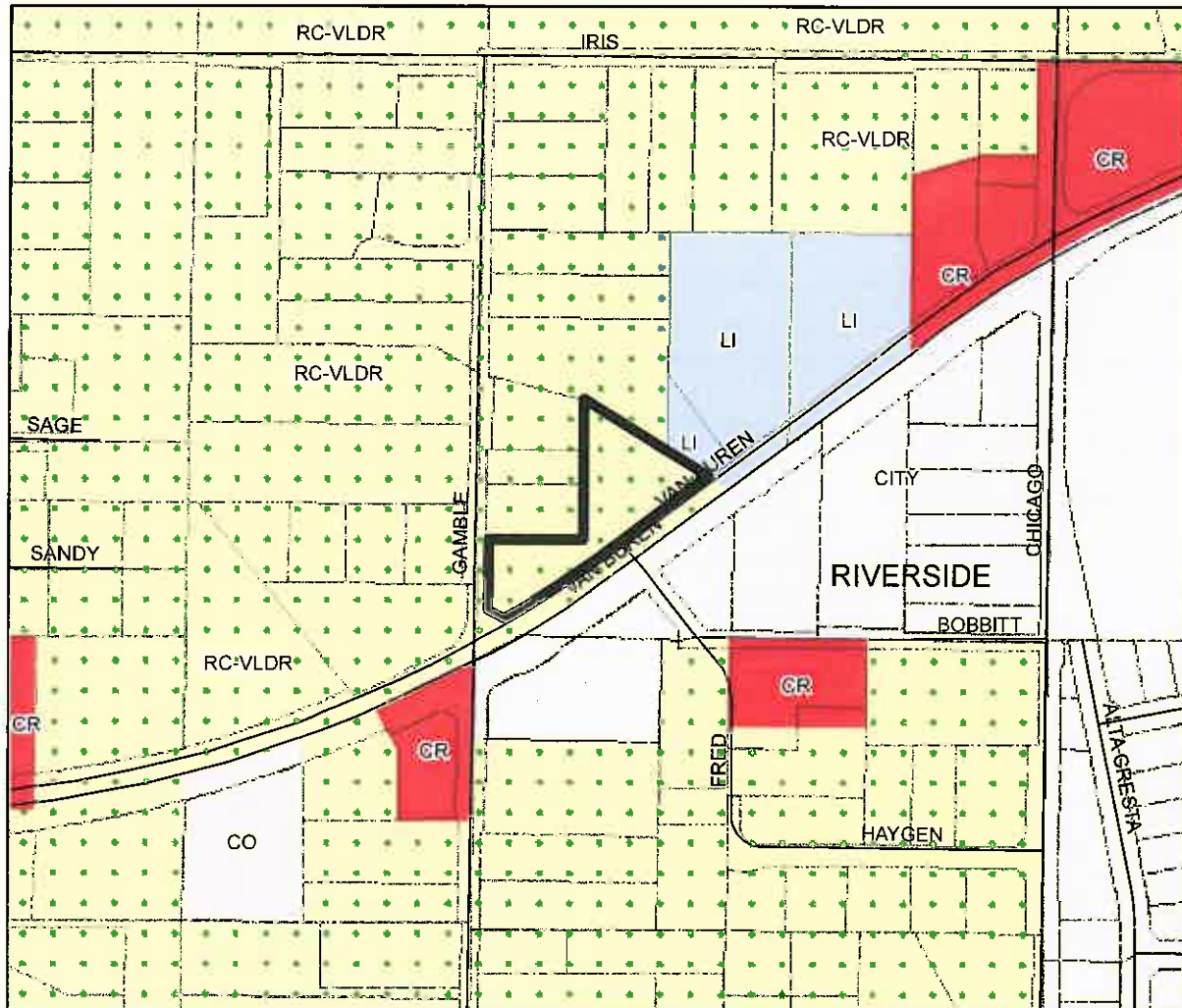
APN: 274120026 (parcel is outlined below in black)

Property Owner: Martin Caputo

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RC: VLDR to RC:CR

Acres: 1.98 Gross



Mr. Caputo requests land use designation amendment to CR for his property in order to serve the community with a commercial establishment. Justification for the CR Land Use Designation:

- 1) property is located along Van Buren Blvd, a high-transit corridor; Connection rights to sanitary sewer facilities located within the City of Riverside, which was not available when RCIP 2003 was approved;
- 2) enhance the overall County Vision for the subject property; cost to develop, improve ROW, and underground utilities will not offset profits from developing one to three SFR; noise impact to a SFR will rise to a level of significance. CR will provide service to a growing community and tax revenue to the County.

Figure A-2

APN: 349330005

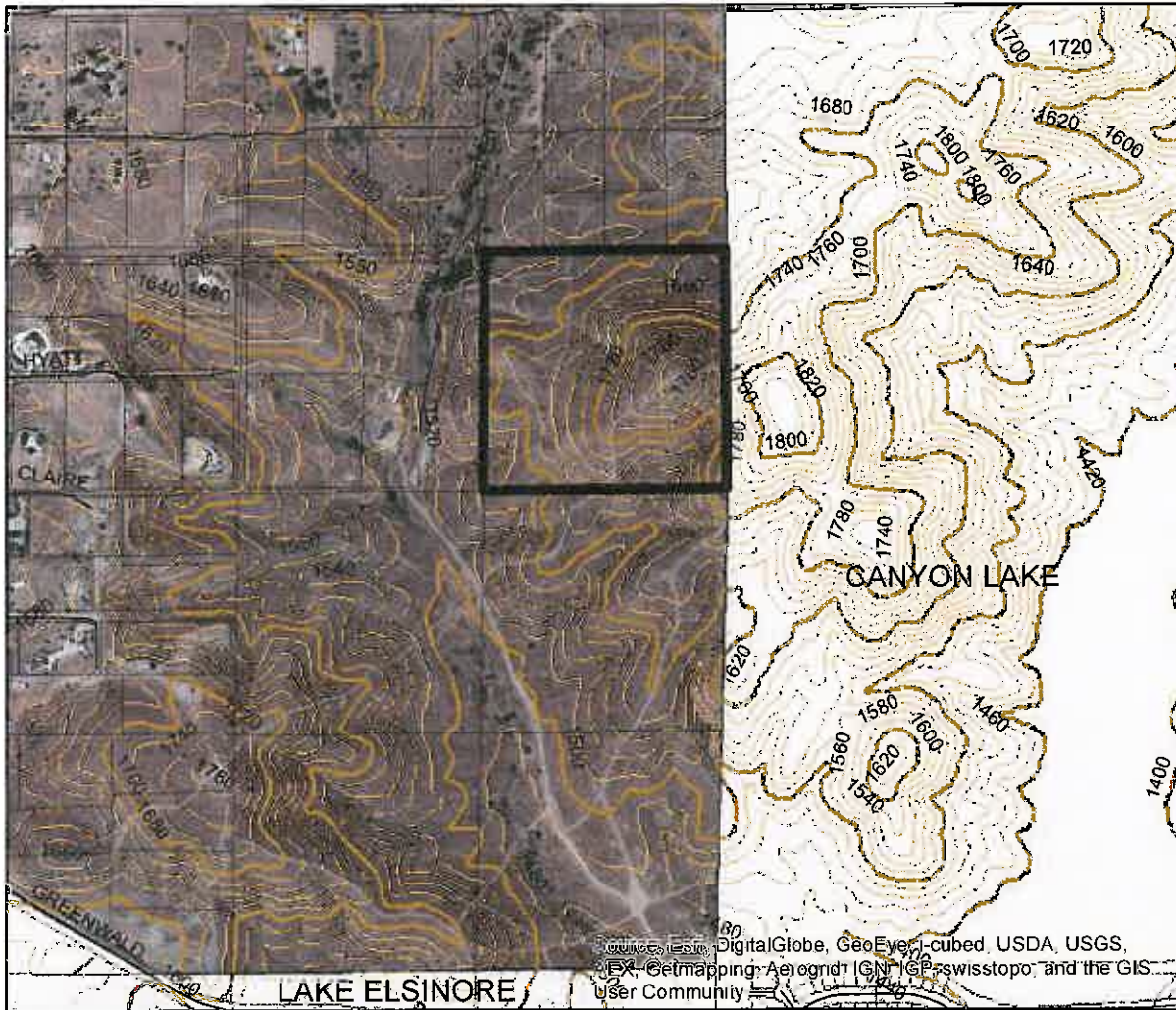
Property Owner: Nora Donston

Request: Modify GPA No. 960 land use amendment proposal to property

Proposed Land Use Designation Amendment: From OS:CH to RC:EDR

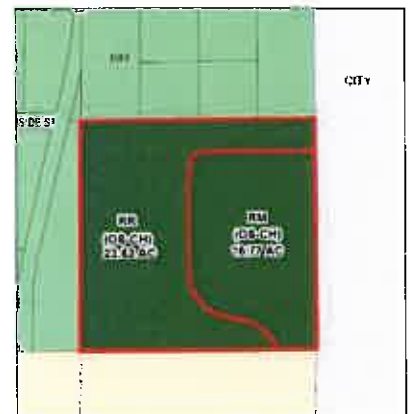
Proposed GPA No. 960 Land Use Designation Amendment: From OS:CH to RR and RM (Exhibit C2-9, see below)

Acres: 40



Contour Lines - 20 Feet

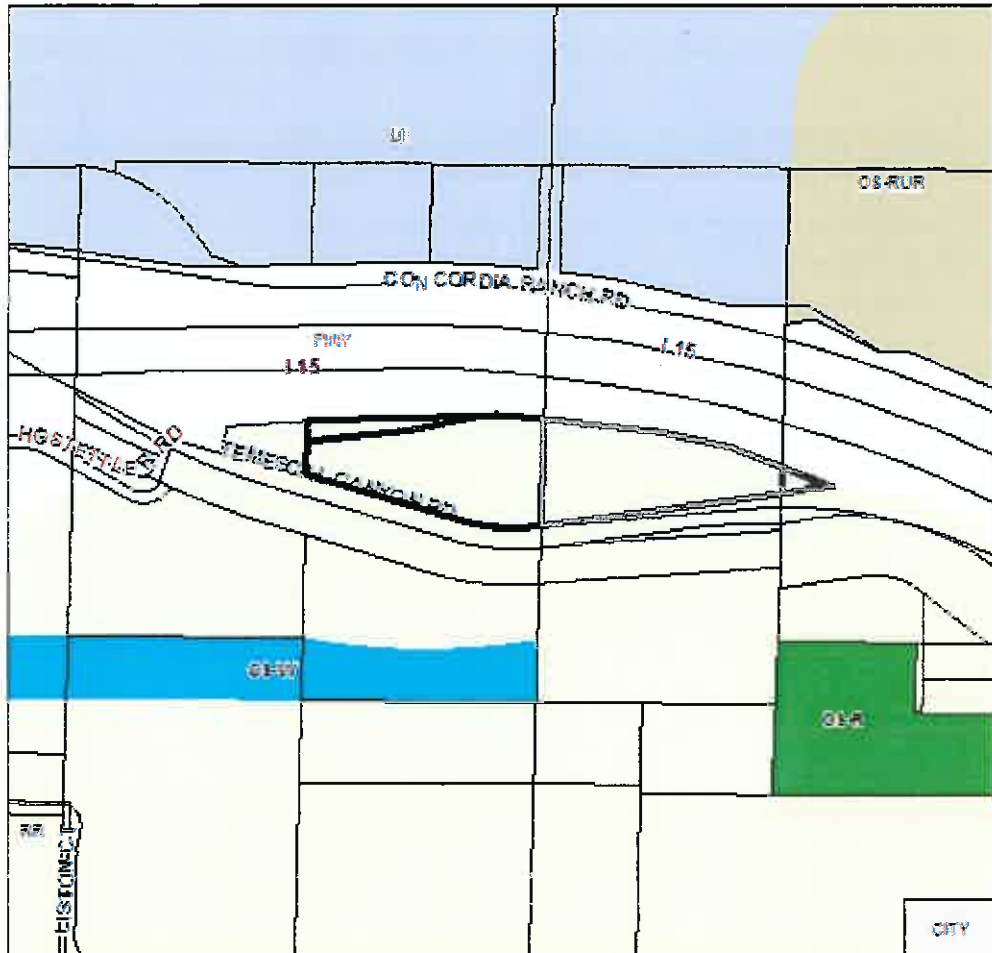
Nora Donston requests that her property located in the ELAP be redesignated to a LUD of RC: EDR. The property currently has an LUD of OS: CH and GPA No. 960 proposes that the property is split R:RR and R:RM. This parcel was included in GPA No. 960 to correct OS: CH on private property parcels. Ms. Donston prefers the same land use designation on her property as the neighboring parcel to the south, which is RC: EDR. Staff recommends R:RR to keep density low for this area.



GPA No. 960 Exhibit C2-9

Figure A-3

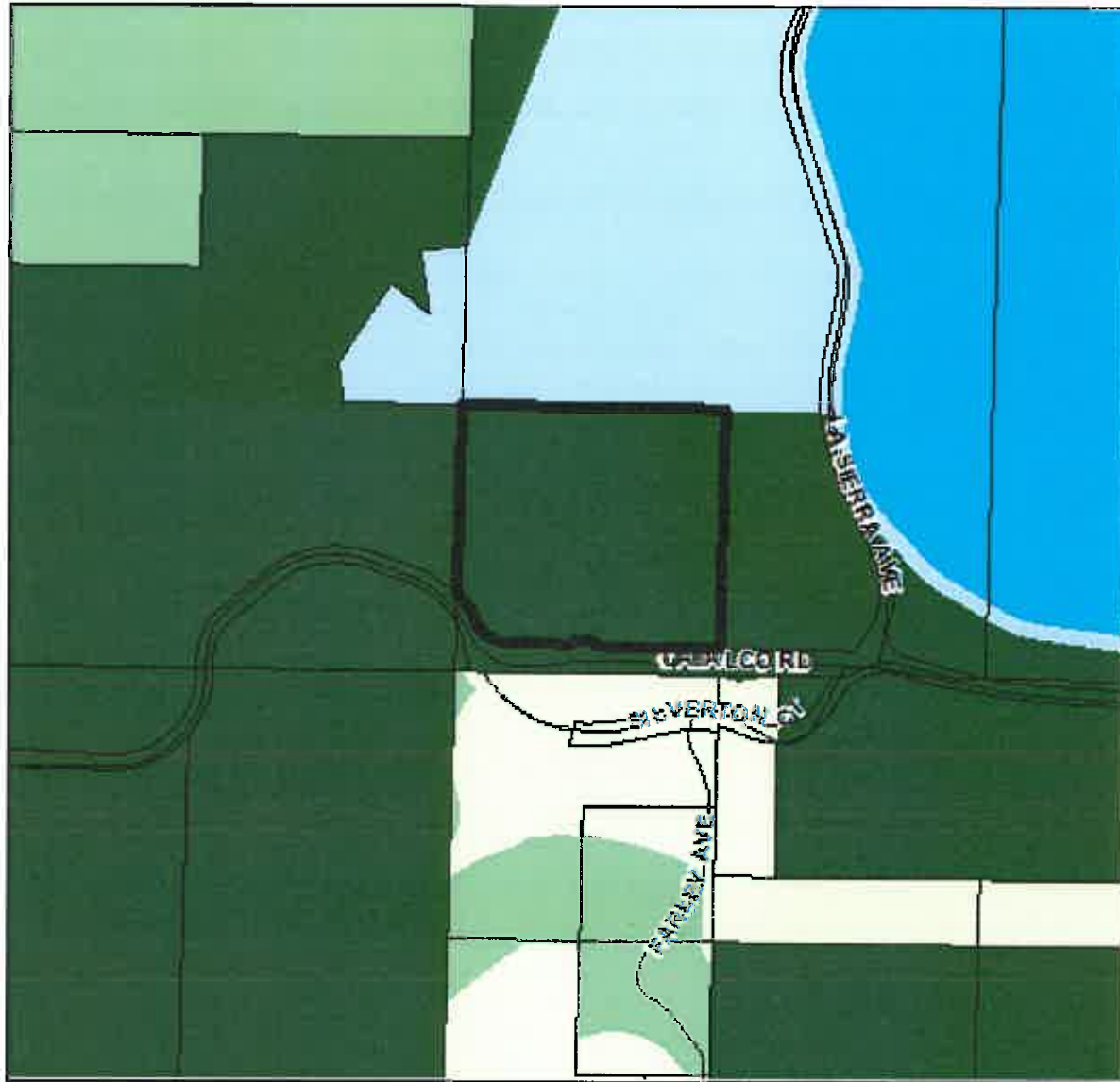
APNs: 391160013, 391160016, 391160018, 391180031, 391180033
Property Owner: Rick Warner
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From R:RR to CD:LI
Acres: 7.2



Rick Warner requests that his properties located in the ELAP are included in GPA No. 960. He believes the current LUD was made in error in 2003. The properties currently have an LUD of R:RR and were not included in GPA No. 960. Mr. Warner proposes land use designation amendment to CD:LI for his property to be consistent with the existing zoning designation. This request was received during the June 2014 Draft EIR Public Review period.

Figure A-4

APNs: 278210022
Property Owner: Sam Chebeir
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From OS-CH to R:RR
Acres: 35.76



Sam Chebeir requests that his property is included in GPA No. 960 as R:RR. The property is located in the LMWAP. Mr. Chebeir flagged parcel as being erroneously labeled OS: CH and requests correction as part of GPA No. 960. Staff have not received a formal request from the property owners.

Figure A-5

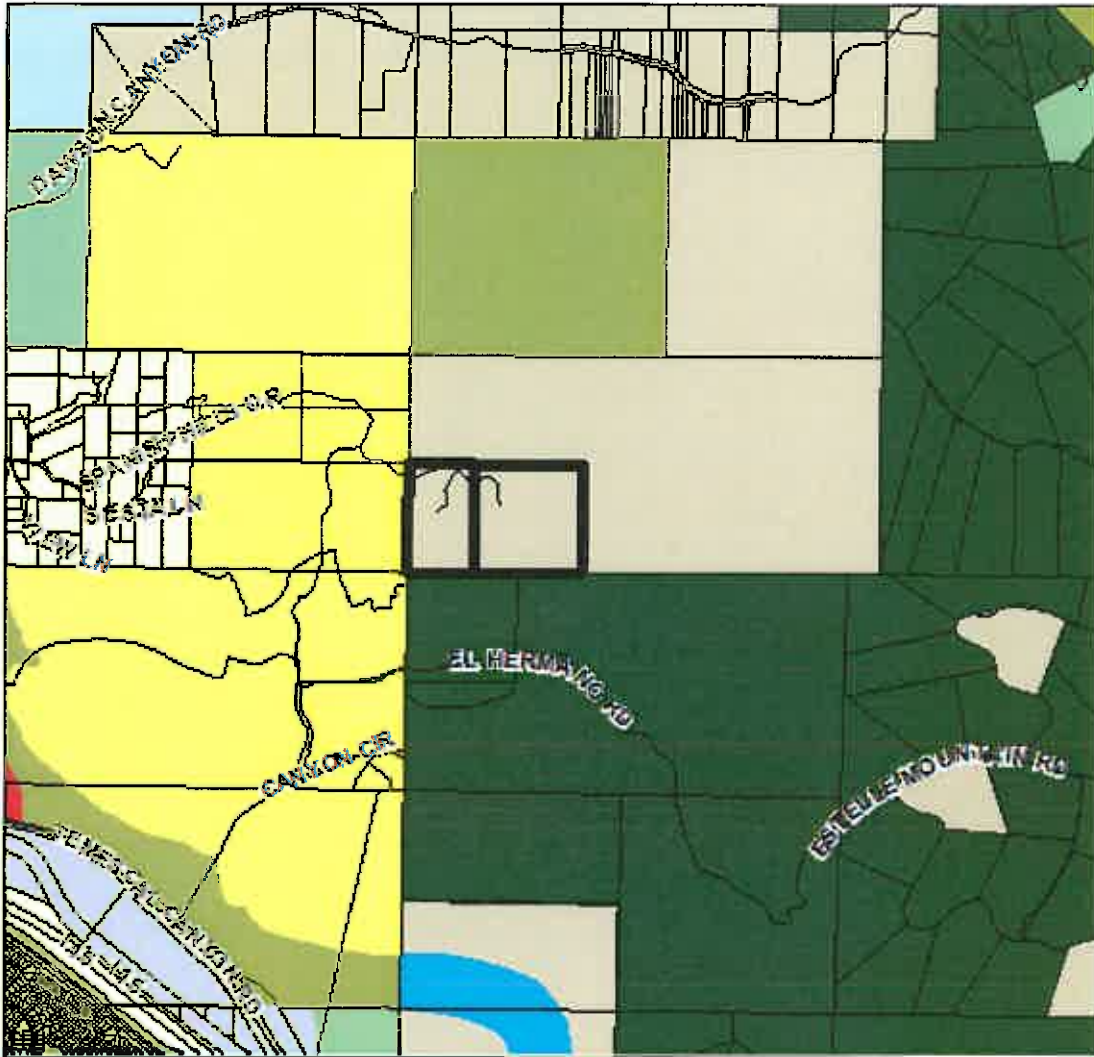
APNs: 289080005, 289080009

Property Owner: Robert and Barbara Paul

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS-RUR to CD:EDR

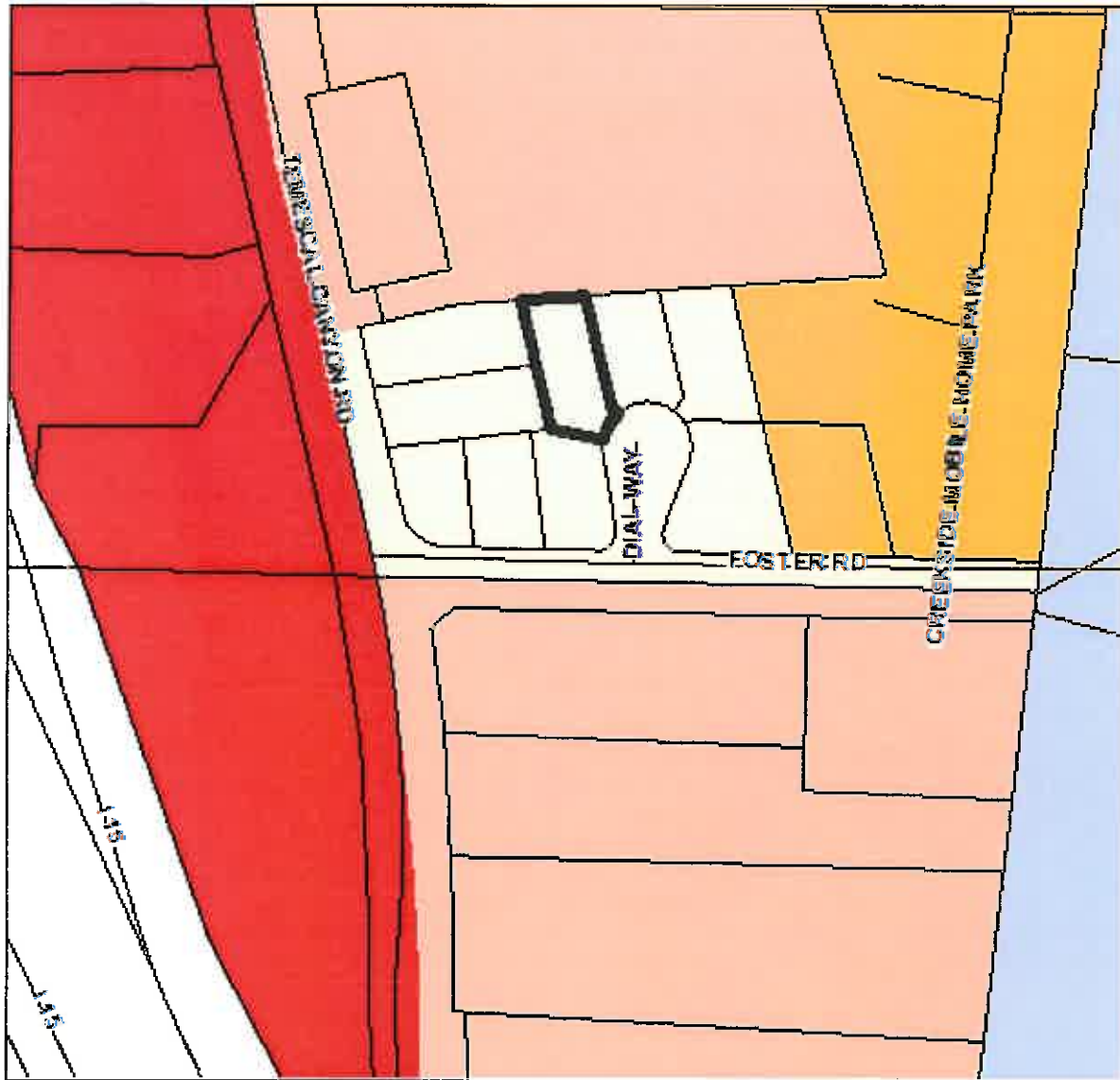
Acres: 64.3



Robert and Barbara Paul request that their properties are included in GPA No. 960 as CD: EDR. The properties are located in the LMWAP and have a current LUD of OS-RUR. They request the CD: EDR LUD for both parcels in order to be consistent with Toscana development that is immediately adjacent and west of the parcels, without Multispecies complications.

Figure A-6

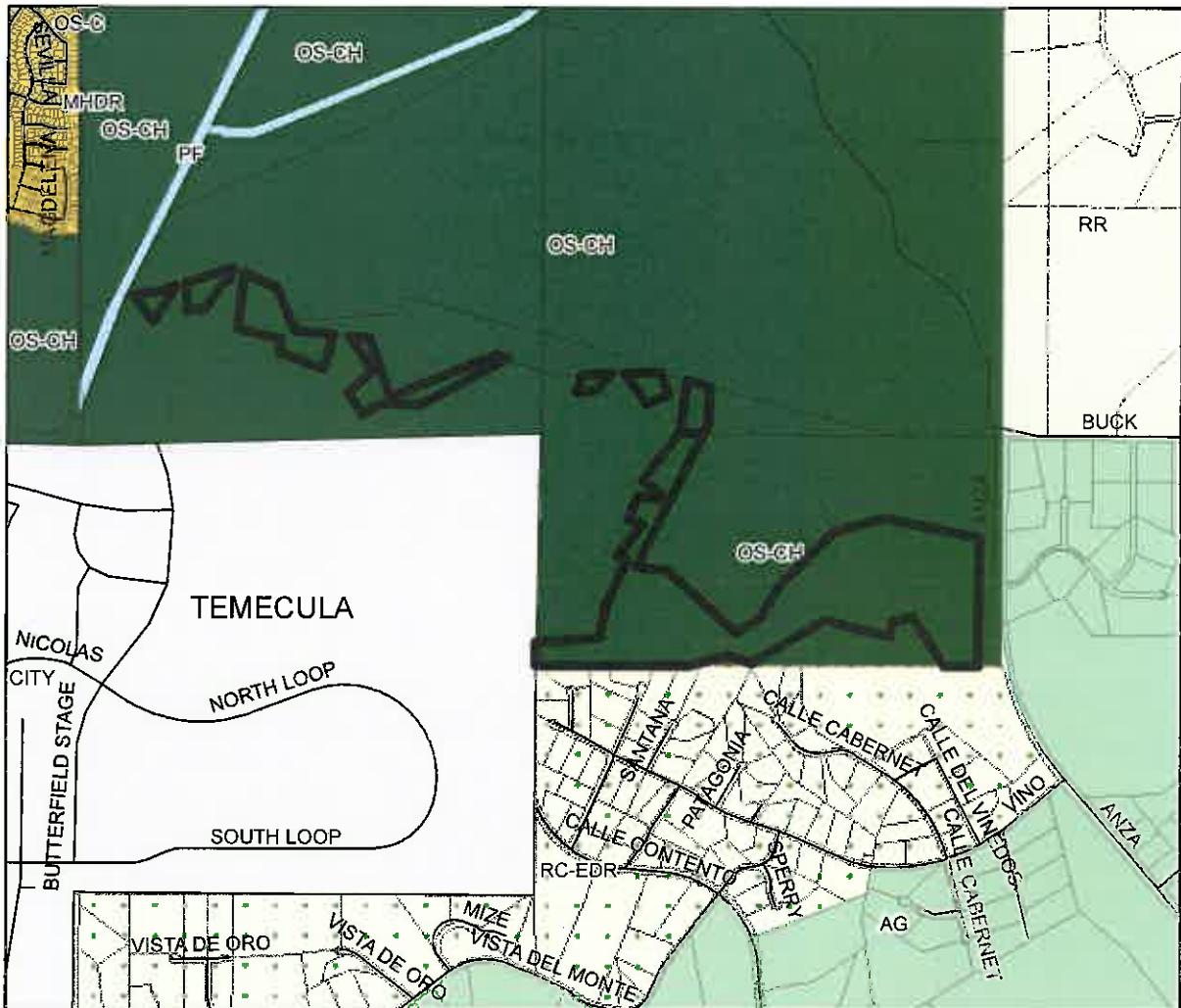
APNs: 282122006
Property Owner: Cheri Thompson
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From R:RR to CD:LI or CD:I.
Acres: 0.21



Cheri Thompson requests that her property is included in GPA No. 960 as CD:LI or High Industrial. Her property is located within the TCAP and has a current LUD of R:RR.

Figure A-8

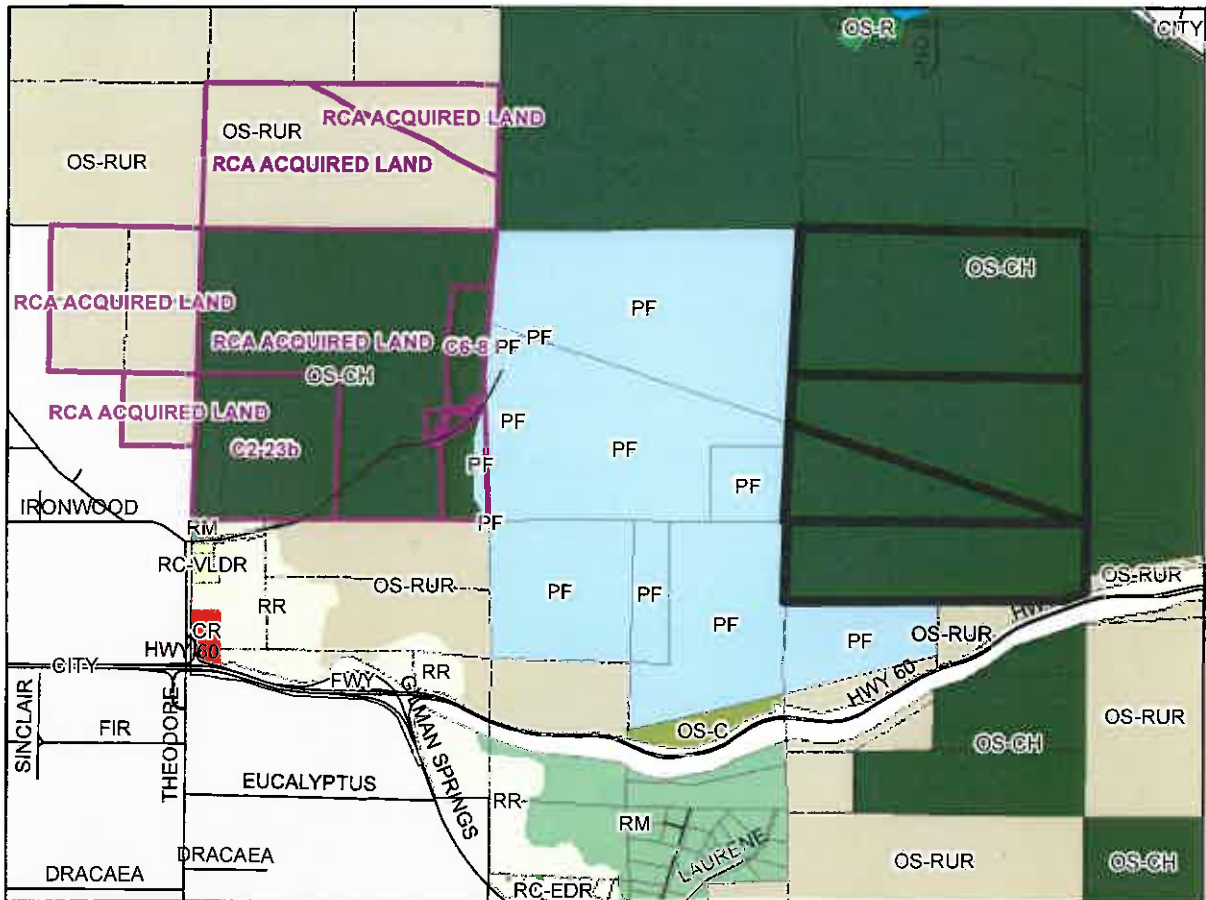
APNs: 964180015, 964150005, 964150004, 964150003, 964150009, 964150008, 964150007, 964150006
Property Owner: Regents of the University of California
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From OS: CH to RC: EDR for 964180015
Acres: 112.21



Properties were not granted for conservation purposes; thus, the properties' land use designated of OS: CH is an error. The representative of Regents of University of California is requesting RC: EDR for parcel 964-180-015 to be consistent with the land use designation as the parcels to the south. Parcel 964-180-015 is their primary concern.

Figure A-9

APNs: 422050027, 413140011, 413140022, 413140009 (parcels are outlined below in black)
 Property Owner: Riverside County Waste Management
 Request: Inclusion into GPA No. 960
 Proposed Land Use Designation Amendment: OS: CH to PF
 Acres: 630



Waste Management requests inclusion into GPA No. 960 to amend the land use designation of approx. 630 acres of the parcels listed above for future expansion of the Badlands Landfill operations. General Plan policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations; thus, this amendment is needed for the landfill expansion. Staff proposes an alternative land use designation of OS: RUR; which permits public facility operations and keeps the land use designation within the Open Space Foundation Component.

The areas highlighted in purple above are other proposed GPA No. 960 amendments. The proposed land use designation for the RCA acquired properties is OS: CH. Exhibit C2-23b and C6-8 are shown below.



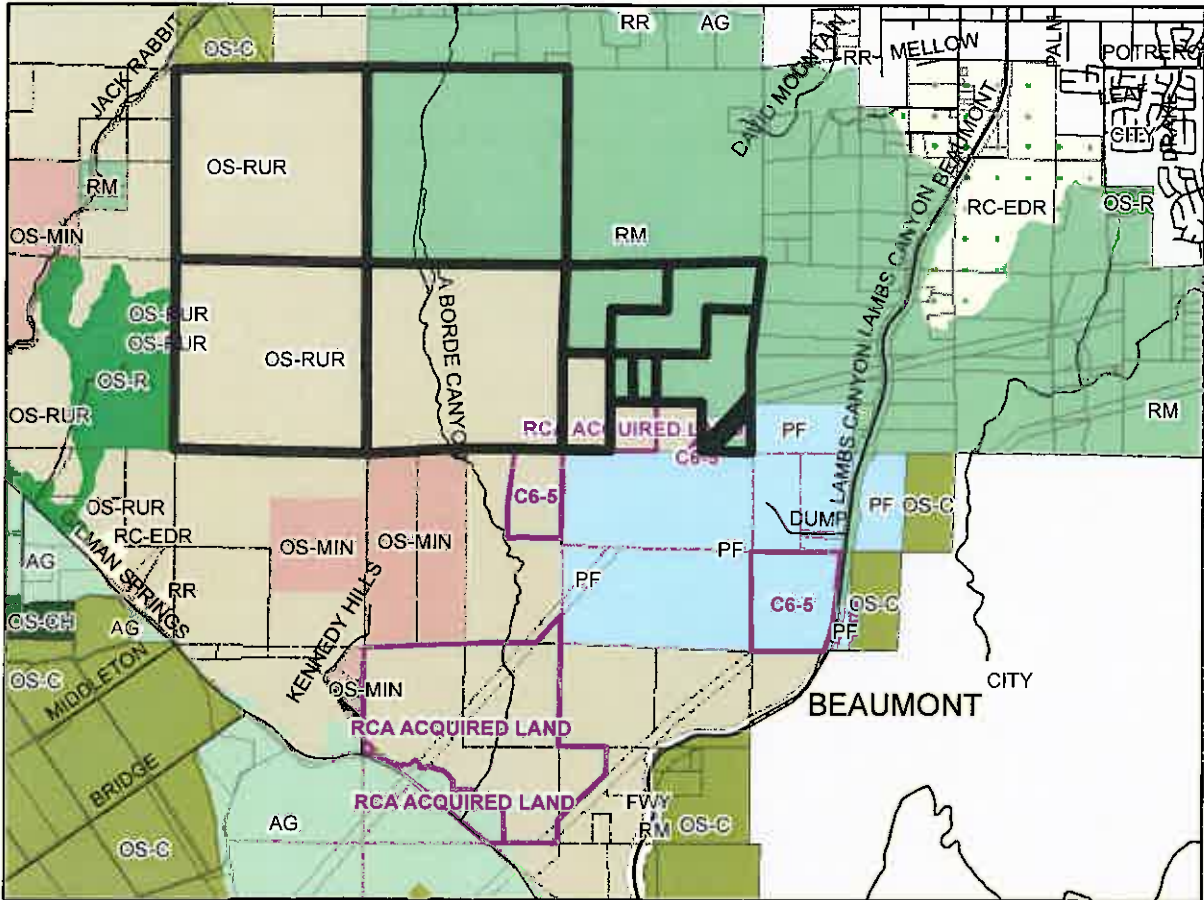
GPA No. 960 Exhibit C2-23b



GPA No. 960 Exhibit C6-8

Figure A-10

APNs: 421190011, 421190012, 421190004, 421190002, 421190003, 421190005, 421190006, 421080001, 421190001, 421190007, 422220018, 422240003 (parcels are outlined below in black)
 Property Owner: Riverside County Waste Management
 Request: Inclusion into GPA No. 960
 Proposed Land Use Designation Amendment: OS: CH to PF
 Acres: 630



Waste Management requests inclusion into GPA No. 960 to amend the land use designation of approx. 3,029 acres of the parcels listed above for future expansion of the Lambs Canyon Landfill operations. General Plan policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations; thus, this amendment is not needed for the landfill expansion.

The areas highlighted in purple above are other parcel specific land use designation amendments proposed in GPA No. 960. The proposed land use designation for the RCA acquired properties is OS: CH. Exhibit C6-5 is shown below.



GPA No. 960 Exhibit C6-5

Figure A-11

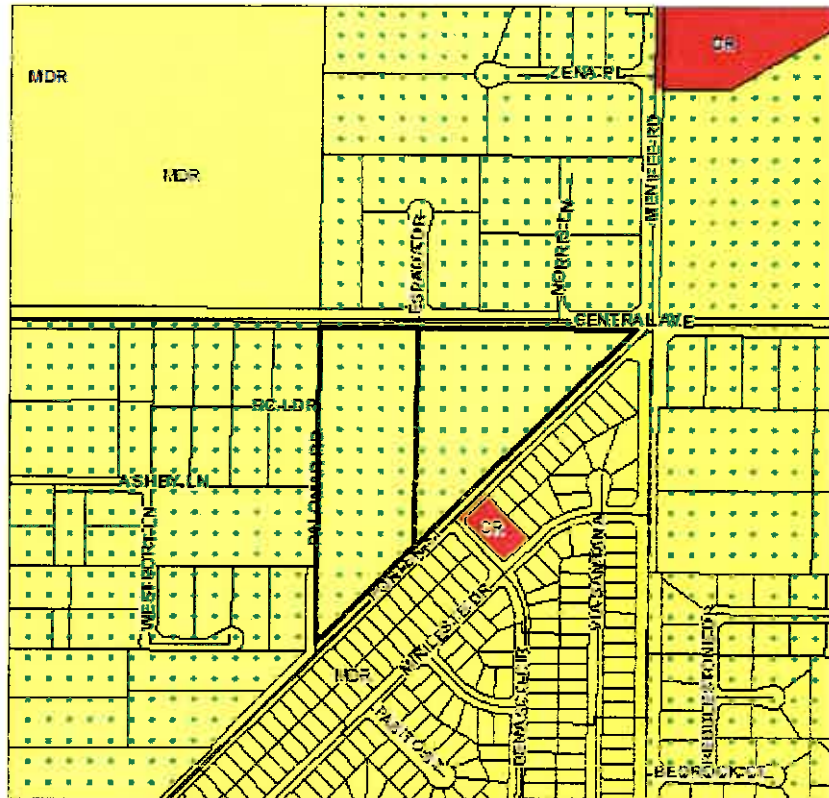
APNs: 309060001,309060004

Property Owner: Richard Marcus (Represented by Beau Cooper)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RC:LDR to CD:MDR

Acres: 18.39



Beau Cooper (representing Richard Marcus) requests inclusion in GPA No. 960. His properties are located in the LNAP. Mr. Marcus requests a land use designation amendment from a current LUD of RC: LDR to CD:MDR for his properties. Surrounding land use designations are predominately CD:MDR and his properties are bordered by the largest CD:CR designated area in LNAP. Argues that traffic generated by the circulation pattern is not compatible with that of a "rural community."

Figure A-13

APN: 654170004 (parcel is outlined below in black)

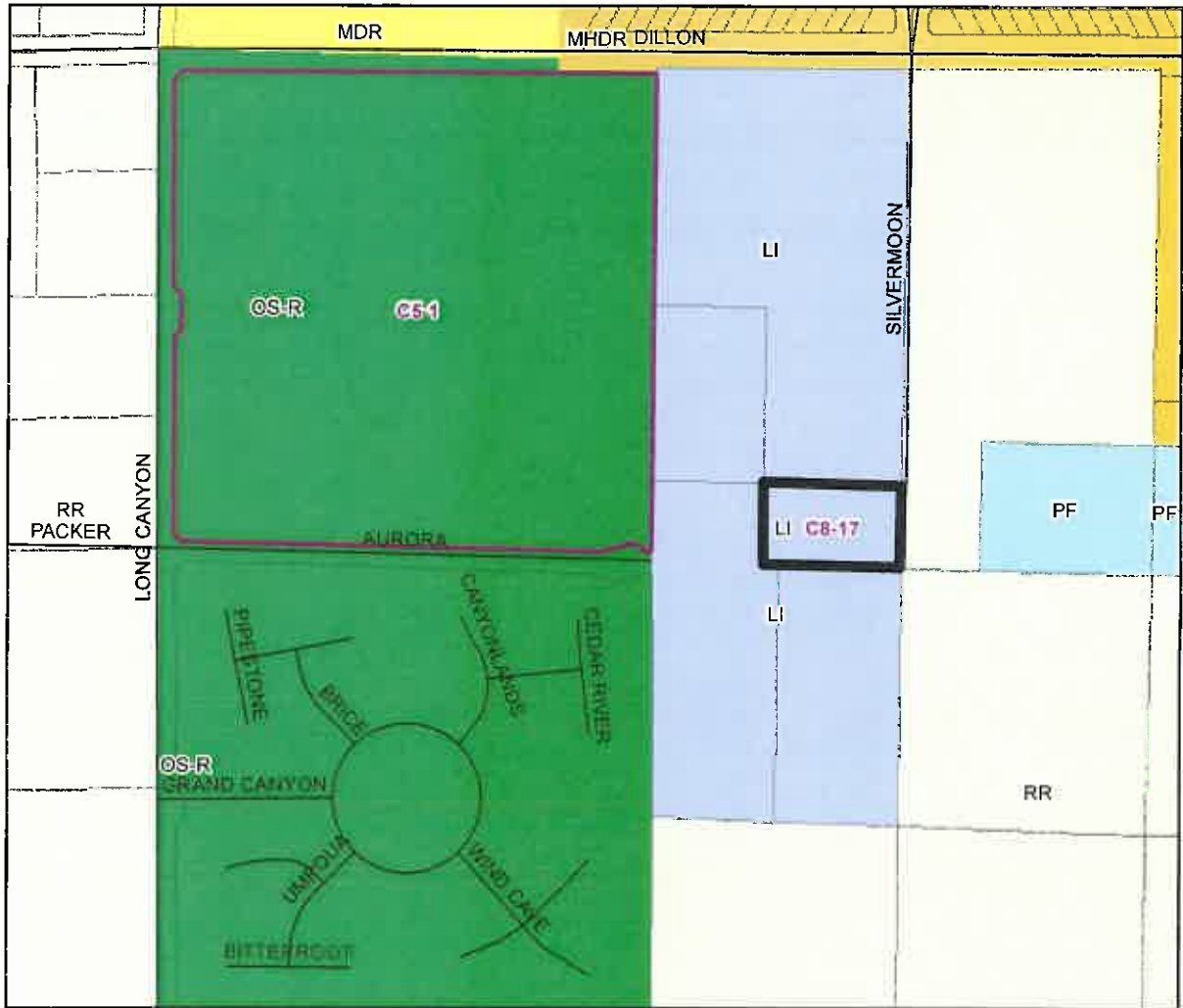
Property Owner: Cindy Nance

Request: Modification of GPA No. 960 proposed land use designation amendment

Proposed Land Use Designation Amendment: From CD:LI to CD:LDR

Proposed GPA No. 960 Land Use Designation Amendment: From CD:LI to CD:LDR (Exhibit C8-17)

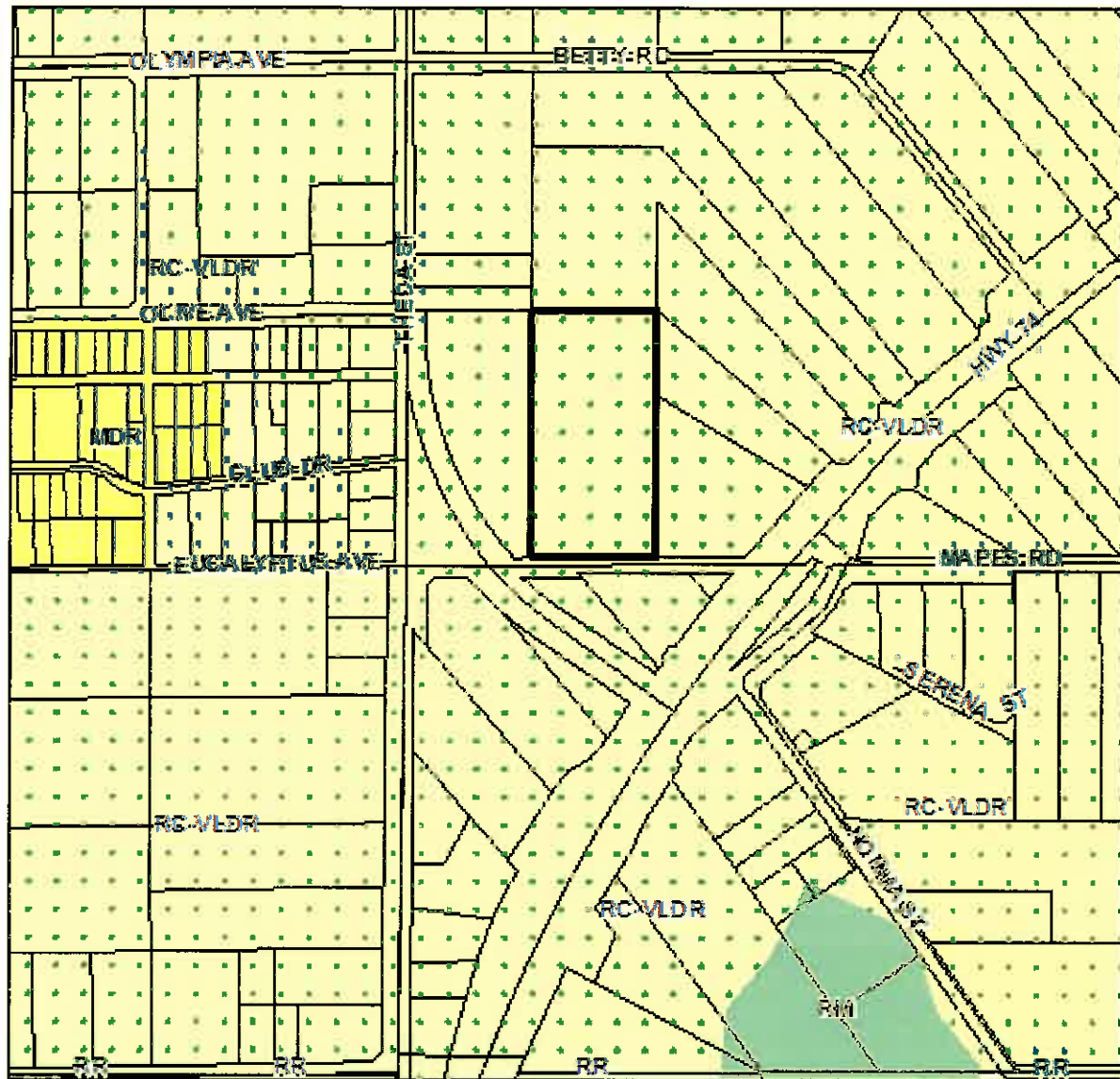
Acres: 1.87



Cindy Nance requests a modification to GPA No. 960 for her property located within the WCVAP. Her property is currently designated CD:LI. Ms. Nance initially requested Rural Residential and now is requesting Low Density Residential for her property. She is concerned she would not be able to rebuild the structure on R:RR designated land. Originally she requested Rural Residential to be consistent with the underlying zone W-2 so that her home can remain at this location. Her request is now to CD:LDR so that the current use (a bed and breakfast that utilizes the hot springs) can continue. This request was received during the June 2014 Draft EIR Public Review period.

Figure A-14

APNs: 342210005
Property Owner: Patrick Hsu
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From RC-VLDR to CD:LI
Acres: 4.76



Patrick Hsu requests inclusion into GPA No. 960. His parcel is located within the MVAP and is currently designated RC-VLDR. Mr. Hsu requests that his parcel is redesignated to Light Industrial in order to enlarge the CD:LI footprint within the area and for consistency with neighboring land uses. This request was received during the February 2015 Draft EIR Response to Comments period.

Figure B-2

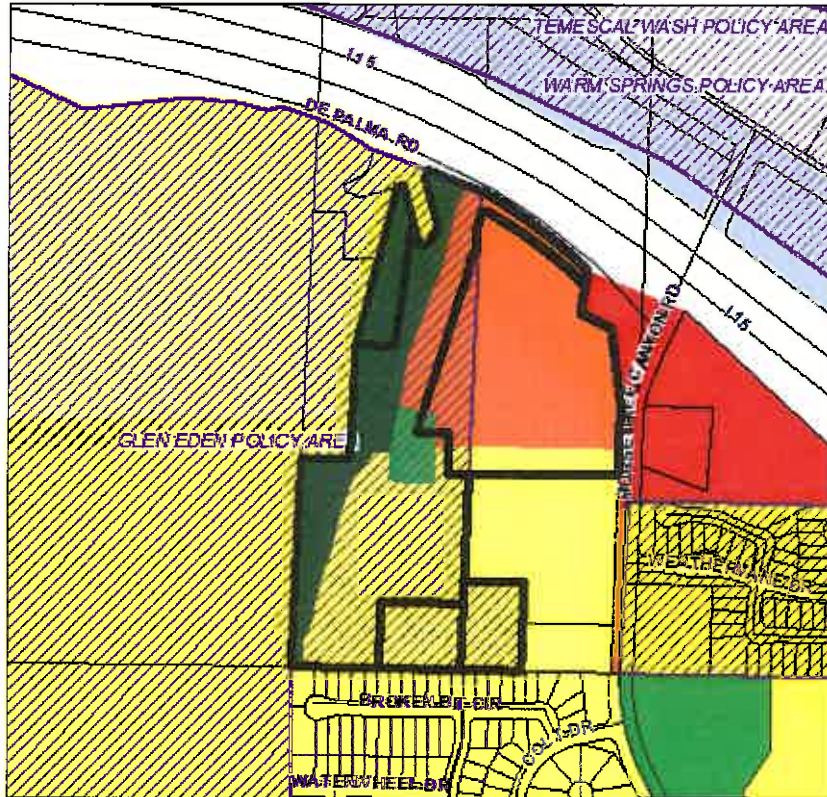
APNs: 391090006, 391090007, 391090016, 391090045, 391090046

Property Owner: Joel Morse

Request: Correction in GPA No. 960

Proposed Land Use Designation Amendment: Removal of parcels from the Glen Eden Policy Area.

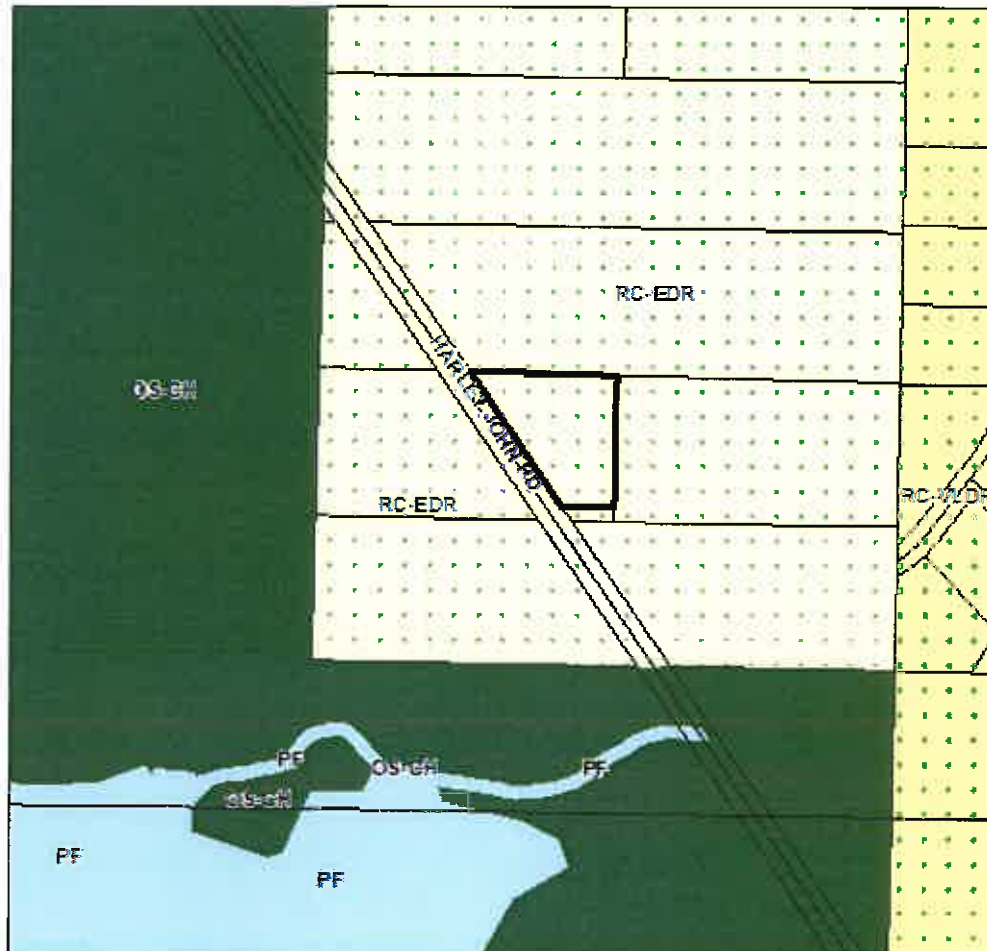
Acres: Approx. 27



Joel Morse requests a correction in GPA No. 960 maps and RCLIS layer and does not request a LUD change. His properties are designated OS: CH, CD:VHDR, OS: R, and CD:MDR and retain their designation with GPA No. 960. The properties are located within the ELAP. However, according to SAM Horsethief LLC, the request is correct. GPA No. 960 maps and Map My County (previously RCLIS) layer for Glen Eden Policy Area boundary as approved by GPA No. 658 for SP 152A3. It is recommended that the County remove the parcels from the Glen Eden Policy Area.

Figure B-3

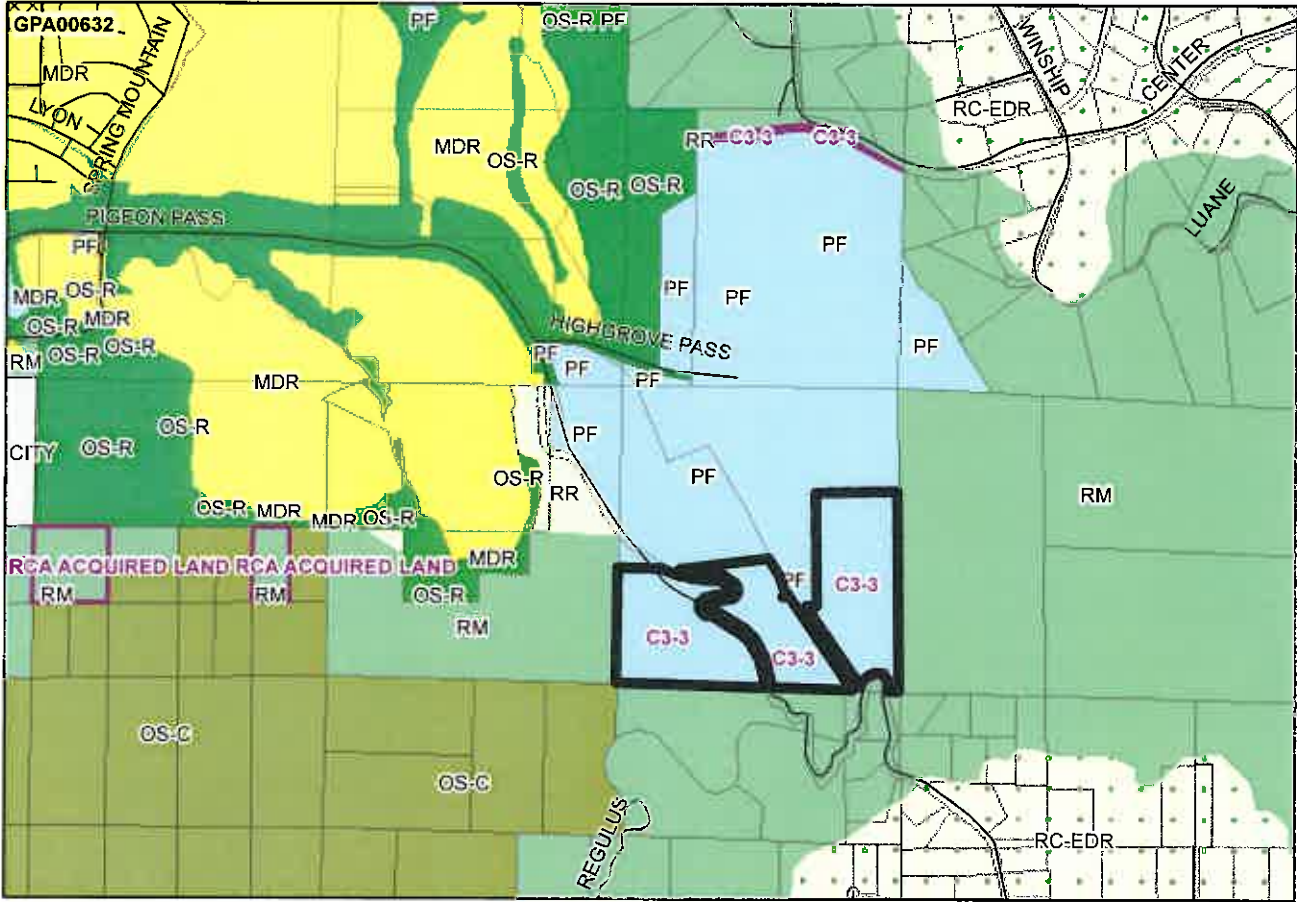
APNs: 285160041
Property Owner: Russell Crha
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From RC-EDR to RC-VLDR
Acres: 1.41



Russell Crha requests inclusion in GPA No. 960. His property is currently designated as RC:EDR and are located in the LMWAP. Mr. Crha maintains that his family has owned the parcel for 20+ years and it was originally part of the parcel to the west (APN 285-160-019) until Harley John Road was extended and cut the original parcel in two. He now has one legal parcel but two APNs. The parcel in question now does not meet the minimum size requirement for development. For this reason, Mr. Crha asks that County allow RC:VLDR so that this parcel may be developed or sold.

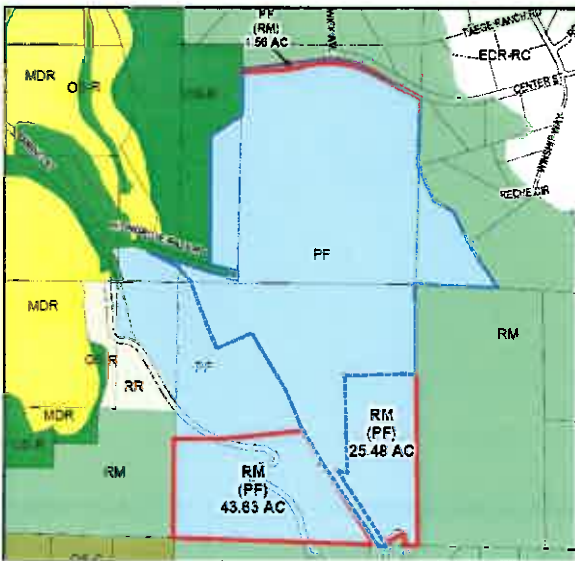
Figure B-4

APNs: 257180018, 257180020 (parcels outlined in black below)
 Property Owner: RCA owns property in fee
 Request: Modification of GPA No. 960 proposed land use designation amendment
 Proposed Land Use Designation Amendment: PF to OC:CH
 Proposed GPA No. 960 Land Use Designation Amendment: PF to RM
 Acres: 69.11



This property is owned in fee by RCA; therefore, the land use designation should remain OS: CH.

GPA No. 960 proposed land use designation amendment is shown below on Exhibit C3-3. The other land use designation amendments proposed by GPA No. 960 is highlighted in purple. The proposed land use designation for the RCA acquired parcels is OS: CH.



GPA No. 960 Exhibit C3-3

Figure B-5

APN: 917240011

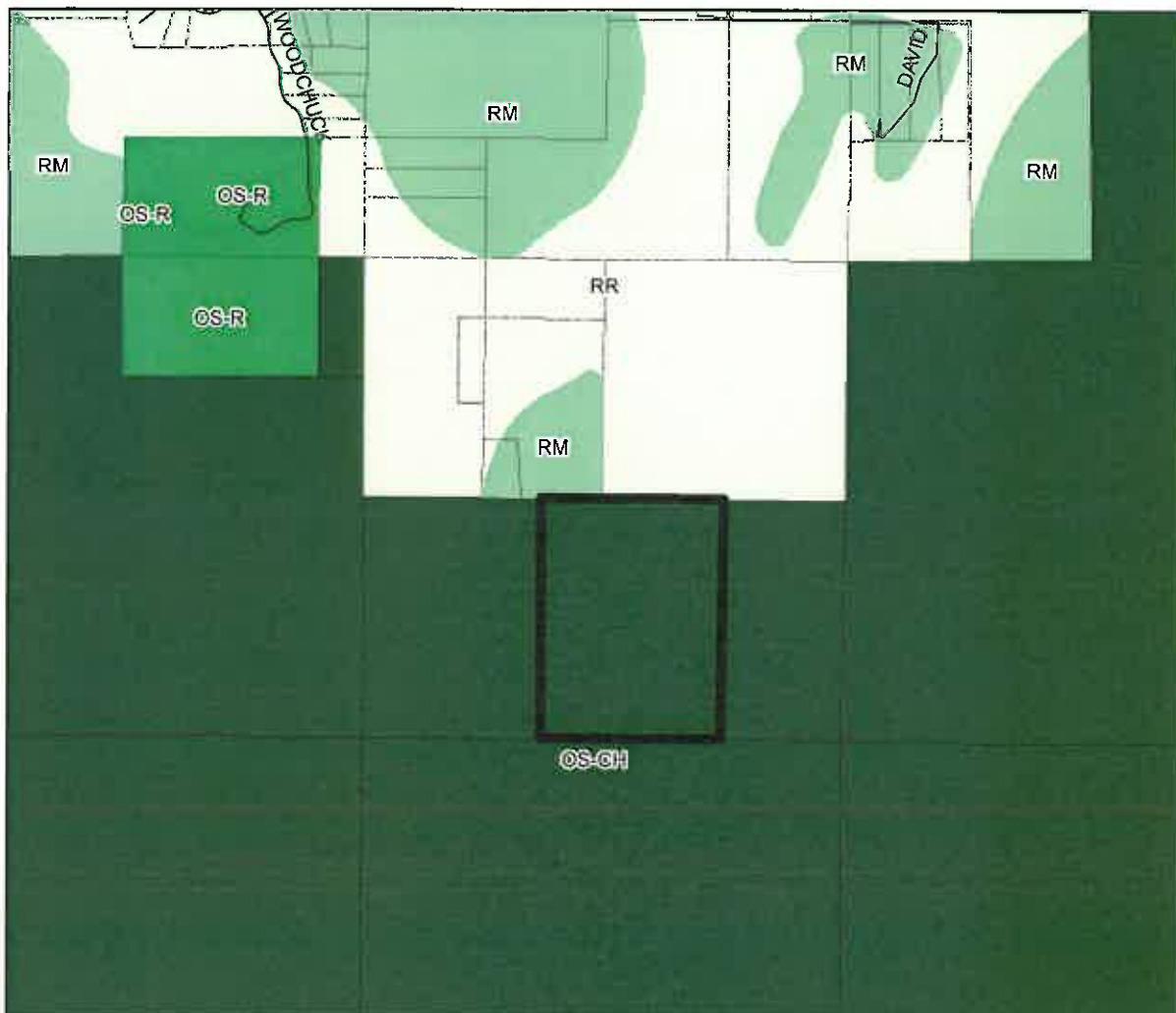
Property Owner: Ownership is currently being transferred to RCA

Request: Exclusion from GPA No. 960 Exhibit 2-13b

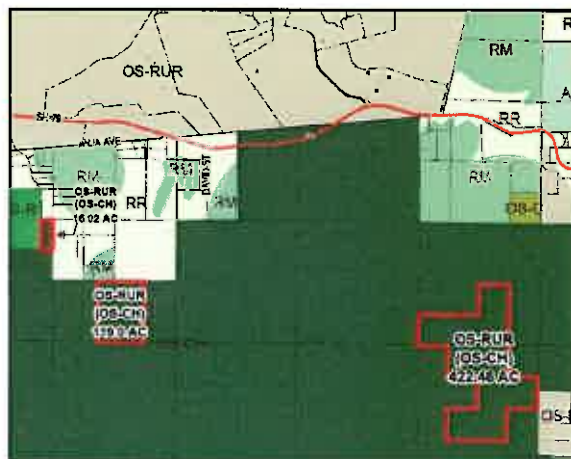
Proposed Land Use Designation Amendment: remain as is, OS: CH

Proposed GPA No. 960 Land Use Designation: From OS: CH to OS: RUR (see below GPA No. 960 Exhibit 2-13b)

Acres: 119



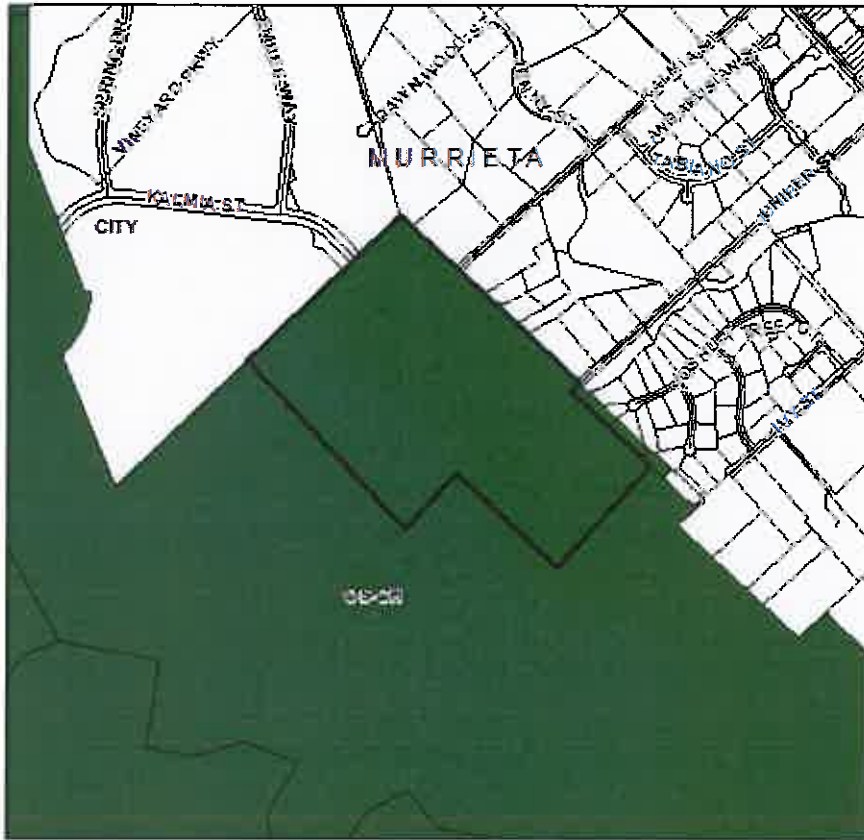
The property ownership is being transferred to RCA; therefore, RCA requests OS:CH land use designation instead of OS: RUR that is proposed as part of GPA No. 960.



GPA No. 960 Exhibit C2-13b

Figure B-6

APNs: 904040087
 Property Owner: RCA (Sent via Charles Landry)
 Request: Exclusion GPA No. 960
 Proposed Land Use Designation Amendment: Retain OS:CH
 Acres: 99.29



Charles V. Landry requests exclusion from GPA No. 960 and to retain his LUD of OS: CH. His property is located in the SWAP. He argues that the property is owned in fee by RCA; therefore, the land use designation should remain OS: CH. The proposed amendment was a part of GPA No. 716. This request was received during the June 2014 Draft EIR Public Review period.



Figure B-7

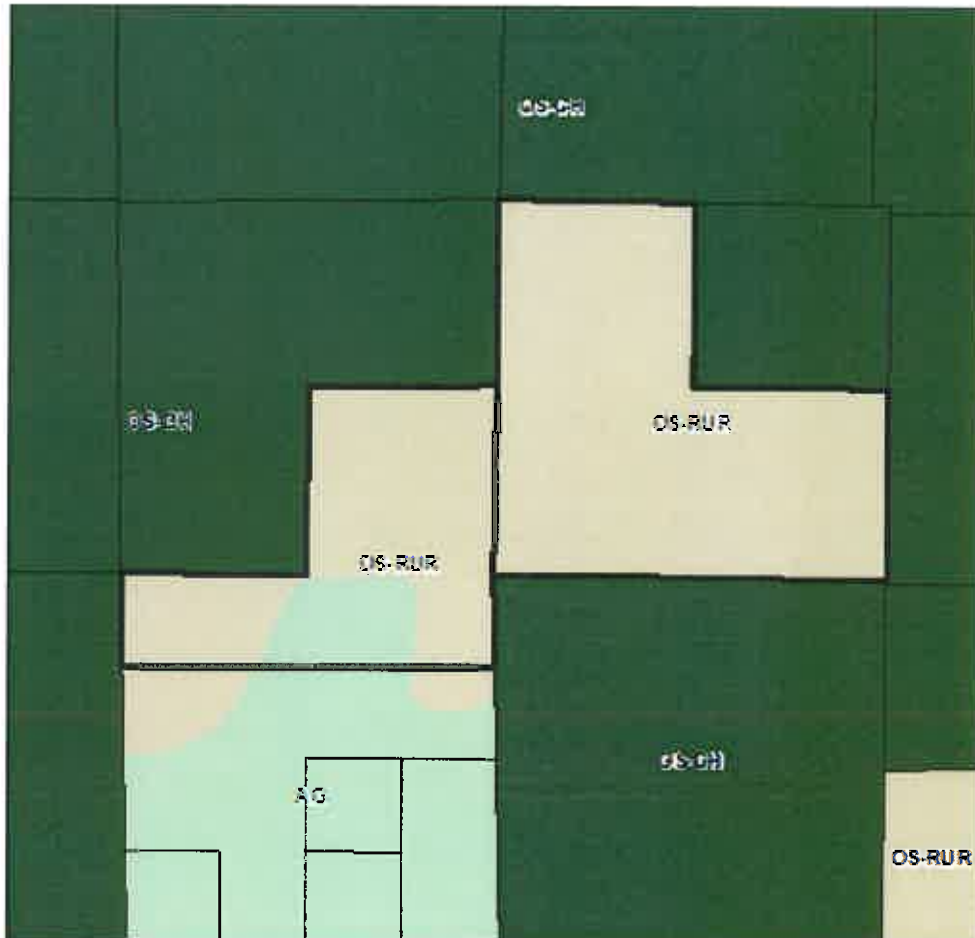
APNs: 565020029, 567020033

Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From AG to OS:R or OS:C

Acres: 738.63



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The properties are located within the REMAP and are currently designated OS: RUR and AG. The District requests an LUD of OS: C or OS:R for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes. Staff recommends an LUD of OS:R

Figure B-8

APNs: 636010001

Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS:RUR to OS:R or OS:C

Acres: 504.8



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The property is located within the REMAP and are currently designated OS: RUR. The National Forest requests an LUD of OS: C or OS-R for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes. Staff recommends an LUD of OS:R.

Figure B-9

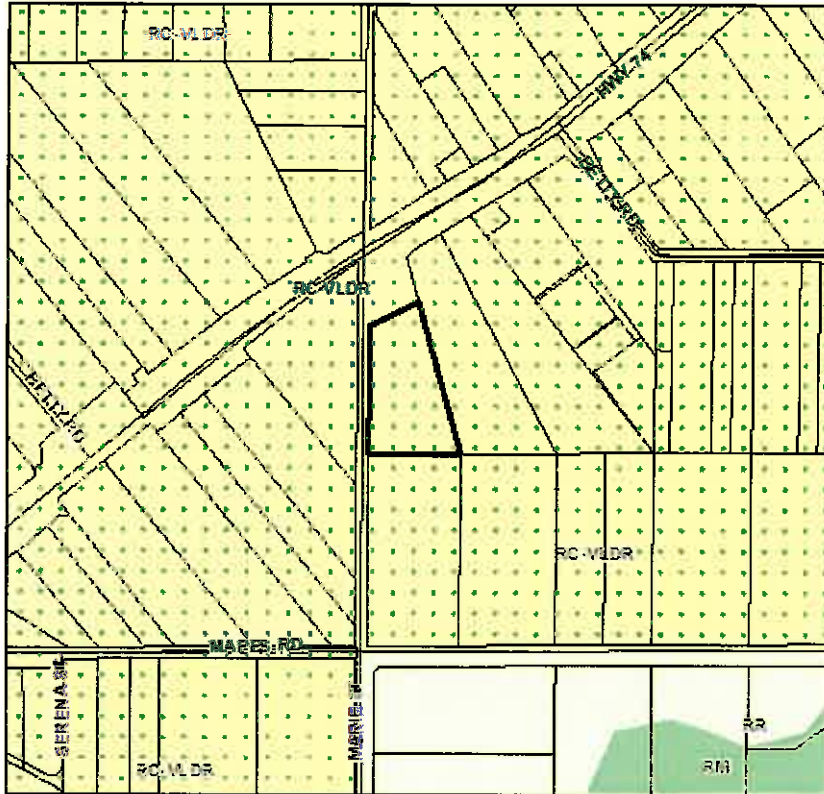
APNs: 568060026, 568060051, 568060054, 568060056, 568060053, 568060049, 568060030,
568060040, 568060044, 568060047, 568060046, 568060031, 568060038
Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From AG to OS:R or OS:C
Acres: 804.75



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The properties are located within the REMAP and are currently designated OS: RUR and AG. The National Forest requests an LUD of OS: C or OS-RUR for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.

Figure C-1

APNs: 342200068
Property Owner: Craig Ramshaw
Request: Inclusion to GPA No. 960
Proposed Land Use Designation Amendment: From CD:MDR to CD:LI
Acres: 3.21 (gross), 2.5 (net)

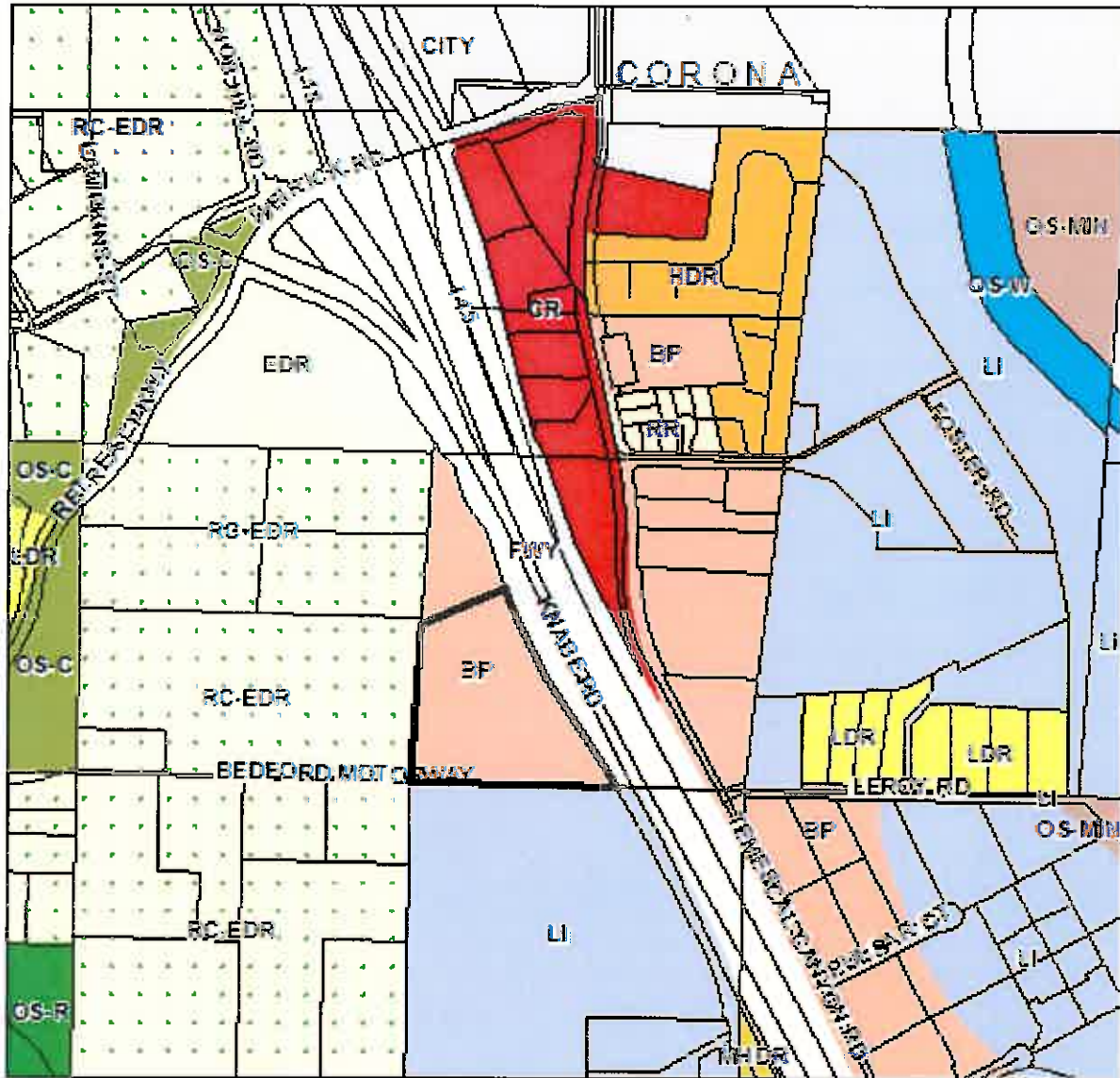


Note: Property owner opposes proposed GPA No. 960 Rural Village Overlay alternative land use designation of CD: MDR and requests CD:LI instead. His goal is to continue to operate an internet based business that sales/trade/recycle motorcycle parts on this property.

Craig Ramshaw requests a modification to the land use designation proposed by GPA No. 960. His property is located within the MVAP and is currently designated RC: VLDR (RVSA Overlay). GPA No. 960 proposes that his property be designated MDR-Goodhope RVLO, adjacent to RVLO-LI to the west and RVLO-MDR to the east. Mr. Ramshaw currently operates an internet based home business at this location and request LI land use designation for the alternative land use designation provided through the Rural Village Overlay. They recycle and sell motorcycle parts through the internet and their property is not open to the public.

Figure C-2

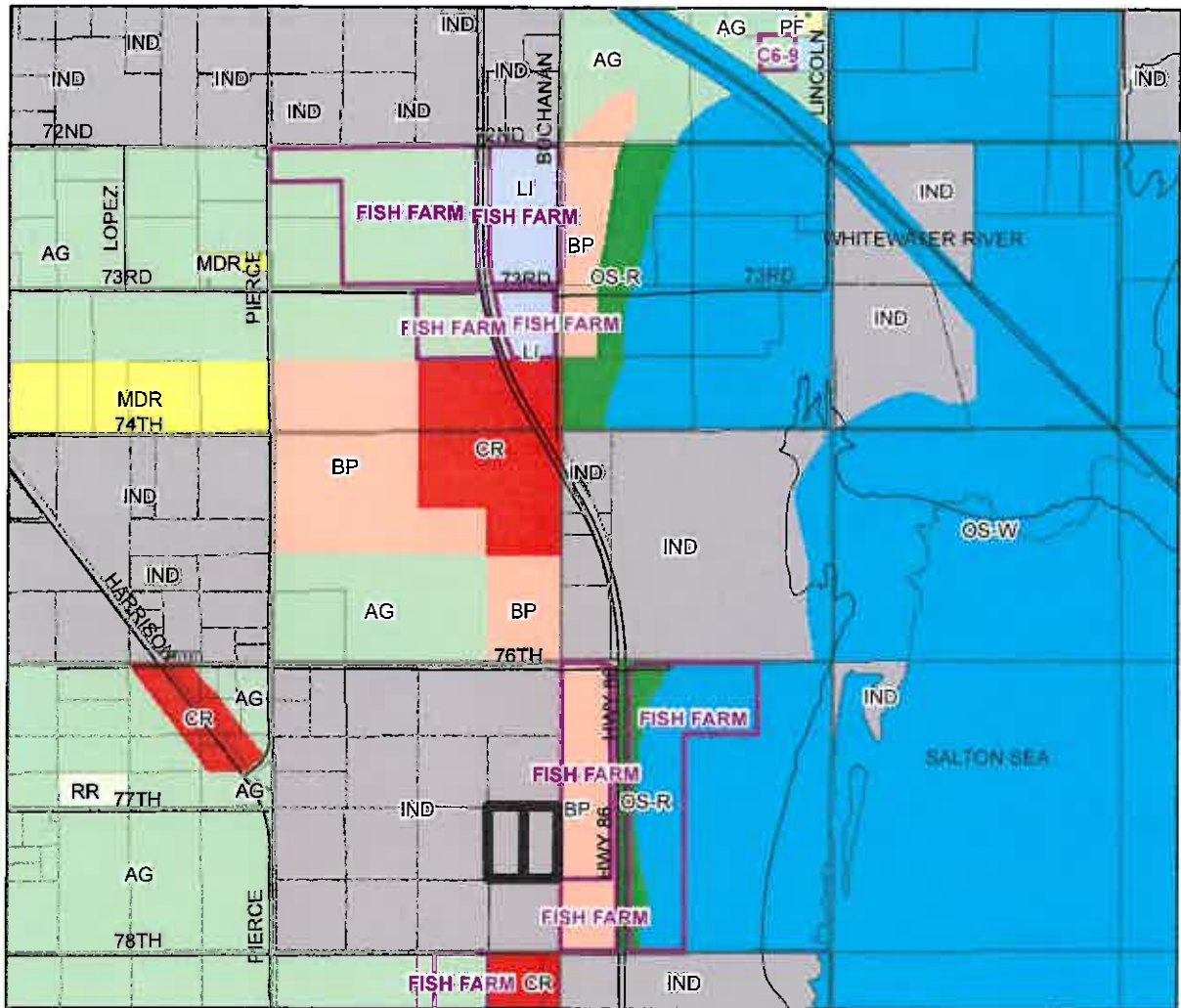
APNs: 282140028
Property Owner: Greg Lansing
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From CD:BP to CD:HHDR
Acres: 9.21



Greg Lansing requests inclusion into GPA No. 960. His parcel is located within the TCAP and is currently designated CD:BP. Mr. Lansing would like the parcel to be redesignated to CD:HHDR to accommodate the development of a proposed apartment complex. He notes that both LUDs are considered a Community Development Foundation Component and therefore it would not be a significant change. This request was received during the February 2015 Draft EIR Response to Comments period.

Figure C-3

APNs: 755190006, 75519007 (parcels are outlined below in black)
Property Owner: James Carlberg, Kent Bioenergy
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: Assignment of BP
Acres: 40.2



Kent BioEnergy requests inclusion into GPA No. 960 to assign BP land use designation to these parcels.

Figure C-4

APNs: 749280009, 749290007, 737020022, 737020023 (parcels are outlined below in black)

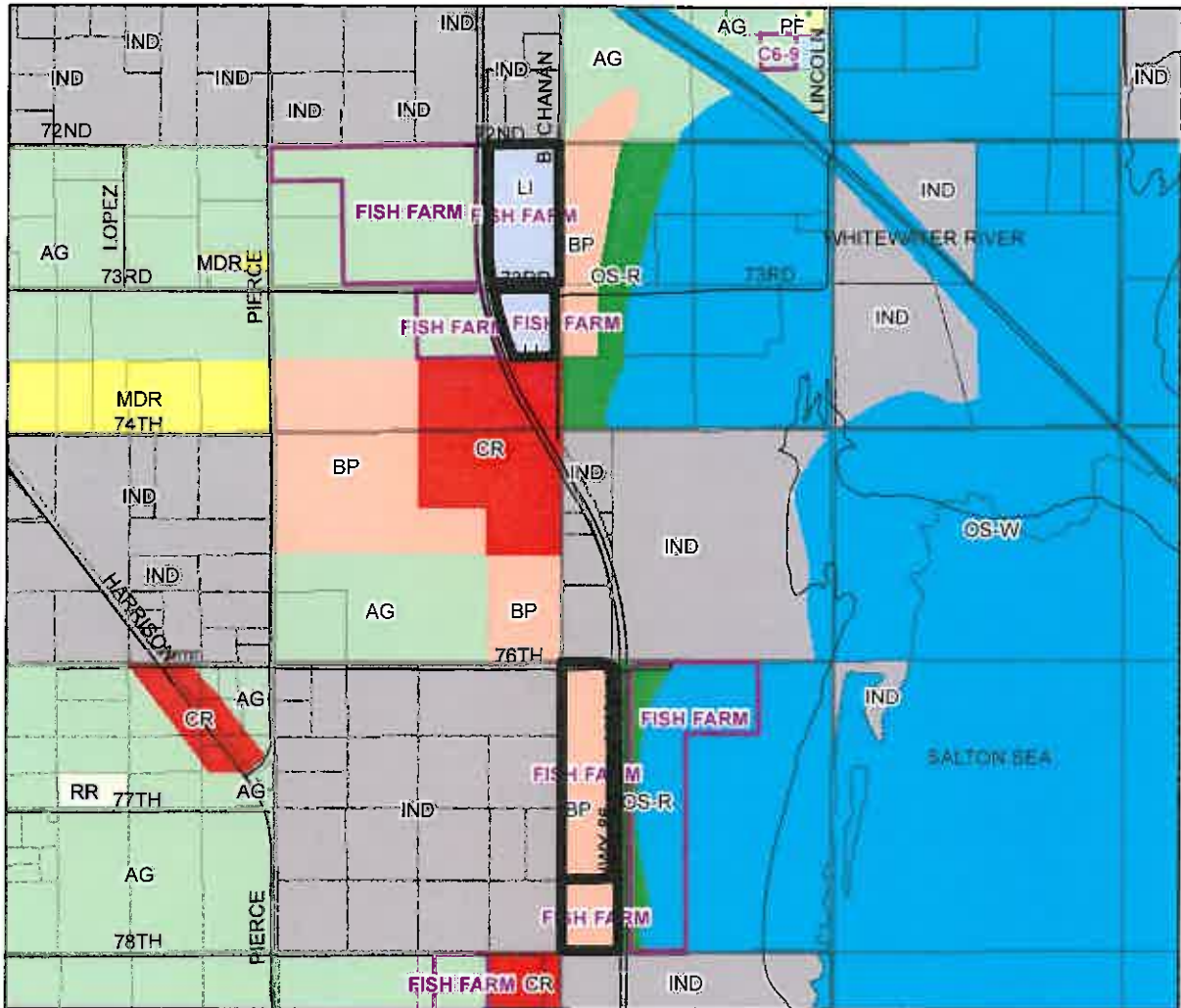
Property Owner: James Carlberg, Kent Bioenergy

Request: Exclusion from GPA No. 960

Proposed Land Use Designation Amendment: Remain as is, LI and BP

Proposed GPA No. 960 Land Use Designation Amendment: LI and BP to AG

Acres: 229.1

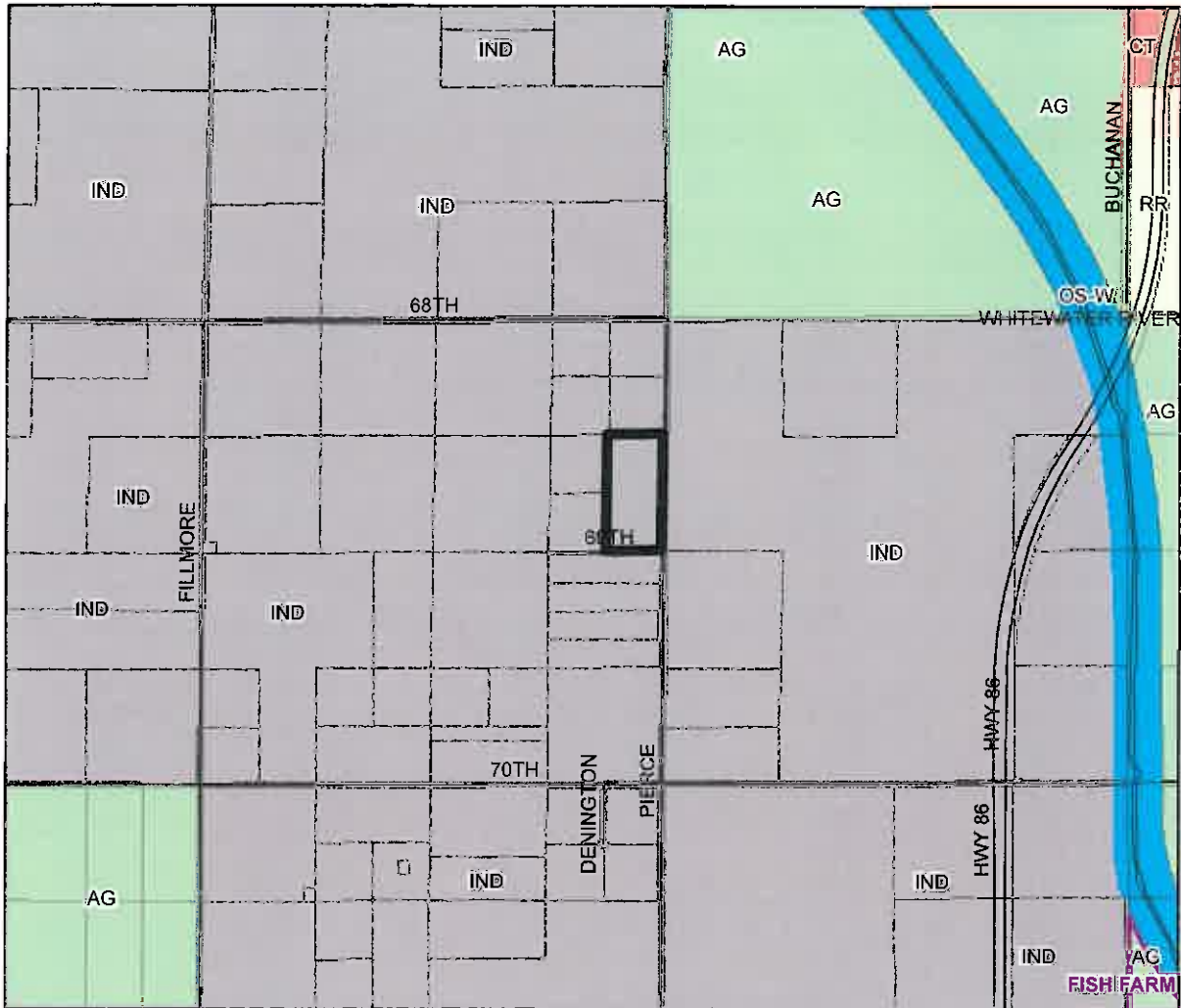


Kent BioEnergy requests exclusion from GPA No. 960. Several parcels were acquired by Kent BioEnergy because of the existing zoning and land use designations. It would be an economic hardship to Kent BioEnergy and to the developing communities of the Lower Coachella Valley to change the land use designation to Agriculture.

Per the request District 4 Supervisor Wilson, Planning Dept. as part of GPA No. 960 proposed AG land use designation for the properties identified as fish farms to preserve fish farms activities.

Figure C-5

APN: 749130018 (parcel is outlined below in black)
Property Owner: Nick Mosich
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From IND to AG
Acres: 20



Nick Mosich requests inclusion into GPA No. 960. His lot is located within the ECVAP and is currently designated IND. Mr. Mosich requests his lot have an LUD of AG. The County does not distinguish which parcels are Tribal Reservation and which are allotted in the General Plan. However, the proposed AG land use designation is consistent with surrounding and current land use.

Staff has discussed the request with the Torres Martinez Tribal Government to ensure proposed land use designation is consistent with Tribal Land Use Plan. AG designation is consistent with the Tribal Land Use Plan. Any proposed land use designation will need to be formally presented to Tribal Council for comments. This request was received the June 2014 Draft EIR Public Review period.

Figure C-6

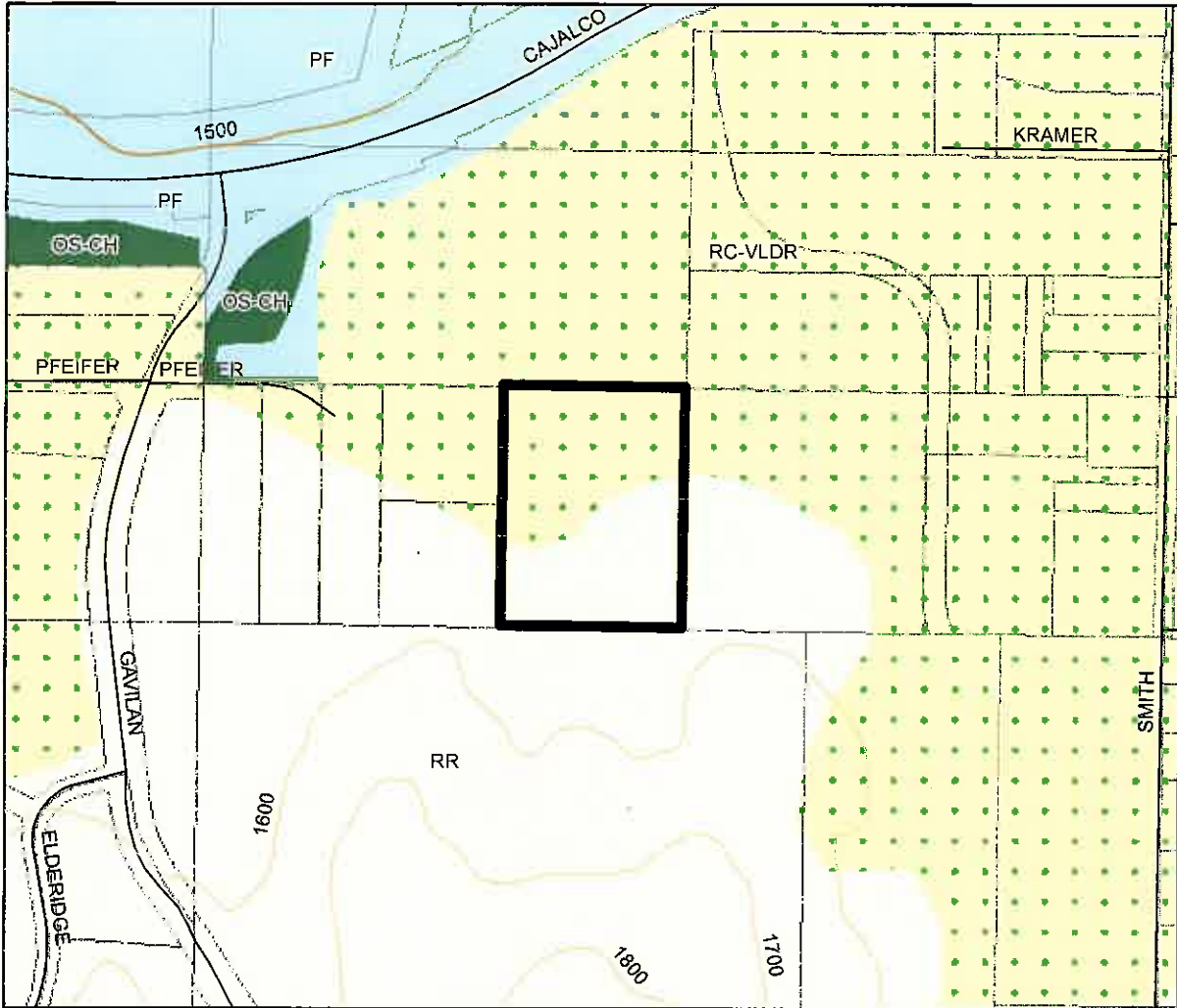
APN: 285180003 (parcel is outlined below in black)

Property Owner: David Valenzuela

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RR to RC:VLDR (southern portion of property)

Acres: 7.54



Mr. Valenzuela plans on subdividing his parcel in three and proposes land use designation amendment to RC: VLDR. The land use designation for this region appears to be a technical error based on an old contour line.

Figure C-7

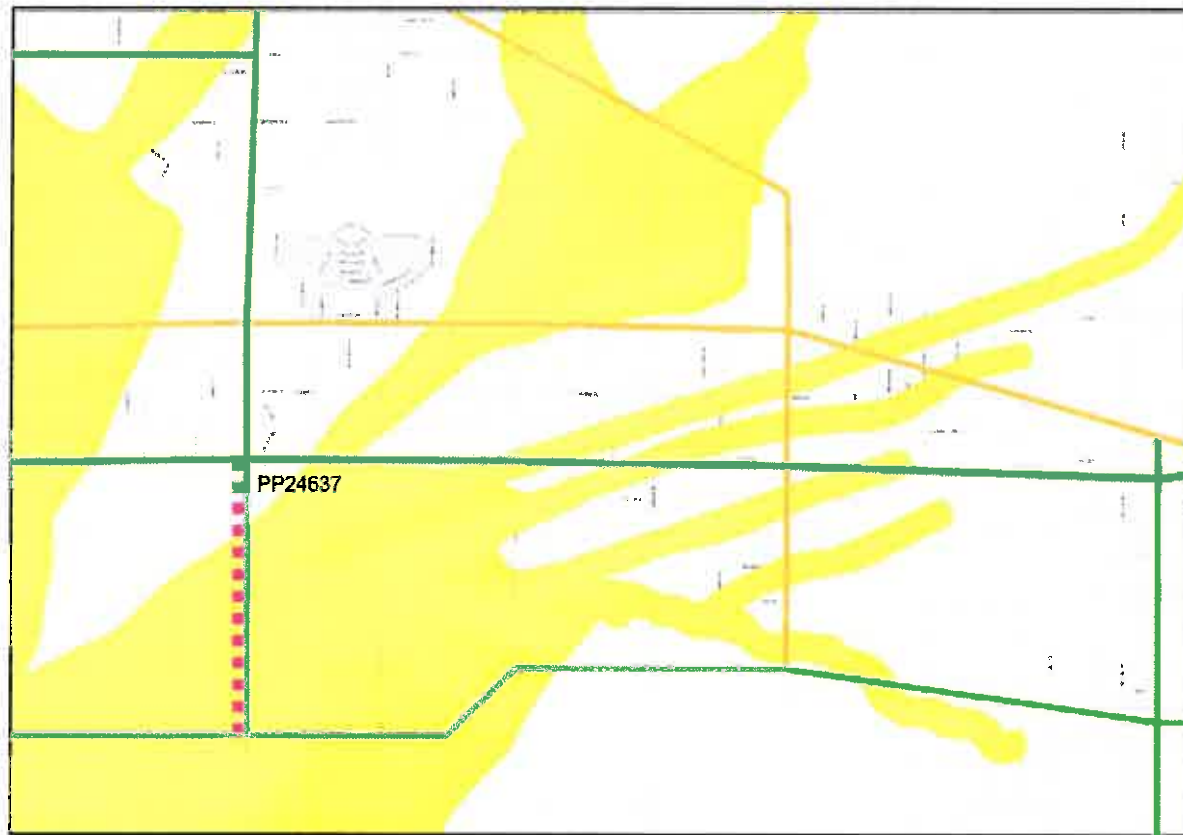
APNs: 659020026,659020002, 659020003,659020005

Property Owner: Paul DePalatis

Request: Inclusion into GPA No. 960

Proposed Transportation Amendment: Long Canyon Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW)

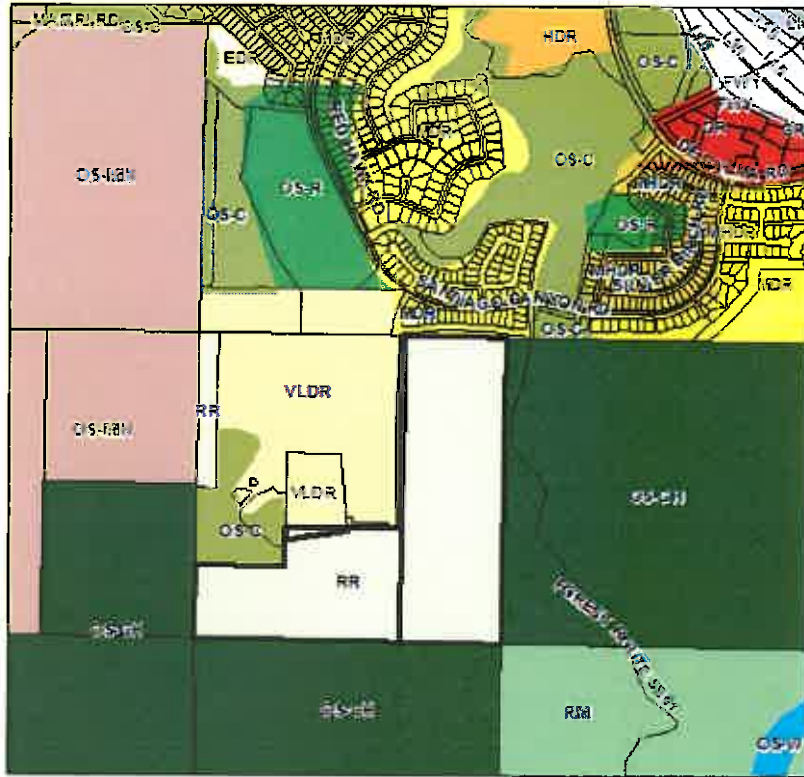
Acres: N/A



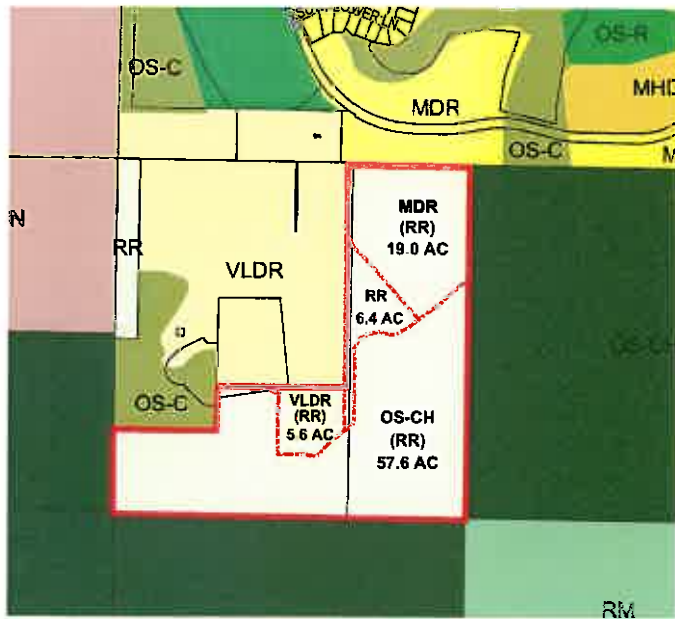
Paul DePalatis (AICP) does not propose a land use change for his properties. However, he requests that the County remove or downgrade the Road Classification for Long Canyon Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW) due to flooding constraints and a lack of identified demand. His properties are located within the WCVAP. Mr. DePalatis presented this request during the 2014 Draft EIR Public Review Comment Period.

Figure C-8

APNs: 290150004, 290160011, and 290160014
Property Owner: Wayne Kiley (Via Laughlin and Associates)
Request: Inclusion into GPA No. 960
Proposed LUD Amendment: Redesignation from CD:VLDR to CD:MDR
Acres: 5.6



Gary Laughlin, P.E. requests the redesignation of a 5.6-acre parcel within the Temescal Canyon Area Plan from CD:VLDR to CD:MDR. The property is currently designated RC: RR. The subject property is adjacent to CD:MDR, and also contains OS:CH and RC:RR which the owner feels would be complimentary to the CD:MDR designation.



Proposed GPA No. 960 LUD.

ATTACHMENT D

Public Correspondence Received Prior to the Planning Commission Meeting

Public Comment General Plan No. 960 and Climate Change Action Plan; General Plan Update (EIR No. 521 / SCH 2009041065)

RECEIVED
JUL 23 2015

Opening thoughts

Many studies and reports such as EIS, EIA, EIR, etc, are required by law for most large scale developments, however; for the most part these reports are a fallacy as the real impacts of a project on people and the environment are always understated. An example of this was the court's findings in 2012 the last time the county-certified study of the Village's of Lakeview was challenged. The county allowed a plan to be certified that was lawfully unqualified to move forward. Simply put, the county planners just don't get it, so they are back at it to amend a development plan that is incompatible with Multispecies habitat, CEQA, Green House Gas Emissions, Renewable Energy, Sustainability, Biodiversity, Natural Resource Protection, Water Conservation, and most importantly, the wishes of most people in the communities of Lakeview and Nuevo.

It is well known outside of the Bureaucracy, that it is in the interest of developers to always understate the impact of any certain project. With a wink and a nod, outside contractors will massage a report in a manner that will understate impacts that jeopardize a plan moving forward. A developer has a network, relationship, and a history with the many firms it and city / county planners use. It is also known that the County Planning Commission, city planners, and Supervisors haven't a clue that developer / contractor relationships engage in certain "silent" practices as none of them have worked in the industry. Unfortunately, these practices are somewhat unknown and the various reports that are generated are the courts only information when adjudicating controversy and many times errors are made. This is no fault of the court, when it's the responsibility of Supervisors to independently audit the findings.

It is also well known the planners would be pretty much out of a job if it were not for development, so a bias to criticize aspects of any given project is subconsciously suppressed. Subjective language is born, such as 'less than significant' or 'less than significant with mitigation', to lessen project impacts and allow the project to move forward. What may be a significant impact to others, or myself, is minimized by those not subjected to the impact.

A direct impact to things that don't have a voice in matters such as natural resources or multispecies habitat are always considered "less than significant with mitigation." The county wide incidental "Take" permit is to blame for this. Then you have a conservation authority that should be representing species and habitat interests, who is silent on issues.

When laws change, funds run short, visionary planning proves to be incompatible with changes; the county is forced to readdress its plans and directions. Many times this occurs as planners do not comprehend system environments, human behavior, nor are they forward looking at Sacramento or Washington D.C. for policy or planning guidance.

Ordinary people have to give their opinions in writing and submit it to the bureaucrats in hopes a nerve is touched and a re-evaluation of any given project or plan is more harshly scrutinized. This is demoralizing when you consider that professional planners somehow manage to ignore laws, analysis, environmental assessments, and studies and still manage to get a county certification for developments. One wonders what has to be in a report to not get it certified. It is these certified studies that are understated that put the county in the position to have to amend many plans.

In essence, these reports are the blunder of ignoring or not understanding the effects of the environment of a system. Examples of this fallacy are all around us. Anti-drug legislation fails to see long-term, societal implications because they're preoccupied by the immediate, localized problems. Efforts to improve a standardized public education are precisely and meticulously solving the wrong problem. Silicon Valley startups spend our brightest intellectual resources on photo sharing and social whatever, while industries that affect the quality of living for millions are left with bureaucrats.

Fortunately for me, I am in a position to take the time to write a public comment, research the issues, take action if necessary, and talk with other members of our community to get a better understanding of how many of them feel toward the Lakeview/Nuevo development plan. My son is grown and on his own and I am retired. I no longer have the responsibilities and time consuming day to day struggles that many families have to do to make ends meet and raise a family. These community citizens may not be able to find the time to write a public comment, but I do.

Many in the community don't have a clue about the proposals. Most of them don't know they can comment on it. Most haven't a clue that Rural Village Overlays are designed to destroy rural community living and most of them have no idea of what General Plan No. 960 is or how it will impact their lives moving into the future.

I can only speak for myself, but I assure you many in this community (when informed) share a great dislike for many of these issues; including the Village's of Lakeview development. One can only wish this dislike will turn into a loss for the politicians that are supporting it.

Moving forward with this public comment, I pull no punches and I am not necessarily politically correct. I may drift from the scope at times but I call it as I see it. I don't mean to be rude or insulting but it is in my nature to express myself in this manner when you look at things that make no sense. These are my own opinions and thoughts. I am not affiliated, as of this writing with any special interest group but that may change in the near future as I am starting to feel a need to support a few groups after spending many hours of my time reading what is occurring with planning.

I will be addressing Multispecies Habitat, California Drought, energy, Green House Gas Emissions, schools, The Village's of Lakeview, actions the County Supervisor should address immediately, actions the community should take, and what I consider the purposeful sequestration this process has on public comments and participation in the process.

One has to find some humor in the General Plan No. 960 and Climate Change Action Plan; General Plan Update (EIR No. 521 / SCH 2009041065) as it demonstrates no one on the planning commission has a clue of the effects of an environment on a system. That being said, ***I support the No Build/No Growth Alternative*** for a number of reasons. I certainly do not support the Lakeview/Nuevo plan and if the county planning commission wants to move forward with it, local democracy may be born and a ballot initiative will be in the making. In California, the initiative process is alive and well.

The Draft EIR did an amazing job at convoluting the issues the county faces. The sales pitch for the current plan is impeccable, regardless of how illogical it is, however; all the issues created were created by the current plan and the planning commission. The commission is "precisely and meticulously solving the wrong problems." I understand this is a county wide draft EIR, however, I feel only qualified to

address the issues facing the communities of Lakeview and Nuevo as I am a Nuevo resident. This, by no means suggests that some of my thoughts and ideas wouldn't benefit the county as a whole.

Planning a community around a central point is just plain ignorant when addressing the many obstacles current State, Federal, and Local law poses. Instead of reducing population density, you are encouraging it. Population is driving the problem. Each person over their life time produces 9000 tons of carbon dioxide. Considering rural communities already exist, adding tens of thousands of more people to an area will just increase the effects you are trying to mitigate. It will increase environmental problems along with social ones. It was planning such as this that caused the problem for the cities. People established in rural communities are going to continue to commute to work, as their life is built around it. So carbon emissions and other environmental impacts will not be reduced. However, building 8,725 homes with a business park in a rural community will increase greenhouse emissions dramatically as most of the new residents will have to commute as well. The impact to the environment will be enormous when you consider the San Jacinto Wildlife Area.

Increased traffic congestion will cause thousands of more vehicles to sit idle on freeways and streets. The 215 freeway, with all of the recent improvements, is still a traffic nightmare near the 215/60 and the 215/15 interchanges at rush hour. The 15/91 interchange, along with the 215/60/91 interchange, has been a traffic disaster and parking lot for a decade. Again, the problem is population. Population increased with the 60,000+ acres (2011 report) the cities and county allowed to be developed. Developing more land isn't going to solve the counties problem, it is going to compound it. Air quality, water resources, traffic congestion, energy use, waste treatment, etc, increases with population growth and because the visionaries that are planning for this growth are ignorant of these facts, the cities and counties are in a position that compliance with state, federal, and local laws is increasingly difficult.

General Plan 960 needs to be scrapped. The current county planners and visionaries need to be terminated and responsible land managers need to be hired to fix the many errors the cities and counties have allowed. County planners will never solve Green House Gas Emissions. The reason is because the current visionaries do not comprehend the system environment.

General Plan No. 960 is an obsolete plan that has become a disaster. It doesn't address issues that many unincorporated communities face. It is outdated and fails to mandate technologies that can mitigate many issues. Moving forward with this public comment I will point out a few issues of special concern. I will even suggest a few things that have been overlooked or purposely ignored or avoided. I bold titled each issue.

Multiple Species Habitat

I have looked into this subject extensively. I have read many reports and news articles, along with much of the Western Riverside County Multispecies Habitat Conservation Plan. My combined research is reflected in my comments.

Conflicts over protection of biodiversity and other environmental amenities seem to be at their strongest when housing development is at issue. Housing affordability has emerged as a major national policy issue and is seemingly in conflict with other mandates to protect and enhance environmental quality.

Private property is very important in the management and conservation of threatened and endangered species, because **75 percent of them occur on private land**. Of more than 100,000 federally funded or authorized projects with endangered species issues in the last fifteen years, only thirty-four projects were stopped because of major impacts to the species.

Protecting an ecosystem with several threatened or endangered species, like the Western Riverside County Multiple Species Habitat Conservation Plan is supposed to do, can prevent the decline of other species in that community as well. Protected open spaces encourage wildlife and biodiversity.

In one sense, the conflict between environmental protection and housing development is not surprising, since neither the Clean Water Act nor the Endangered Species Act were designed with economic efficiency in mind. In both cases, Congress acted as if the nation's water quality and species conservation problems could be solved without federal land use controls. Both laws were originally shaped to avoid direct conflict with the autonomy interests of local governments and private landowners. Consequently, Federal Environmental Agencies lack the authority to mandate ambitious levels of land conservation, if that would stop most or all development in affected areas. Rather, federal regulation tends to impose the same moderate requirements everywhere regardless of biological effectiveness.

The Endangered Species Act (ESA) can have a profound effect on housing development, particularly in the western United States. The ESA explicitly prohibits "take" of a listed species, and can even limit development when "take" does not occur if the government deems the project to be on **essential, if unoccupied, habitat**.

Economic analysis has a role in the endangered species regulatory process in the designation of critical habitat. Section 4(b)2 of the Endangered Species Act authorizes the Secretary of the Interior to exclude land from critical habitat if he or she determines that the benefits of exclusion outweigh the costs. This exercise has created much controversy, mostly around the method used to assess benefits and costs.

Many people have been affected by the ESA, some more dramatically than others. For example, in 1992 in Riverside County, California, the Fish and Wildlife Service told homeowners that they could not create firebreaks around their homes by discing the land (that is, plowing the land, although they were allowed to mow the grass). Why? Because the area had been designated as habitat of the Stephens' kangaroo rat which we have locally in Nuevo and Lakeview. The Fish and Wildlife Service told them that discing could lead to criminal and civil penalties, including going to federal prison or being fined up to \$100,000.

Yshmael Garcia had a house in Riverside County. He followed the instructions of the Fish and Wildlife Service and mowed, rather than disced, his property. Unfortunately, when serious fires developed in Riverside in October 1993, his home was one of 29 that were destroyed. One of those who violated the Fish and Wildlife Service's instructions was Michael Rowe. When he saw the fire approaching about 1 a.m. on October 27, he got into his tractor and made a firebreak. He disced and saved his house.

Ike Sugg wrote about Michael Rowe in *The Wall Street Journal*, and his story was subsequently featured in an ABC television show "20/20." And in March 1995, a CBS program, "Eye to Eye with Connie Chung," also highlighted the connection between the ESA rules against firebreaks and the California fires. Sugg pointed out that the Riverside fires were not the only fires affected by such strictures. The fire chief of Orange County, California, said that if residents had been able to clear brush around Laguna Beach,

that fire could have been stopped. But at that time, the brush was protected habitat for a bird called the California gnatcatcher.

Experiences like Michael Rowe's (regardless if it was factually correct) **encourage landowners around the country to prevent their land from harboring listed species**. Some landowners are managing their land now in a way that almost assures that it will **not** be suitable for listed species. Others may even be going to the extreme of "shoot, shovel, and shut up," a term that has become popular to describe the attitude of some. No one knows for sure that "shooting, shoveling, and shutting up" has happened, but the takeover of land for the sake of protected species is having a perverse effect. An official of the Texas Parks and Wildlife Department wrote in 1993 that more habitat for the black-capped vireo and the golden-checked warbler has been lost in Texas since they were listed under the Endangered Species Act than would have been lost if the ESA had not applied at all to them.

WRCMSHCP & WRCCA

Again, private property is very important in the management and conservation of threatened and endangered species because 75 percent of them occur on private land. So when we look at the Western Riverside County Multiple Species Habitat Conservation Plan we have to view it in the light that private land owners are likely making their micro environment unsuitable for threatened and endangered species and the original idea of the MSHCP had merit. It is important to consider what the MSHCP was born from and the need to protect the set-aside land from being affected directly, or indirectly, by human influences caused by development. General Plan No. 960 encourages high and medium density housing which is prohibitive to wildlife. The MSHCP was needed so development could continue at a pace as to not be burden by Endangered Species Act "take" prohibitions. It is supposed to include open spaces for species habitat.

The purpose for the Western Riverside County Multiple Species Habitat Conservation Plan was to assure threatened and endangered species have adequate habitat that is undisturbed or minimally disturbed by human influence. The MSHCP was developed with a promise to set aside land so that the planning commission[s] could still approve development projects even though the development may encroach on threatened, rare, or endangered species habitat.

The proposal of the Western Riverside County Multiple Species Habitat Conservation Plan led to the approval by the Fish and Wildlife service to issue an incidental "takings" permit for most Municipalities in Riverside County and the County itself. This multiyear general permit allows developers, with city and county planner's approval, to develop land that could include habitat for threatened, rare, and endangered species. However, MSHCP has basically become another bureaucrat's dog and pony show and the Fish and Wildlife Service was misled into approving this plan.

This is demonstrated in the underperformance of the agreement between the U.S. Fish and Wildlife Service and the Western Riverside County Conservation Authority (WRCCA). This is also demonstrated in the Counties planning Commission re-zoning approval which ignores "relevant facts" such as "edge effects," "wildlife movement corridors" and "Linkage."

Understanding that actions speak louder than words, city and county planners have failed. For example, for the County Planning Commission to allow, or even consider allowing, a 2900 acre development including thousands of homes in a short walking distance from the core habitat of the San Jacinto

Wildlife Area, the County of Riverside has demonstrated they have abandoned or are purposely ignoring the agreement it has with the Fish and Wildlife Service. The WRCCA appears to be silent or complacent on development and zoning issues.

It now seems the direction of county development is to assure every acre of land is developed up to the boundary line of existing preserves. This assures natural ingress and egress of wildlife is contained by edge effects and outlying forage habitat is destroyed. The County appears to have turned in a direction to increase population expansion, green house gas emission, traffic congestion, and revenue generation which is not only incompatible with various State and Federal law, but is incompatible in the preservation of Natural Resources and Biodiversity; and still the WRCCA is silent on the issues.

This breach of public trust must be challenged in Federal and State courts and the redress sought should be that the Western Riverside County Multiple Species Habitat Conservation Plan permit for incidental "takings" be revoked or suspended. This issue goes well beyond the Lewis Group who appears to be a leader in development of rural areas and open spaces which in turn encourages multiple species habitat destruction. **General Plan No. 960 promotes rural overlays which not only destroys rural living, it destroys useful habitat for multiple species as well.**

This project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause wildlife population to drop below self-sustaining levels, threaten to eliminate a plant such as the **San Jacinto Valley Crownscale**, reduce the number and **restrict the range** of a number of endangered, rare, and threatened species along with non-threatened species.

The public and the U.S. Wildlife Service need to seek an injunction to stop further development in Riverside County until such time that the MSHCP is brought in **compliance with the plan it submitted** to the Fish and Wildlife Service. Left unsupervised by federal and state agencies, there will be no natural habitat left in western Riverside County, for multiple species survival, as "cumulative" development is out pacing "new" habitat preservation by an unprecedented margin.

The MSHCP agreed to acquire 153,000 acres for habitat preservation. From 2004 to date only 31% (according to WRCCA website) or 47,430 acres (my math) have been acquired. The WRCCA needs to acquire and set aside 105,570 acres by 2025 (less than 10 years now). Before any major development takes place, the WRCCA needs to demonstrate **"good faith."** With The WRCCA acquiring only 47,430 +/- acres of land in the last 11 years demonstrates that the parties to the Western Riverside County Multiple Species Habitat Conservation Plan used deceptive practices to acquire the incidental "taking" permit so that housing development such as the Village's of Lakeview, along with many others, could still go on unabated.

My estimate based on the 31% the WRCCA speaks of on their website comes to an annual average of protecting 4743 acres a year (Note: the Village's of Lakeview Development is 2900 acres over half the annual average of set aside protected habitat). If this pace continues, by 2025 the WRCCA will fall well short of the agreed upon habitat it promised to set aside for habitat protection by almost half.

One can understand the difficulties in acquiring land. However the Fish and Wildlife Service should have never issued the "take" permit until such time as the MSHCP land was acquired. But hind sight is 20\20 and the Fish and Wildlife Service had no foreknowledge that WRCCA would drag their feet and not demonstrate good faith with this agreement. There is absolutely no excuse why over an 11 year period the WRCCA shouldn't have acquired at least half of the 153,000 (76,500 acres) acres WRCMHCP agreed

to. This is clearly an underperformance of a legal obligation that is being ignored not only by the number of municipalities that signed the agreement, but by the County as a whole.

To make matter worse, I stumbled across this while reading the **“Western Riverside County Multiple Species Habitat Conservation Planning Agreement approved by the RCHCA Board of Directors on June 19, 1997.”** It incorporated into the MSHCP an already existing 13,158 acres from the Stephen’s Kangaroo Rat Habitat Conservation Plan from Metropolitan Water District (Which likely included Perris Lake and the San Jacinto Wildlife Area). Additionally, (and if I am reading it correctly) 11,243 MWD existing acres surrounding Lake Mathews was incorporated into the plan. Accordingly, half of the 31% of the agreed upon acres the MSHCP was established prior to the signing of the 2004 agreement on Public, Quasi Public land. This may have been interpreted as a good start, but since then it demonstrates the underperformance of setting aside land for Habitat conservation as the Public, Quasi Public land already had in place land use restrictions.

According to the WRCCA website the listed acquisition are as follows;

Khov Donation 4.74 acres on February 27, 2013

Toby Carr 4.76 acres on October 31, 2012

Reden 155.34 acres on October 13, 2011

Greenwald 13.81 acres on October 13, 2011

Anza Knolls 513.03 acres on July 27, 2011

Kalmia 99.28 acres on July 27, 2011

Murrieta 180 11.31 acres on July 25, 2011

Temecula Mountain 88.67 acres on July 21, 2011

Reynolds: Acquired in Three Phases

123.16 acres on December 18, 2008, 519.12 acres on July 2, 2009, and 606.18 acres on November 29, 2010.

Francis - Temecula 63.97 acres on November 4, 2008 and 49.62 acres on June 28, 2010

San Jacinto River Ranchos - Meadows at Lone Cone 73.29 acres on June 24, 2009

Winchester 700 - Murrieta: 454.43 acres, September 15, 2008

Winchester 700 - Wilson Valley: 1,191.143 acres, September 15, 2008

Winchester 700 - Tule Creek - Anza Valley: 395.61 acres, September 15, 2008

Rullo Property: 80.67 acres, March 4, 2008

Geller Property: 235.65 acres, December 4, 2007

Warm Springs 1,005.53 acres

Oak Valley/San Timoteo Canyon Acquisition 4,601.8 acres

Goodhart Acquisition 2,334.26 acres

If one were to set aside the Public, Quasi Public land that had land use restriction existing prior to the MSHCP 2004 agreement, the total “new” (since 2004) land the WRCCA has actually acquired only totals 12575.753 acres or an annual average of land acquisition of 1143.25 acres per year over the last 11 years (or since 2004). By any reasonable standards, or interpretation, this is a substandard performance. According to another memo I read, as of 2011, 60,000 acres were developed. So the habitat set aside excluding the Public Quasi Public land is being out paced by over a 5:1 ratio.

The core of San Jacinto Wildlife Area is currently surrounded by undeveloped private open land managed to encourage wildlife, rural housing, and agricultural and dairy land. The population of Nuevo according to the 2010 census was 6,447 persons. The population of Lakeview was 2,104 persons according to the 2010 census. The combined population of the two communities is 8551 people. So it

made sense that designated MSHCP habitat such as the San Jacinto Wildlife area was located nearby these two communities.

It will be a difficult task for any person (Public official or developer) to explain how an increase of an estimated 26,000+ people along with thousands of homes, business center, etc. added to this rural community (which is directly adjacent to the San Jacinto Wildlife Area) won't have a destructive impact.

It is reasonable to imagine that air quality, noise and light pollution, increased trash pollution, increased vehicle traffic congestion, pets (such as cats and dogs) getting loose in this area and entering the wildlife preserve, will have a profound impact on the core habitat. There is a reasonable chance of vandalism and environmental damage to the core with the increases of population density. The boundary of the San Jacinto Wildlife area is less than a mile from Ramona Express Way at the intersection of Davis Rd. and Hansen Ave. The Boundary is next to Ramona Expressway as you near Perris Lake from the Davis Rd/Hansen Ave. intersection.

The San Jacinto Wildlife area is not a zoo. The boundary is protected by a two wire, non-barbed fence and a \$2.50 fee for day use on an honor system. Wildlife along with humans can egress and ingress this area without any real physical restrictions and without injury as there are no barbs. The boundary signage is near non-existent which compounds the problem. How is one to know they are in a wildlife area if signage is at a minimum at best? Further, wildlife movement corridors and linkages between the San Jacinto Wildlife Area and the Lakeview Mountains will be affected by new development.

Currently, the San Jacinto Wildlife Area core is protected by undeveloped open private land managed for duck hunting and agriculture lands that were used by Amway Nutralite (who sold the property to which is to be developed by the Lewis Group), along with the rural community's low density population. In essence, it has been a historic layer of habitat protection that is essential for the San Jacinto Wildlife Area preservation. No one can argue that building thousands of homes, schools, recreational centers, Business Parks, and encouraging dense population growth at or near any habitat boundary line would be ideal for habitat preservation or protection. The WRCCA is silent.

The WRCCA is silent on 3 of the RVO's that block and destroy habitat. Why is that? The Lake View Mountain Overlay destroys habitat. The Lakeview/Nuevo overlay, along with the Northeast Business Park overlay, blocks habitat corridor and linkage. If the five overlays get completed, planning documents estimated a population of 82,095 people and 22,277 homes would be added to this area. You don't think this is going to have an effect on San Jacinto Wildlife area in the future?

The Lakeview/Nuevo Rural Overlay contains 1 of the 4 remaining habitats of the "San Jacinto Valley Crownscale", which was listed as an endangered species under the Act on Oct. 13, 1998, based on factors 1, 4, and 5. Primary threats to the plant include loss, fragmentation, and alteration of habitat as a result of dry-land farming, **urban development, alteration of hydrology (e.g., flood control projects)**, and the introduction of non-native, competitive plants. "

"San Jacinto Valley crownscale has a narrow range of distribution and is only known to occur in western Riverside County, California. Within western Riverside County, there are four general population centers of the plant – in the floodplain of the San Jacinto River at the San Jacinto Wildlife Area/Mystic Lake; in the **San Jacinto River floodplain between the Ramona Expressway and Railroad Canyon Reservoir**; in the Upper Salt Creek Vernal Pool Complex in the west Hemet area; and in the floodplain of Alberhill Creek north of Lake Elsinore. "

Is the WRCCA going to require no alteration of Ramona Express way as it will alter the hydrology? Is the WRCCA going to stop channeling of the San Jacinto River? What about the population density? How is that going to affect the proposed critical habitat of the San Jacinto Crownscale?

This suggests that the County Supervisors and Planning Commission, along with the many municipalities in Riverside County, are either incompetent, never intended for the MSHCP to be functionally effective or they are just plain ignorant to the needs of habitat protection. **Certainly, something ran afoul with zoning consideration** which in itself should be investigated. I find it hard to believe such incompetence exists at the county level, which leads me to believe some deals have been made. Why would anyone thinking about development purchase land zoned for other uses, unless some guarantees were discussed prior to zoning changes? Or was it the County of Riverside's General Plan No. 960 fallacy that helped guide the purchase? Politicians and corporations do not have a trustworthy track record of being honest and forthcoming. History and current events reinforce my view (i.e. the Village of Lakeview County-Certified Study that was lawfully unqualified in 2012 to move forward.)

On its face, it appears the purpose of the MSHCP and the creation of the WRCCA was to mislead the Department of Fish and Wildlife service to acquire the incidental "take" permits so large scale developments can continue unabated. I can make this statement based on the underperformance of the WRCCA and after I read the "Visionary Summary" for Lakeview and Nuevo planning.

The "Visionary Summary" for Lakeview and Nuevo planning doesn't consider the effect it has on rural life. It promotes rural village overlays that encourage high density housing that destroy habitat and outlying forage. Many in this community love rural living. However, rural living gets in the way of tax revenue and corporate profits. Over priced housing crammed together on small lots inconsistent with habitat preservation generates more tax revenue than rural housing of 1 acre and more does. Small lots and population density discourage wildlife co-habitation and existence. You don't see a Bobcat in the urban sprawl of downtown Riverside like you can see in rural communities. None of the RVO's speaks of equestrian needs which are a large part of these communities. Overlooked or just left out to get rid of the horse community?

The planners are looking not at the impact developments may have on rural life, endangered or threatened species, rare plants, or multiple species habitats. They are looking to create tax revenue generating projects. No one on the planning commission has surveyed rural residence on their "visionary" goals and plans. They try and sell it using euphoric utopian language. In essence, people in rural communities along with threatened or endangered species habitat have no say in the matter. The only "vision" that matters is that of the bureaucrats and the large for profit corporations.

Fortunately, California has a ballot initiative process and I think it is time for local democracy to have a say in the county planning. I will be embarking on an exploratory investigation of the ballot initiative process that will allow the affected communities of Lakeview and Nuevo to give an up or down vote on the county's visionary plan. Along with this, I will explore the option to permanently keep zoning in Lakeview and Nuevo rural/agriculture by ballot initiative as well.

Large developers with millions of dollars that influence planners like the Lewis Group do not care about surrounding communities. They don't care about species protection, biological diversity or habitat protection. For political and public relation reasons, the Lewis Group may state they care but to them, all they care about is making a dollar. This is compounded by the so-called visionary planners who are

influenced by corporate developer planning. Again, action speaks louder than words. If the Lewis Group really cared about biodiversity and natural resources, why would they want to develop in Lakeview? One only needs to go to the Lewis Group website where you will find this statement right next to a picture of a golf course;

"Striving to be stewards of the land and visionaries, Lewis Community Developers guides the creation of enduring environments that promote a natural balance, preserve biological diversity, and protect valued natural resources"

Now, I have nothing against golf courses, but to consider them as part of biodiversity and natural resources as their web page implies is disingenuous. Let's see what the real definitions of biodiversity and natural resources are from Wikipedia;

"Biodiversity is the variety of different types of life found on earth.^[1] It is a measure of the variety of organisms present in different ecosystems. This can refer to genetic variation, ecosystem variation, or species variation (number of species)^[1] within an area, biome, or planet. Terrestrial biodiversity tends to be highest near the equator,^[2] which seems to be the result of the warm climate and high primary productivity.^[3]"

"Natural resources occur naturally within environments that exist *relatively undisturbed by humanity, in a natural form*. A natural resource is often characterized by amounts of biodiversity and geodiversity existent in various ecosystems."

The Lewis Group statement goes on;

"As new priorities for sustainability emerge, Lewis continues to define better strategies, designs, and technologies that demonstrate respect for the natural world and its resources. As we see it, real solutions are those that benefit the land and communities... now and for generations yet to come."

I would like the Lewis Group to explain these statements. These statements are misleading (designed as a public relations campaign) when you consider the project of building a 2900 acre massive housing development directly adjacent to the San Jacinto Wildlife Area and destroying the wildlife corridor.

Our county supervisors, along with the planning commission, have an enormous amount of explaining to do as well. I will ask several media outlets to investigate both the Lewis Group and the County to make sense of a project that is encouraging the encroachment on a promise of a protected preserve. The illogical nonsense in General Plan No. 960 certainly doesn't make sense of this issue.

I would like the Lewis Group to explain *"real solutions are those that benefit the land and communities"*

Is the Lewis Group development of the Village of Lakeview really taking advantage of new technologies and sustainability that they discuss on their website? Does this housing development incorporate gray water systems and plumbing for use in the flushing of toilets or landscape irrigation? This technology is a real solution that would benefit the entire state of California along with Eastern Metropolitan Water District customers.

Is this development going to use solar technologies on all constructed properties enabling the properties to be completely independent or feeding the electrical grid while reducing green house gas

emissions? This again is a real solution. County planning illogical thinking believes high density housing along with bike paths and trails is the solution for reducing green house gases.

Is the Lewis group building a waste water treatment facility that can turn black water into drinking water and resupply it to the Village of Lakeview lessening the impact on drought ridden California and EMWD customers? This again would be a real solution.

The answer to the above is likely not, as it would make their development cost prohibited and set precedent for other developing projects in Riverside County to do the same.

All of the above technologies I listed are available along with many more and if new developments throughout Riverside County are not using these technologies, they shouldn't be allowed to build. Its one thing to make statements about sustainability, biodiversity, natural resources, and technologies as the Lewis Group does so eloquently; it's another thing to actually put these misleading statements into practice.

This has to stop. County supervisors need to stop being puppets of corporate masters listening to visionary planners that haven't got a clue about how environment systems work, and manage the county in a manner that is consistent with the wishes of the community, consistent with the laws of the state and federal government, and consistent with the protection of the Western Riverside County Multiple Species Habitat Plan. Trying to get lawyers and planner to get around issues such as above is dishonest.

The Planning Commission needs to protect the zones around the multiple species habitat by zoning them in such a manner that core habitat is minimally impacted. You do this by keeping areas around designated habitat rural with a low density population and you increase from there, moving out.

County Supervisors need to consider the real impact on habitat and communities and cast aside understated assessment and propaganda that Riverside County visionaries are stating. These visionaries created the problem. They continue to promote high density urban development centers when they should be trying to figure out how to fix the mess they created. Let the cities build out if they want. It is their problem if their planning is as incompetent as the counties. No Build /No Growth for all unincorporated areas is needed for the next few years and maybe thereafter.

Western Riverside County doesn't have to become Los Angeles, Orange County, or San Diego. The Supervisors act like they are in some sort of competition. Guess what, you're not. If I wanted to live in some massive over-urbanized, polluted city, I would move to one. County supervisors have no voter mandate to grow or develop and they have no possible way of predicting what the population growth will be in the future.

How many people were financially devastated by the last housing and economic collapse? The Banks, the developers, and the irresponsible buyer all contributed to it, and by default, the cities and counties did as well. Listening to hedge fund experts and watching market analysis minus hedonic adjustments along with housing starts, consumer confidence, and overvalued markets in a bubble, suggests that the next economic recession is in the works. 1 and 2 percent revised GDP growth should give everyone pause. The county needs to move cautious or they can easily contribute to another boom and bust cycle financially hurting thousands of people.

California drought

Headline “President Obama arrived in the heart of California’s parched farmland on Friday afternoon to offer tens of millions of dollars in federal assistance to the state, where the lack of rain and snow this winter has led to the severest drought in its modern history.”

Adding 8725 new homes with an estimated 26,000+ new inhabitants to Lakeview will have an impact on California’s critical water resources. The Eastern Metropolitan Water District did approve this development, but it did so when the reservoirs were full and California wasn’t in a water crisis. Obviously, or I would think it would be obvious, both the county and the Eastern Metropolitan Water District need to reassess large scale projects such as the Village’s of Lakeview and other development projects as state law requires mandatory water reductions.

I understand developer landscape restrictions on new developments are in place. However, this requirement isn’t nearly enough and it definitely has to be addressed in the draft EIR and general Plan 960. Suggesting that there is very little the county can do is ridiculous. Language used such as “**Significant and unavoidable**” is real encouraging and indicates your visionaries are ignorant of new technologies and water saving systems. The problem is, developers do not want to put these systems in, so the county planners and County Supervisor bow down to the developer’s wishes.

First and best mitigation strategy is don’t continue to develop and put pressure on the already depleted critical level water supply (**No Build /No Growth**). Many scientists have looked into California’s history of drought and some have lasted decades. Lake Mead cannot sustain current population growth and development.

Second, there is water saving technologies that should be mandated in all new construction if development is to continue. Mandated meaning required by law before any proposed development is submitted or before any ground breaking begins in the year 2015. **No grandfather clause if the ground hasn’t been broke as of July 1, 2015.**

Adding thousands of new homes, businesses, a park, recreation center, and schools will put an unnecessary strain on California’s water resources and add to the current crisis. When you add it up, 26,000+ people using water is a substantial increase in water use for this area. Water prices will go up and impact surrounding communities as well.

Wholesale water prices are based on the amount of water purchased. These price increases are passed on to customers and this will affect all of the Eastern Metropolitan Water District customers not just the Village of Lakeview inhabitants.

During the construction phase of the project how many gallons of water will be wasted to keep the dust down or achieve proper compaction? Keeping dust down on a couple of thousand acre project will require substantial amounts of water; all of which is wasted. Even if reclaimed water is used, it is water that could be used more productively like in agricultural fields which are high volume users of water. The practice of dumping water on the ground is not a “sustainable” practice during a water shortage when the State and the Eastern Metropolitan Water District have mandatory water rationing in place, it **should be criminal.**

From the EMD website:

“May 8, 2015: In response to the Governor's Order, the State Water Resources Control Board (SWRCB) regulations, and the exceptional drought conditions, EMWD's Board of Directors voted to move into Stage 4 of the Water Shortage Contingency Plan (WSCP), effective immediately.

1. We are **asking all customers to cut outdoor watering 50 percent** to help us meet the SWRCB requirement.
2. The **Tier 3 (Excessive) water use category is eliminated as of June 1, 2015.**
That means all water used above the amount provided for indoor and outdoor water use will be charged at the highest, Tier 4 (Wasteful) water use rate.
3. All **outdoor water budgets are reduced by 10 percent as of June 1, 2015.**

May 5-6, 2015: The SWRCB adopted the enforcement regulations **requiring EMWD to reduce overall water use by 28 percent** compared to 2013.

April 7, 2015: The SWRCB issued its draft enforcement regulations based solely on each agency's reported gallons per day per person estimate from September 2014 and categorized EMWD as needing to reduce water use by 25 percent by February 2016. Failure to meet that target could result in fines of up to \$10,000 per day.”

For any development to move forward, technologies such as grey water use for flushing toilets must be required by law (see: <http://www.recoverwater.com/about.html>). Cisterns for laundry grey water and rain catchment need to be incorporated into every house and commercial building for irrigation and required by law. Smart irrigation timers with weather sensors need to be installed with drip irrigation for landscapes in new development and required by law. The use of solar water heaters should be mandated. This could be done by county ordinance. The State of California has been promoting these systems and technologies for some time. They are offering rebates.

Planners and Supervisors avoid having to require these systems for new housing. Common sense would dictate this as law, but bureaucrats seem to be lacking common sense. Water saving technologies must be addressed in General Plan No. 960 and the draft EIR needs to require water saving technologies on all new development regardless of the costs to developers. This should happen now. **The county supervisors need to act.**

Further, even if we have a winter that will fill the reservoirs to capacity, California went through the majority of its reservoir capacity in just three short years. The state has a water capacity and supply problem that needs to be resolved before large scale projects are approved. If County Supervisors cannot take the lead on this issue, no one can. Ignoring the problem won't solve it.

No Build No Growth will have a “less than significant” impact on water use. It may save Lake Mead from a federal shortage declaration that would destroy property values and the economy in two years.

Energy

No Build / No Growth equals reduce power demand and less need to build electrical power generation plants or lessen the need for utilities to buy power from non renewable power sources when peak energy demands require it.

From Cal.gov: California has **“two programs to support onsite solar projects: the Energy Commission’s New Solar Homes Partnership and the California Public Utilities Commission’s California Solar Initiative. In addition, there would be a variety of solar programs offered through the publicly owned utilities. This statewide effort is known collectively as Go Solar California and has a statewide campaign goal of 3,000 MW of solar generating capacity.”**

Even if California didn’t have incentives to install renewable clean solar and wind technologies, the simple fact that these clean technologies exist is reason enough to require them. Solar and wind technologies need to be installed on every building in new developments. There is absolutely no excuse for cities and the county to continue to ignore renewable energy technologies, There is certainly no excuse as to why developments are not required to install solar panels or wind turbines (where effective) on all new construction.

Overall, it will keep energy costs down going forward as utilities won’t need to buy out of state energy or build new power plants. It will reduce GHG emissions as well.

Regardless of costs, this requirement needs to be added to the draft EIR and General Plan No. 960. Instead of the visionaries dreaming about rural overlay that destroys rural living and multiple species habitat, you might encourage them to keep up on technologies that can benefit Riverside County, it’s residents, and the State of California as a whole. County ordinances need to require all new residential and commercial construction to incorporate solar and wind technologies. Further, LED indoor and outdoor lighting should be mandated for all new residential development as well. Renewable energy reduces green house gas emissions. This is something that should have taken place years ago and the **County Supervisors need to act now.**

Green House Gas emissions

No Build /No Growth equals “less than significant” increase in Green House Gas emissions.

Greenhouse gas reduction is nothing more than improving energy efficiency and increasing use of non-carbon energy sources. Biking and hiking trails don’t hurt, but it is not going to solve emission issues as *energy use is the “system” that drives the economic “environment”.*

It’s a fallacy to believe a development in a rural area designed properly will have any significant affect or reduction of GHG. It is a fallacy to think that public transportation will have a significant affect in a rural area. This fallacy is the lack of understanding of the “system environment” and its proposed strange solution is meticulously solving the wrong problem. If the population growth estimates are near correct, all developmental design GHG emissions reductions will be offset by consumption in the population

growth. Again, over the life time of an individual, each person creates 9000 ton of carbon dioxide. The system economic environment is driven by energy and consumption.

The Draft EIR and General Plan No. 960 is leading from behind and it is going to find itself once again in trouble moving forward. The county should be keeping up with the issues Sacramento is addressing and be out front; not behind, wondering how they are going to comply with future State legislative action. **Sacramento's goal is to reduce emissions of greenhouse gases by 80 percent from 1990 emission levels "by 2050."** If you notice the language uses "BY" this suggests before. This "By" could come in many forms like this one;

"This morning, California Governor Jerry Brown announced **Executive Order B-30-15, setting a target to reduce greenhouse gas (GHG) emissions in the state to 40% below 1990 levels by 2030.** The 2030 target acts as an interim goal on the way to achieving reductions of **80% below 1990 levels by 2050, a goal set by former Governor Schwarzenegger in 2005 with Executive Order S-3-05.** In starting his fourth term in 2015, Governor Brown has not been shy in laying out ambitious carbon reduction goals. In his inaugural address, the Governor called for increasing the state renewable portfolio standard (RPS) to 50%, reducing petroleum use in cars and trucks in California by 50%, and doubling building energy efficiency, all by 2030."

Notice again the word "By." It means before. Before 2030 is going to create another problem going forward.

The county has to start somewhere and a cheap solution can be found. Carbon sequestration can go a long way in reducing green house gas in the environment and can be simple or a high tech solution. Both strategies should be employed. Google is your friend and maybe the planners should start using it.

From epa.gov.

Carbon Sequestration through Reforestation - A Local Solution with Global Implications

"Carbon sequestration removes carbon, in the form of CO₂, either directly from the atmosphere or at the conclusion of combustion and industrial processes. One type of sequestration is the long-term storage of carbon in trees and plants (the terrestrial biosphere), commonly referred to as terrestrial sequestration. CO₂ removed from the atmosphere is either stored in growing plants in the form of biomass or absorbed by oceans. Sequestering carbon helps to reduce or slow the buildup of CO₂ concentrations in the atmosphere."

Permaculture is a system design principles centered around simulating or directly utilizing the patterns and features observed in natural ecosystems. The term **permaculture** (as a systematic method) was first coined by Australians Bill Mollison and David Holmgren in 1978.

If reforestation can be done though permaculture in the Deserts of the Middle East where rain is minimal, (see: Jordan Valley Permaculture Project (aka "Greening the Desert – the Sequel")) and the desert is 400 feet below sea level, I am sure permaculture could be used in some parts of Riverside County.

The planners might contact U.C. Riverside, U.C. Berkeley extension, and the Federal EPA for advice. Many colleges are teaching permaculture techniques. With minimum or, "less than significant" land disturbance in open spaces, permaculture could enhance species habitat and be a simple solution for carbon sequestration.

Reforestation wouldn't solve Green House gas "emissions," but it would go a long way in reducing GHG in the environment. It would create habitat and make the county look better. With all the scientists government agencies employ, I am sure the County can look into the feasibility of reforestation using permaculture designs. 2030 is only 15 years away and it takes time for reforestation to occur. Get a jump on it.

"Trees' Carbon Sequestration

The first step in determining how much carbon is sequestered by a single tree is to convert carbon to carbon dioxide (CO₂) or carbon dioxide equivalent (CO₂e). For our calculations, we used the common conversion of: *1 ton of carbon = 3.666 tons of CO₂*

This represents the weight of carbon dioxide (44) divided by the atomic mass of carbon (12). Next, it is estimated that one acre of trees stores 50.8 metric tons of carbon, so...

50.8 metric tons of carbon X 3.666 tons of CO₂ = ~186 metric tons of CO₂ per acre of forest

Since we don't use metric tons as a common measurement in the U.S., we next need to convert tons to pounds:

1 metric ton = 2204.62262 pounds and 186 metric tons X 2204.62262 pounds = ~410,060 pounds of CO₂ sequestered per acre of trees

American Forests has estimated that our tree planting projects average 450 trees per acre, which leaves us with one final calculation:

410060 pounds of CO₂/450 trees per acre = ~911 pounds of CO₂ sequestered per tree planted

As you may be able to surmise from the above, to get this calculation, we did need to make a few assumptions. For instance, we choose 55 years as the age for estimating carbon sequestration and storage, and we started with the U.S. Forest Service's averages for carbon stored by trees (58.8 tons per acre) and made slight alterations for significant outliers, which gave us 50.8 metric tons per acre. Additional sources include, the United States Department of Agriculture: Forest Service, Methods for Calculating Forest Ecosystem and harvest Carbon with Standard Estimates for Forest Types of the United States, 2006, available at <http://www.treesearch.fs.fed.us/pubs/22954>. We also utilized United States Department of Agriculture: Forest Service, Carbon Storage and Accumulation in United States Forest Ecosystems, 1992, available at http://www.nrs.fs.fed.us/pubs/gtr/gtr_wo059.pdf.

Natural gas, electric, and biodiesel vehicles can go a long way in reducing green house gas, however infrastructure needs to support their use, which is not discussed in the draft EIR or General Plan No. 960.

Reducing traffic congestion and diesel tractor idling will go a long way. The county and city encouraging business's to allow people to work from home (when feasible) would go a long way.

Regardless, the carbon footprint of people with higher levels of income, and its corresponding level of consumption, has a more significant affect on the creation of Green House Gas than moderate to low income people like those in rural areas.

“Life cycle assessment (LCA) attempts to assign the carbon footprint of producing, transporting, maintaining and disposing of a good or service to the consumer. For example, the environmental impact of manufacturing a piece of furniture in a rural factory is not attributed to the factory, but to the consumer who purchases the item. The logic behind LCA is straightforward: the amount of carbon emissions a factory produces is directly related to the amount of goods or services it produces, which in turn is determined by consumer demand. No demand, no emissions.”

Similarly, reducing demand reduces carbon emissions. “The larger point of the study, however, remains: any effort to lower carbon emissions must include those related to **income and consumer consumption**”

Building houses in rural areas doesn't address income and it certainly will increase demand and consumption. It will increase traffic congestion and commute times to work. It invites out of the area to become inhabitants. Public transportation is ineffective at reducing carbon emissions in rural areas, as everyone is dependent on vehicles. Public transportation creates long travel times as well, reducing its use. Rural village overlap planning fails to understand system environments or human behavior. High density housing developments like the Village's of Lakeview in rural areas regardless of the design will increase Green House Gas emissions as it increases a system environment of consumption (i.e. fuel, electricity, goods and service etc) in an area currently requiring less.

It makes no sense not to mandate solar on all residential and commercial developments moving forward. There is no way around it.

“On average, electricity sources emit 1.341 pounds (lbs) of carbon dioxide (CO₂) per kWh. U.S. Energy Information Administration (U.S. Department of Energy and U.S. Environmental Protection Agency),”

“The average annual electricity consumption for a U.S. residential utility customer was 10,896 kWh, an average of 908 kilowatt-hours (kWh) per month.”

Using the above information, Solar panels and wind generators would reduce GHG emission by 14,611 pounds annually per household. Multiply that by 1000's of new homes and your GHG mitigation is near, if not solved. It is a long term solution, not a Band-aid.

Large commercial building could reduce GHG even more using solar and wind.

“New Stanford energy system cuts greenhouse gas emissions 68 percent and fossil fuel 65 percent *Stanford announces an innovative new approach to meeting its energy needs that will make it one of the world's most energy-efficient universities. The comprehensive new system incorporates **solar power for electricity, combined with heat recovery, to allow the university to exceed the aggressive greenhouse gas emissions reduction goals of California's landmark AB 32 Global Warming Solutions Act. It eliminates 150,000 tons of carbon dioxide annually, the equivalent of removing 32,000 cars from the road.”***

The county is proposing different GHG mitigation of which none of them are long term solutions. They are Band-aides to keep the status quo going. I do not support any of the mitigation strategies, even the "Green Economy Alternative," as it only "encourages" developers to use renewable technologies, not "mandate" them to use them.

Developers have investors regardless if they are publically traded or not. For profit corporations are just that, for profit and investors (understandably) want a return on their money. Encouraging won't compel a board of directors to install solar panels or wind generation technologies as this will cut into profits. The linguistic term "Green Economy Alternative" is misleading and disingenuous. **Mandating**, not encouraging is what is needed. Putting lipstick on a pig doesn't change the fact that it is still a pig. None of the mitigation strategies are long term solutions.

Developers also have buying power and I am sure they could get solar systems relatively inexpensive. However, even if the cost was \$30,000 installed and passed on to the buyer, over the life of a 30 year loan, \$30,000 would equate to \$83.00 dollars a month, which is not much when you consider their electric bill would be dramatically reduced. A friend of ours that lives in Aqua Dulce purchased and installed a grid tied system and I viewed his electric bill and it was \$3.00 plus taxes. His home is a 4 bedroom ranch style that is over 30 year old. Many months he just pays taxes.

Further, California and the federal government offers tax credits, rebates, etc. Solar panels need to be cleaned from time to time which create another business opportunities for entrepreneurs. Think of it like a swimming pool service. Solar energy is not a hypothetical way to reduce carbon emissions; solar power generation significantly reduces carbon emissions today. **Mandate solar energy on all new development.**

Schools

I understand that a high school is to be built. I was informed from a neighbor that a high school for the Village of Lakeview was to be built in Nuevo before the plan was stopped. I, along with most of my neighbors, am opposed to this. If this development moves forward, any schools to be built needs to be built inside the 2900 acre planed housing development area. Nuevo residents should not be burdened by excessive traffic, more school buses, noise, pollution, etc. just so that a developer can make his development more attractive and the county can make money. With lack of daily law enforcement presence, this community doesn't need an increase in vandalism or robbery that is associated with many high school aged students nor do we need gangs being developed and taking over any neighborhood. The parents that move into this area will certainly learn that activities for young people are near zero and bored youths will sometimes engage in unlawful activities. This is reality that an EIR and General Plan No. 960 fails to address. Activities for youth will be located out of the area adding more traffic congestion and adding to Green House Gas emissions. Again, something the General Plan No. 960 fails to address.

Regardless, the Lewis Group and the County needs to test its propaganda campaign on the effect of schools and housing. If they are supposed to increase property values, I am sure the Lewis Group will have no problem making more money by putting their schools inside its 2900 acre development.

Public Comment that is designed to Sequesters Public Involvement

General Plan No. 960 is all but unknown to most people living in or around the Lakeview, Nuevo communities. It doesn't focus on planning that directly affects any one community; instead it convolutes issues of other unincorporated areas which sequester interests in local communities. This makes public comment complex and difficult to write or address. One only needs to read the title "Public Comment General Plan No. 960 and Climate Change Action Plan; General Plan Update (EIR No. 521 / SCH 2009041065)" to understand my thoughts.

This title says nothing to the effect that the visionary planners are designing a community plan for Lakeview and Nuevo and that issues in the plan will have a direct impact on their lives and living conditions. In my opinion, this tactic is purposely designed to not generate interest in what the planning commission is doing. It is designed to lesson public dissent and minimize community comment that may conflict with county plans. This (to me) is deceptive and needs to be addressed by the County Supervisor, unless it is the intention of the County to lessen public involvement. If the plan is to sequester public comment, then the process that is currently in use is perfect. Developers win, and citizens suffer.

This process is wrong and the bureaucrats know this. Maybe development and zoning approval moving forward needs to be addressed by ballot initiatives that affect individual communities (community micro management). This would bring what I consider deceptive practices into the light of day.

Summary

I have commented on various issues that have been ignored or need to be deleted, as well as mandates, that need to be added to or have been overlooked by the General Plan No. 960. In summary:

1. The Incidental "Take" permit should be revoked or suspended until such time that the Western Riverside County Conservation Authority demonstrates good faith in acquiring habitat. The WRCCA needs to take a more active role in zoning and planning. Cumulative developments limit the viability and acquisition of land. Action should be filed in Federal Court against the U.S. Fish and Wildlife service to suspend the incidental "take" permit, if not mitigated. Mitigation discussions should be with the Center of Biological Diversity, Friends of the Northern San Jacinto Valley, The Sierra Club, The U.S. Fish and Wildlife Service, the California Fish and Wildlife Service, the National Audubon Society, WRCCA, and other interested groups that are experts in preserves and multispecies habitat protection.
2. Water Conservation technologies (as I described in my comments) and promoted by the State of California and the Eastern Metropolitan Water District should be mandated by law for all new developments prior to any ground breaking effective as of July 1, 2015. No Grandfather Clause. Immediate action by the County Supervisor needs to be taken.
3. Renewable solar energy and wind technologies (as I described in my comments) and promoted by the State of California should be mandated by law for all new developments prior to any ground breaking effective as of July 1, 2015. No Grandfather Clause. Immediate action by the County Supervisor needs to be taken.

4. A Carbon Sequestration Feasibility Study using reforestation and permaculture techniques for open land spaces (where possible) should be done prior to any major development. Consultation with U.C. Riverside, U.C. Berkley Extension, WRCCA, and the U.S. EPA should start immediately.

5. The Lakeview/Nuevo Rural Village Overlays, the Lakeview Mountains RVO and the Northeast Business Overlay need to be deleted from the General Plan No. 960, as they destroy rural living, wildlife habitat, outlying forage, species corridors, and linkage. It also destroys large sections of land that historically protects, or buffers, the core preserve of the San Jacinto Wildlife Area. None of the RVO's addresses equestrian needs or live stock. Ballot initiative for Lakeview and Nuevo reinstating past zoning laws if not mitigated. Injunction to stop development until voting takes place if not mitigated.

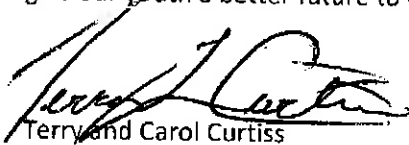
*****All development should be put on hold until such time as California's water reserves are replenished. No one can justify dumping water on the ground for dust mitigation during a time when California's water reserves are at critical levels.***

Closing

General Plan No. 960 should completely be scrapped. It is obsolete as it doesn't require new technologies such as water conservation and renewable energy that should be **mandated by law** for all new development. It doesn't include **adequate buffer zone** to protect multispecies habitat "preserves" in zoning. It **isn't forward looking** on Green House Gas Emissions or is up on the feasibility of **carbon sequestration**. The plan only favors for-profit corporate interest. Public review and comments needs to be micro managed not incorporated into a county wide comment period that convolutes and sequester public participation.

Regardless, the environmentally superior alternative is **No Build /No Growth** until such time as a more modern plan using various new technologies and ideas are incorporated or simply put, **mandated by law**. The planners need to understand system environments and human behaviors. They need to embrace new technologies and incorporate them into planning.

No Build, No Growth isn't going to stop development, it is going to **pause it**. A new plan is required that mandates new technologies for developments if any project moves forward. The use of these new technologies will create new high paying jobs in the construction industry, new service sector jobs, and give our youth a better future to look forward to.



Terry and Carol Curtiss
30646 Madrona Ct. Nuevo, Ca. 92567

CC: Western Riverside County Conservation Authority, U.S. Fish and Wildlife Service, California Fish and Wildlife Service, Center of Biological Diversity, Friends of the Northern San Jacinto Valley, the Sierra Club, The National Audubon Society,

Attachment: Legal Authorities, WRCMSHCP documents, Water saving technology information, Fact sheets, and articles.

Exhibit "A"

§ 10 permit, Funding, ITP's, Congressional intent, Obligations, Rand Corporation report, FWS Authority to Revoke

"The plain intent of Congress in enacting [the ESA] was to halt and reverse the trend toward species extinction, whatever the cost." *Tennessee Valley Authority v. Hill*, 437 U.S. 153, 175, 184 n. 29, 98 S.Ct. 2279, 57 L.Ed.2d 117 (1978).

"Objective of Endangered Species Act is to enable listed species not merely to survive, but to recover from their endangered or threatened status. *Sierra Club v United States Fish & Wildlife Serv.* (2001, CA5 La) 245 F3d 434, 52 Env't Rep Cas 1464, 31 ELR 20504."

"Endangered Species Act of 1973 (16 USCS §§ 1531-1543) was enacted to provide for conservation of domestic and endangered species of fish and wildlife through federal action and through cooperation with state endangered species conservation programs consistent with federal law. *Fouke Co. v Brown* (1979, ED Cal) 463 F Supp 1142, 9 ELR 20113."

"[T]he ESA was enacted not merely to forestall the extinction of species (i.e., promote a species survival), but to allow a species to recover to the point where it may be delisted. . . . [I]t is clear that Congress intended that conservation and survival be two different (though complementary) goals of the ESA." *Gifford Pinchot Task Force v. United States FWS*, 378 F.3d 1059, 1070 (9th Cir. 2004) (invalidating FWS's interpretation of a regulation that narrowed scope of protection commanded by clear language in ESA).⁵

"[t]he whole purpose of listing species as 'threatened' or 'endangered' is not simply to memorialize species that are on the path to extinction, but also to compel those changes needed to save the species from extinction." *Oregon Natural Resources Council v. Daley*, 6 F. Supp. 2d 1139, 1152 (D. Or. 1998).

"Congress imposed this mandatory duty to conserve endangered species on all federal agencies. *Tennessee Valley*, 437 U.S. at 180 (citing § 1531(c)(1)); see also *Defenders of Wildlife v. United States EPA*, 420 F.3d 946, 965 (9th Cir. 2005) (concluding that sections 7(a)(1) and 7(a)(2) imposed separate and distinct requirements to mandate and authorize all federal agencies to conserve endangered species and their ecosystems)."

"When Congress's intent is clear, the courts, not the agency, are charged with the basic responsibility for statutory interpretation. A contrary agency interpretation is entitled to no deference." *Pacific Rivers Council v. Thomas*, 30 F.3d 1050, 1054-55 (9th Cir. 1994) (applying *Tennessee Valley*, 437 U.S. 153, to § 7 of ESA). "[W]hile reviewing courts should uphold reasonable and defensible constructions of an agency's enabling act, they must not 'rubber-stamp . . . administrative decisions that they deem inconsistent with a statutory mandate or that frustrate the congressional policy underlying a statute.'" *Arizona Cattle Growers' Ass'n. v. United States FWS*, 273 F.3d 1229, 1236 (9th Cir. 2001) (citations omitted). When Congress had a clear intent, the court must give effect to that intent as law. *Wilderness Society v. United States FWS*, 353 F.3d 1051, 1059-60 (9th Cir. 2003) (en banc)."

"The ESA makes it unlawful to "take" or harm a listed species. § 1532(19); *Forest Conservation Council v. Rosboro Lumber Co.*, 50 F.3d 781, 784 (9th Cir. 1995) (harm is "defined in the broadest possible manner to include every conceivable way in which a person can 'take' or attempt to 'take' any fish or wildlife."); *National Wildlife Fed'n v. Burlington N. R.R., Inc.*, 23 F.3d 1508, 1513 (9th Cir. 1994) (includes habitat degradation that prevents or possibly retards recovery of species); see also § 1538(a)(1) (endangered species); 50 C.F.R. § 17.31 (extending take prohibition to threatened species); *Babbitt v. Sweet Home Ch. of Communities*, 515 U.S. 687, 696-701 (1995)."

"Section 10 of the ESA provides a narrow exception of a "regulated kill." § 1539(a)(1)(B); *National Wildlife Fed'n v. Norton*, 306 F. Supp. 2d 920, 926 (E.D. Cal. 2004). *1111 In specially-controlled situations, Congress allows the sacrifice of a certain number of creatures provided that *11281128 adequate steps are taken to minimize the detriment in a manner that ensures the continued vitality of the species involved overall. *Sierra Club v. Babbitt*, 15 F. Supp. 2d 1274, 1278 n. 3 (S.D. Ala. 1998) (an applicant for an ITP must submit an HCP "that will — as the name plainly connotes — help 'conserve' the entire species by facilitating its survival and recovery.").

"To apply for a § 10 permit, the property owner or developer must prepare a detailed application. Known as a Habitat Conservation Plan ("HCP"), it must contain specific information, analysis, and plans (including financial support) that specify how the applicant will "minimize and mitigate" the adverse impact on the protected species. § 1539(a)(2)(A)." *Southwest Center for Biological Div. v. Bartel* 470 F. Supp.2d 1118 (S.D. Cal. 2006)

"In addition to the specific standards in § 10, FWS has an overarching duty to conserve listed species by maintaining a viable population. §§ 1532(3), 1536(a)(1), (a)(2). FWS is obligated to use its authority to further the purpose of the ESA to *11291129 conserve listed species to the point that the substantive and procedural protections of the ESA are no longer required. § 1536(a)(1); see §§ 1532(6), (20) (defining threatened and endangered listings); *Gifford*, 378 F.3d at 1070. FWS must ensure that its issuance of an ITP "is not like to jeopardize the continued existence of any endangered species." § 1536(a)(2); *Turtle Island Restoration Network v. National Marine Fisheries Serv.*, 340 F.3d 969, 974 n. 9 (9th Cir. 2003); see generally *Defenders of Wildlife*, 420 F.3d at 963-67 (describing mandatory duty to guarantee "an additional, do-no-harm obligation"); *National Wildlife Fed'n v. Babbitt*, 128 F. Supp. 2d 1274, 1286 (E.D. Cal. 2000). Thus, the City's permit application must satisfy the ESA goal of conservation, which will allow the species to recover in order to "reverse the trend to extinction." *Tennessee Valley*, 437 U.S. at 153; *Sierra Club v. Babbitt*, 15 F. Supp. 2d at 1278 n. 3 ("Pursuant to section 10, the FWS may issue a permit for the 'incidental take' of some members of the species, if the applicant for the permit submits a 'conservation plan' that will — as its name plainly connotes — help 'conserve' the entire species by facilitating its *1313 survival and recovery."). "The overall effect of a project can be beneficial to a species even though some incidental taking may occur." *Friends of Endangered Species, Inc. v. Jantzen*, 760 F.2d 976, 982 (9th Cir. 1985)."

"To supplement the statutory duty to revoke an ITP when the terms have been violated, § 1539(a)(2)(C), FWS promulgated a regulation to retain control over the implementation of the ITP's conservation measures. The regulation authorizes FWS to reinstate the consultation process when the "amount or extent of taking specified in the incidental take statement is exceeded" or when "[n]ew information reveals effects of the action that may affect listed species or critical habitat in a manner or to

an extent not previously considered." 50 C.F.R. § 402.16. " *Southwest Center for Biological Div. v. Bartel* 470 F. Supp.2d 1118 (S.D. Cal. 2006)

"the ITP, not the IA, defines the extent of take authorized. The Builder Intervenors rely on a simplistic reading of the phrase "Covered Species Subject to Incidental Take" in the IA as if, by itself, it grants incidental take over those species. The phrase "Covered Species Subject to Incidental Take," however, is a term of art and is specifically defined in the IA and the related documents." *Southwest Center for Biological Div. v. Bartel* 470 F. Supp.2d 1118 (S.D. Cal. 2006)

"Section 10 of the ESA requires FWS to find that the applicant "will ensure that funding for the plan will be provided." § 1539(a)(2)(B)(iii); e.g., National Wildlife v. Norton, 306 F. Supp. 2d at 926-27. The applicant cannot rely on speculative future actions of others. National Wildlife v. Babbitt, 128 F. Supp. 2d at 1294-95; Sierra Club v. Babbitt, 15 F. Supp. 2d at 1280-82. "

*"The Court concludes that FWS arbitrarily concluded that the City ensured adequate funding for the plans will be provided because the City identified undependable and speculative sources for the necessary funds. § 1539(a)(2)(B)(iii). Although FWS has recited the statutory language in its findings, "merely referencing a requirement is not the same as complying with the requirement." Gerber v. Norton, 249 F.3d 173, 185 (D.C. Cir. 2002) (citation, quotations, and alterations omitted). The record does not demonstrate a rational connection between the facts — the City's shaky pledge to make an effort to find funding — and FWS's conclusion that the ESA funding requirement had been satisfied." *Southwest Center for Biological Div. v. Bartel* 470 F. Supp.2d 1118 (S.D. Cal. 2006)*

"The ESA dictates that "[t]he Secretary shall revoke a permit issued under [§ 10] if he finds that the permittee is not complying with the terms and conditions of the permit." § 1539(a)(2)(C); Bennett, 520 U.S. at 172-73 (when ESA mandates an action, the Secretary must use his expert discretion to apply the relevant factors and follow the required procedures). 'Southwest Center for Biological Div. v. Bartel 470 F. Supp.2d 1118 (S.D. Cal. 2006)

"Regarding the overall adequacy of revenue, our analysis does not allow us to conclude with certainty whether existing revenue streams will be sufficient to finance the assembly and operation of the reserve." Source; Balancing Environment and Development Costs, Revenues, and Benefits of the Western Riverside County Multiple Species Habitat Conservation Plan Rand Corporation 2008

"We cannot assign probabilities to the various outcomes but note that the factors that could lead to low land values (e.g., a drop in the housing market) could also lead to low revenues (i.e., a decline in revenue from the LDMF), decreasing the likelihood of scenarios in which current revenue sources are adequate" Source; Balancing Environment and Development Costs, Revenues, and Benefits of the Western Riverside County Multiple Species Habitat Conservation Plan Rand Corporation 2008

"To determine whether additional revenue instruments will be acquired, RCA should pay close attention to the changes in land prices over the next few years. If land prices fall substantially from the levels paid for comparable parcels in mid-2007 and RCA can purchase a substantial amount of acreage at the reduced prices, then it is conceivable that revenue from new sources will not be needed. If, on the other hand, land prices do not decline much over the next few

years, it will become increasingly likely that revenue from existing instruments will be inadequate and that additional revenue sources will be required.” Source; Balancing Environment and Development Costs, Revenues, and Benefits of the Western Riverside County Multiple Species Habitat Conservation Plan Rand Corporation 2008

We found that individual acreage goals cannot all be met using the USFWS CRD. That said, we found that, for all but one of the vegetation communities, the sum of the acreage in the USFWS CRD across all rough-step areas exceeded the sum of the acreage targets across all rough-step areas. In other words, while there are numerous shortfalls in specific rough-step areas, there appears to be sufficient acreage in total for most of the vegetation communities. The reserve assembled by RCA will not necessarily precisely follow the USFWS CRD. We have not examined the extent to which different reserve configurations that are consistent with the land-acquisition criteria in the MSHCP would satisfy the rough-step requirements. However, our analysis shows that one configuration, the USFWS CRD, will not meet the rough-step requirements as currently written, and it is plausible that other configurations will face similar problems. It also shows that it may be worth revisiting rough-step requirements to determine whether it is appropriate to allow some fungibility of acreage requirements across rough-step areas. Source; Balancing Environment and Development Costs, Revenues, and Benefits of the Western Riverside County Multiple Species Habitat Conservation Plan Rand Corporation 2008

“Our analysis suggests an additional way in which RCA may be able to substantially reduce the cost of assembling the reserve. We found that the land needed for the linkages between core habitat areas is disproportionately expensive because it runs through heavily developed areas and includes many parcels that have already been developed. Modifying the linkages to avoid existing development could reduce the total reserve-assembly costs by as much as 25 percent. In addition, rerouting linkages outside the criteria area would require an amendment to the plan, which can be a time-consuming and contentious process. Whether linkages could be modified without degrading the plan’s ecological integrity would need to be investigated. However, rerouting the linkages away from already-developed parcels warrants careful consideration, given the magnitude of the potential savings involved.” Source; Balancing Environment and Development Costs, Revenues, and Benefits of the Western Riverside County Multiple Species Habitat Conservation Plan Rand Corporation 2008

Appendix K Focused Los Angeles Pocket Mouse Survey Report

LSA

Page 2

Dr. John C. Stapp
Wildlife Researcher, DFW
C. B. Culbreth Wildlife Center
11800 South Main Street
Sacramento, CA 95829

Project Title
Southern California Condor
Recovery Action Plan
California Department of Fish and Game
4500 Gilman Drive, Building C
La Jolla, California 92037

Subject: West Coast Goshawk, Red-shouldered Hawk, California Condor, Trapping

Event ID: 00000000000000000000

This document describes the methods of goshawk and condor trapping that were used on the proposed Red-shouldered Hawk and California Condor trapping sites located in western Placer County, California, near the western Riverside County/Los Angeles County border. The Los Angeles Fish and Wildlife Permit (LA-FW Permit # 777965-7), California Species of Special Concern and a condor trapping site under the Western Riverside County Wildlife Species Habitat Conservation Plan (WRCP). The LA-FW was found in every trapping line surveyed but not on every trapline. The positive results of our previous trapping studies along the adjacent California Condor project (dated August 2005).

STUDY AREA

Trapping activities were conducted in the vicinity of the Redwood Expressway, near the Placer and Elvert, in western Placer County (Figure 1; all figures are attached). Vegetation on much of the study area consisted of Riverside orange scrub, but grassland and ruderal habitats predominated in eastern and southern portions of the site.

REFERENCES

Richard Erickson (DFW Director) was primarily responsible for the entire trapping effort pursuant to the LSA Associates, Inc. (LSA) Federal Fish and Wildlife Permit # 0175-777965-7 (May 10, 2003–May 9, 2007) and a temporary authorization from the California Department of Fish and Game (Department) (May 12, 2003–March 31, 2007), in lieu of a Memorandum of Understanding between LSA and the Department.

Three trapping sessions addressed three separate sections of the study area. The first session lasted two nights and was in the middle of the study area, in the vicinity of the Redwood Expressway/Elvert Road intersection. A total of 225 traps were set on traplines that were checked following the first night of LSA set captures.

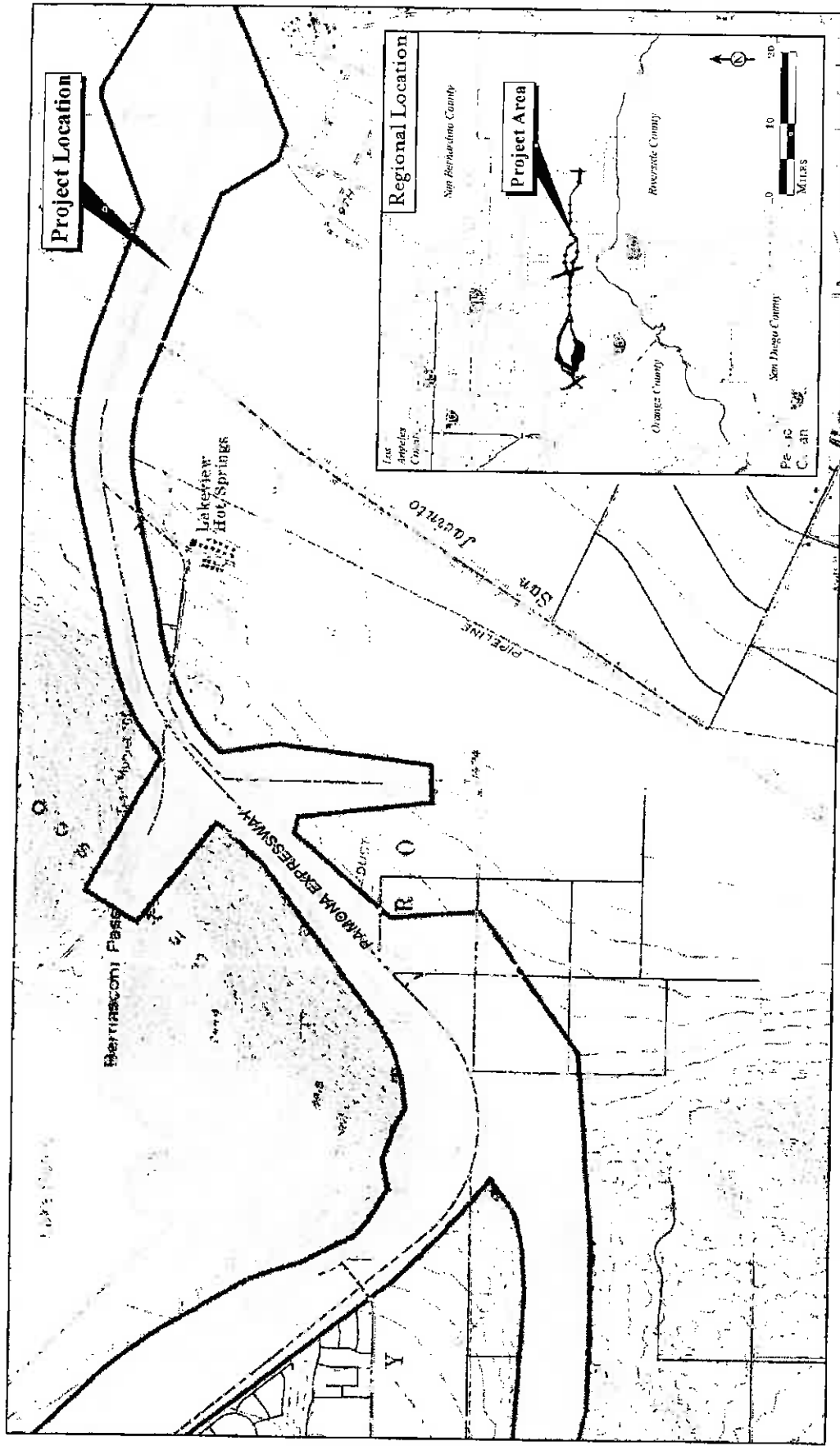


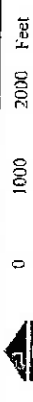


Figure 1

 Buffer Area as of 7/14/05
 Traplines

SOURCE: Jacobs (2005); USGS 7.5 Quad Lakesview & Perris, CA (79); County of Riverside, 2006



Regional Location

RUCV51GField_MapsBioTrapping_FieldRegional_Location.mxd (08/07/08)

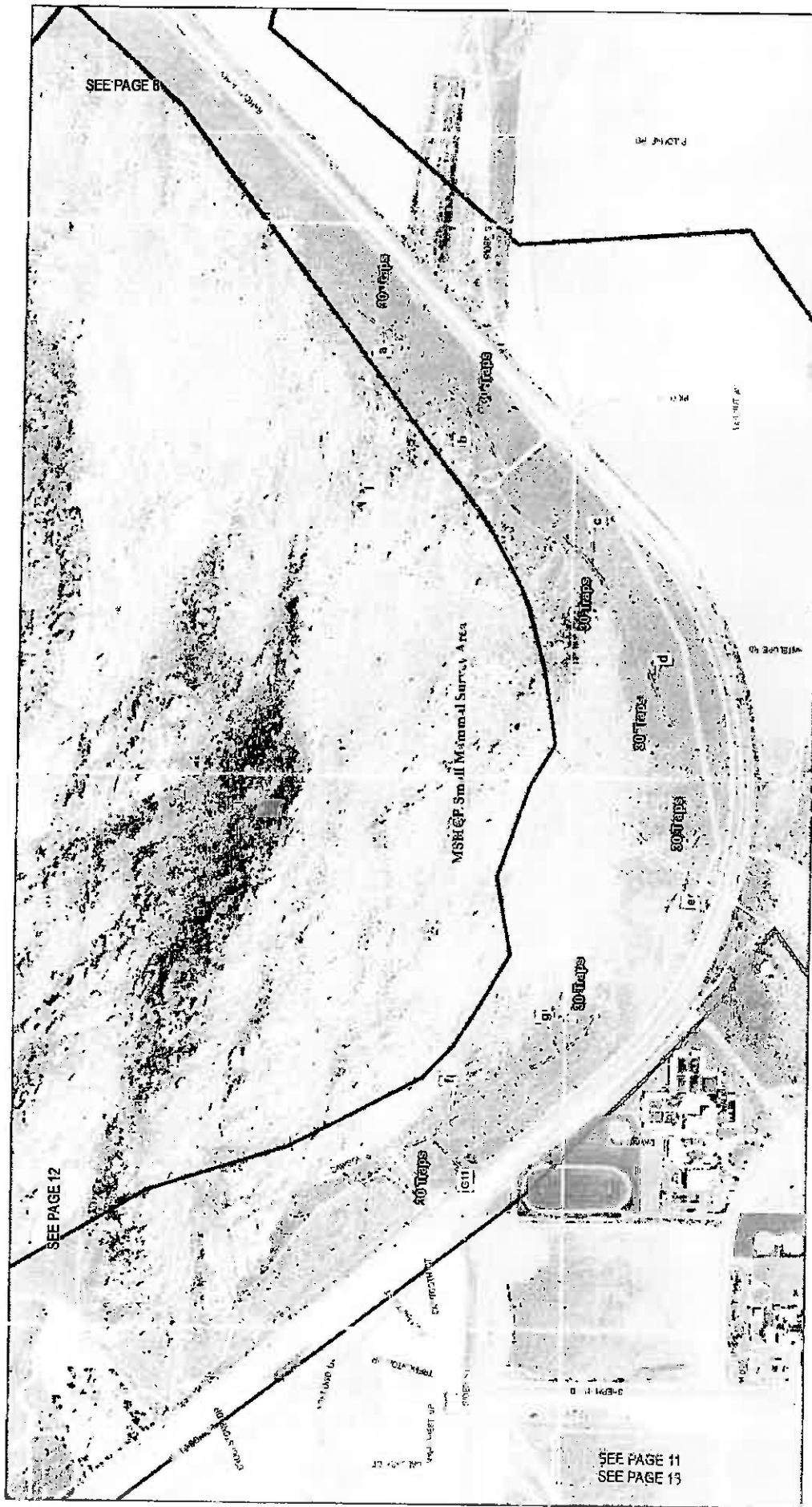
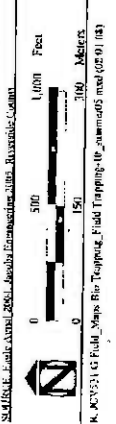


Figure 2
July 24-25, 2005
Trapline Locations

Legend

- MCP Buffer as of 7/14/05
- MSHCP Small Mammal Survey Area
- MCP Buffer as of 12/27/05
- Traplines
- MAP INDEX
- L.A.P.M Capture Locations



Small Mammal Trapping



Small Mammal Trapping 2005, Jacobs Engineering Group, Riverside, CA

K:\000001\GIS Field Maps For Trapping Field Trapping-05_narrat05.mxd (05/01/05)

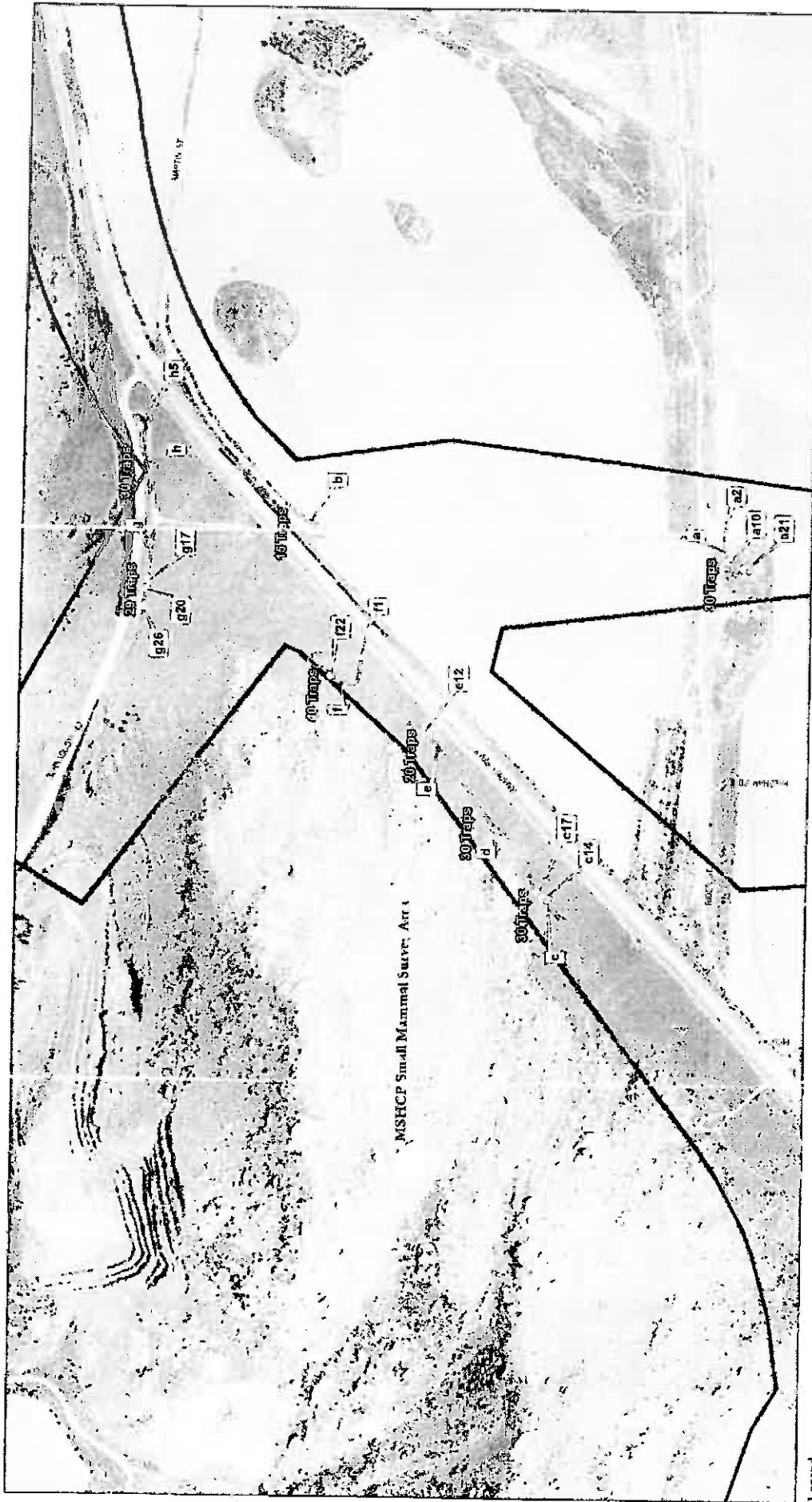
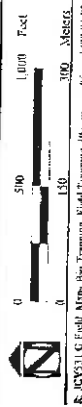


Figure 3
July 3-5, 2005
Trapline Locations

Small Mammal Trapping

- Legend
- 7/14/05 MCP Buffer as of 7/14/05
 - 1/27/2005 MCP Buffer as of 1/27/2005
 - MSHCP Small Mammal Survey Area
 - Traplines



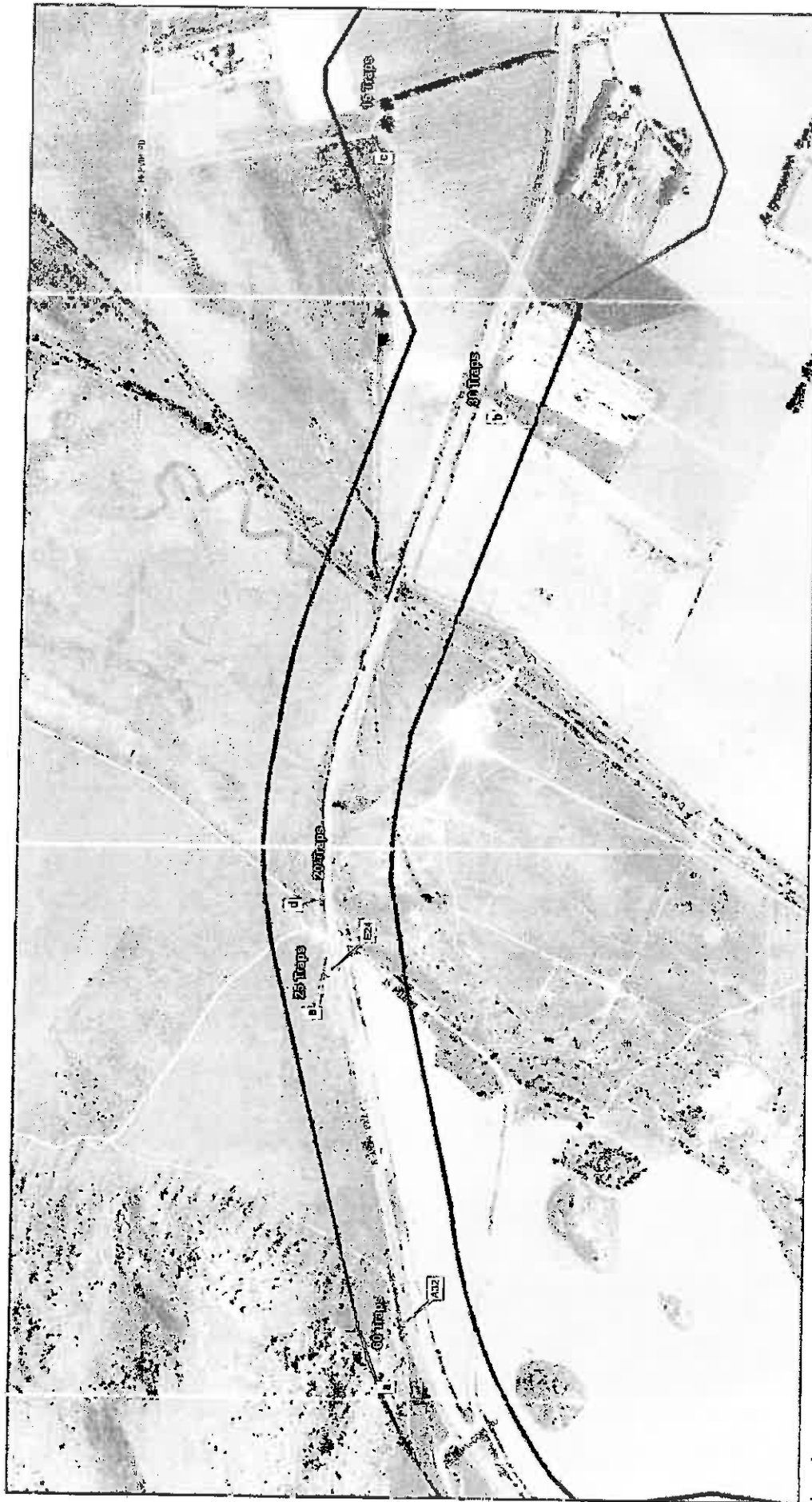


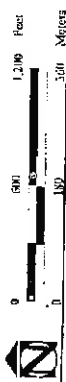
Figure 1
 Aug 17, 2005
 1:00pm - 1:30pm



Small Mammal Trapping

Legend
 [Symbol] MCP Buffer as of 7/14/05 [Symbol] LAPM Capture Locations
 [Symbol] MCP Buffer as of 1/27/2005 [Symbol] MSHCP Small Mammal Survey Area
 [Symbol] Traplines

SOURCE: Esri, ArcMap 2004, Jacobs Subcontractors, 2005, Riverside County



R:\00331 C Field Maps The Trapping_Fish Trapping-001_schematic.mxd (06/14/05)



Western Riverside County Regional Conservation Authority

Regional Conservation Authority News

Phone (951) 955-9700 - Fax (951) 955-8873

For IMMEDIATE RELEASE: December 14, 2006

Contact: Ken Graff
Regional Conservation Authority
(951) 955-9700.

Conservation Authority Acquires Another Property for the MSHCP

The Western Riverside County Regional Conservation Authority (RCA) highlights its latest acquisition for the Western Riverside County MSHCP. This acquisition consists of a total of approximately 131.85 acres in the central area of the County within the Lakeview / Nuevo Area in Juniper Flats.

Lakeview / Nuevo, CA;

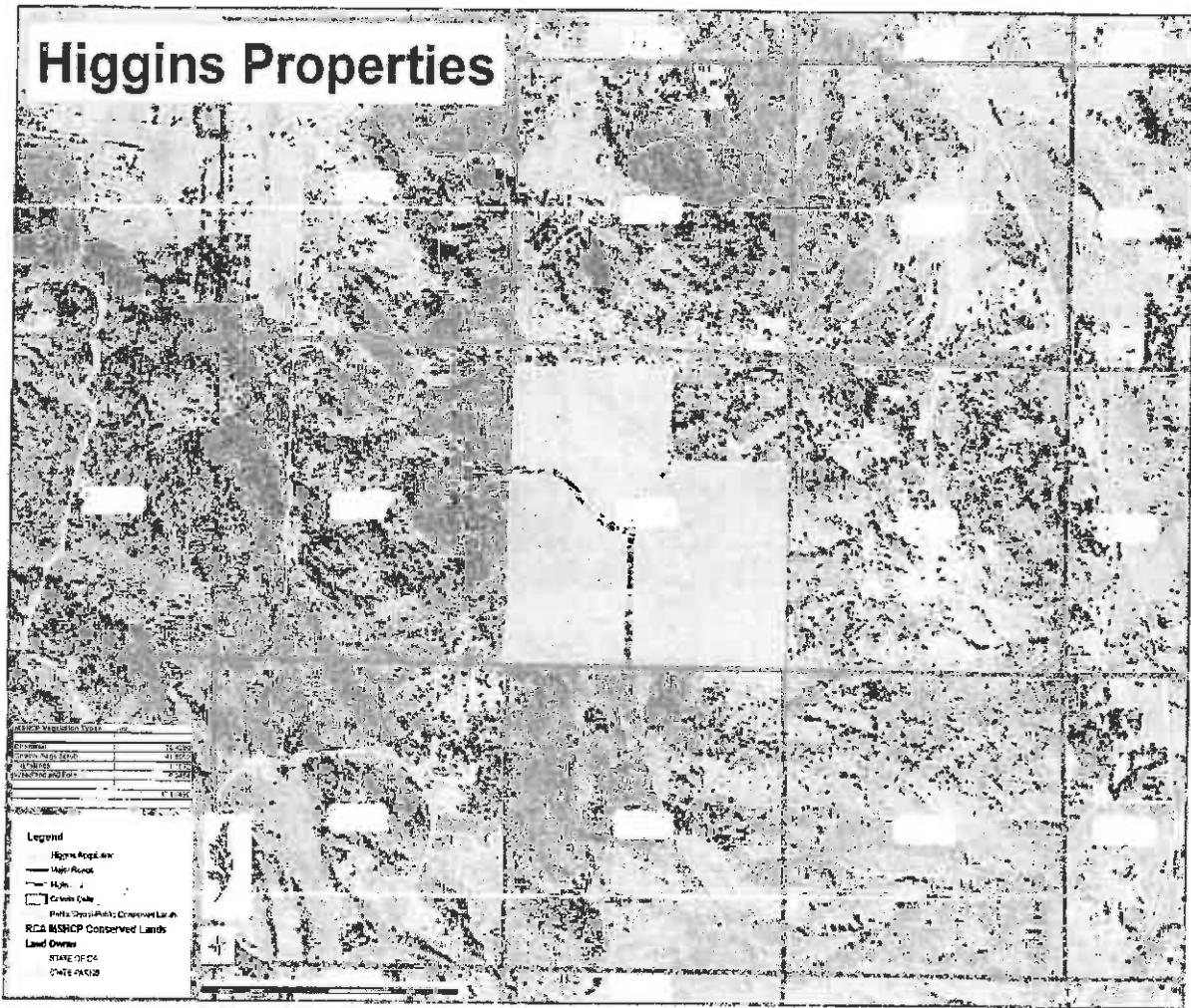
This acquisition is located north of Homeland and State Highway 74-79, east of San Jacinto and West of Hemet. The property was also known as the Bar V Ranch.

This acquisition is located within Rough Step Unit 3, in the Lakeview/Nuevo area of the County General Plan and is in the San Jacinto Management Unit for the MSHCP. This acquisition continues the RCA's efforts in acquiring properties and conserve lands in the Juniper Flats area to create the Noncontiguous Habitat Block 5 in the Lakeview Mountains. This Habitat Block is connected to other MSHCP conserved land by the Proposed Constrained Linkage 20 and are approximately 1.2 miles from the nearest connected Core (Existing Core H, Lake Perris/Mystic Lake) to the North of the Site.

The vegetation on the property consists of Chaparral, Coastal Sage Scrub, Grasslands, and Woodland Forest. The Wildlife that has been observed on the site is typical of the vegetation found in this area. Species that have been observed in this area include:

Bell's Sage Sparrow, Burrowing Owl, Bobcat, Mountain Lions and Los Angeles Pocket Mouse.

During the course of review by the RCA definitive signs of recent Mountain Lion tracks were observed on this site.



View of Higgins Property towards the West.



View of Higgins Property - Vegetation on Parcels of Chaparral and Coastal Sage Scrub.



The property consists of approximately 131.85 acres and continues the efforts of the RCA to develop and maintain a conservation reserve system within Western Riverside County.

Address:

**Western Riverside County
Regional Conservation Authority
4080 Lemon Street, Twelfth floor
Riverside, CA 92501**

Normal Business Hours:
Monday to Friday from 8:00am to 5:00pm

[Western Riverside County Regional Conservation Authority Home Page](#)

A Primer on Carbon Dioxide Emissions

In the United States, most carbon dioxide (CO₂) is emitted as the result of the combustion of fossil fuels.¹ Energy-hungry Americans are responsible for about 25% of global emissions of carbon dioxide (CO₂)—more than any other nation—on an annual basis, 5.5 tons of CO₂ a head.^{2,3} The proliferation of electric vehicles (EVs) allows the sensible and rational uses of carbon resources and offers a significant opportunity to reduce the global carbon

Source	CO ₂ Emissions ⁴
Residential	
One kWh of electricity from coal ⁵	2.1 pounds
One kWh of electricity from natural gas ⁶	0.9 pounds
One kWh of electricity from wind/solar ⁷	0 pounds
One compact fluorescent (CF) bulb (15 watts), used in US home for 1 year	45 pounds
One incandescent bulb (60 watts), used in US home for 1 year	270 pounds
Estimated emissions from US residential lighting with incandescents	250 billion pounds
Estimated emissions from US residential lighting with CFLs	110 billion pounds
Disposal/decomposition of 1 year's worth of household waste	4,800 pounds
Total annual US residential emissions	1.2 billion metric tons
Driving/Transportation	
Driving 10,000 miles a year averaging 22 mpg (Chevy Malibu)	17,000 pounds ¹⁰
Driving 10,000 miles a year averaging 24 mpg (Ford Focus)	15,000 pounds
Driving 10,000 miles a year averaging 100 mpg (plug-in hybrid)	2,000 pounds ¹¹
Driving 10,000 miles a year averaging 100 mpg (EV)	0 pounds ¹²
Total annual US transportation emissions	2 billion metric tons

Where Energy is Used in America: CO₂ Emissions by Sector¹²

Transportation	33%	1934 million metric tons
Industries	29%	1730 million metric tons
Residences	21%	1212 million metric tons
Businesses	17%	1024 million metric tons
Total USA Emissions	100%	5900 million metric tons

Transportation: 33%¹³

The transportation sector accounts for about 2 billion metric tons of global warming pollution, or 33% of total US energy-related CO₂ emissions. These emissions come from four primary sources:

- ▽ Gasoline for cars and light trucks (60%)
- ▽ Diesel fuel for heavy trucks, locomotives and ships (22%)
- ▽ Jet fuel (12%)
- ▽ Heavy fuel oil for maritime uses (2.8%)

Improving gas mileage of cars and trucks has a significant impact on emissions. For example, on a 20-mile commute:

- ▽ A gas-mile-economizer car that gets 20 mpg releases 20 lbs of CO₂.
- ▽ A hybrid gas-electric car that gets 40 mpg releases 10 lbs of CO₂.
- ▽ A plug-in hybrid car that gets 100 mpg releases 4 lbs of CO₂.

Residences: 21%¹⁴

Residences account for 21% of US CO₂ emissions. More than two-thirds (68%) of residential emissions come from the consumption of electricity, and most of those emissions (80%) come from the burning of coal at coal-fired power plants. Roughly half of all electricity in the US is generated by burning coal in power plants; residences use this energy for lighting, air conditioning and heating, televisions and other household appliances (Fig. 1).

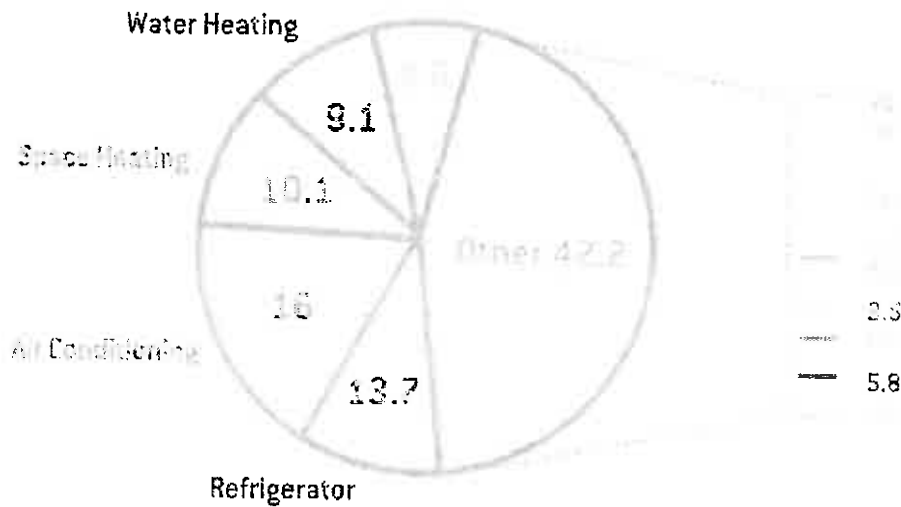


Fig. 1. Residential use of electricity in the US. Source: US EIA. #

Electricity is delivered to homes from power plants via the power grid, and is used to run heaters and air conditioning, refrigerators, and to-dry clothes, and in many centers, computers and many other appliances and electronics. Most of the heat of the air conditioning comes from gas and the burning of natural gas and oil used for heating.

Reducing energy consumption in the home—through things like insulation and energy-efficient appliances—can help to reduce emissions. However, it is difficult to do so because many of the emissions come from generating electricity in power plants, which are far from home.

Electricity Generation: 39%⁶

CO₂ emissions from the generation of electricity account for 35% of total US energy-related CO₂ emissions. Of this, coal-fired power plants account for 30% of all US CO₂ emissions.

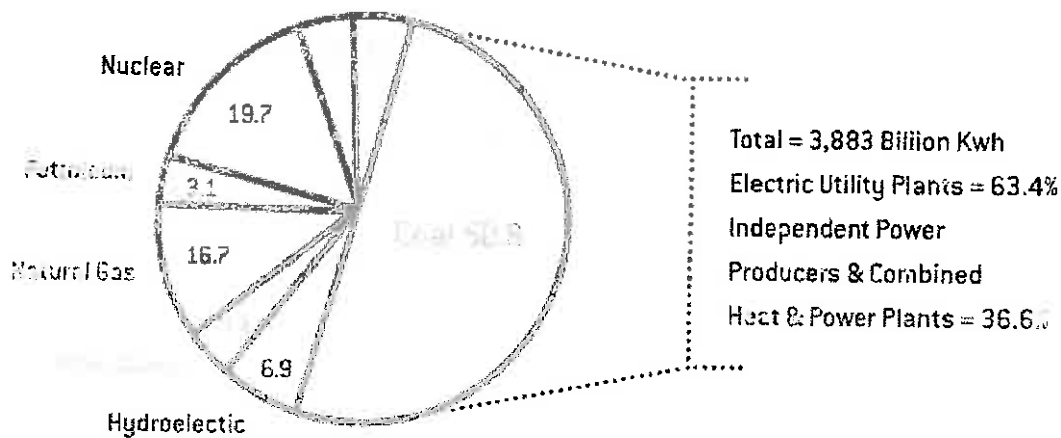


Fig. 2. Electricity generation in the US, by fuel. Source: US EIA ¹⁷

Coal produces 21% more CO₂ than oil per unit of energy consumption.

Coal produces 76% more CO₂ than natural gas per unit of energy consumption.

Coal, wind, hydroelectric, nuclear and biomass energy sources do not result in significant CO₂ emissions. ¹⁸

World Coal Consumption: The Top Five¹⁹

	Millions of Tons	Global Share
China	800	31%
United States	574	22.3%
India	185	7.2%
Japan	112	4.4%
Russian Federation	111	4.3%

World Oil Consumption: The Top Five²⁰

	Millions of Tons	Global Share
United States	914.3	25.1%
China	275.2	7.6%
Japan	248.7	6.8%
Germany	125.1	3.4%
Russian Federation	124.7	3.4%

World Natural Gas Consumption: The Top Five²¹

	Millions of Tons	Global Share
United States	567	24.3%
Russian Federation	365	15.7%
United Kingdom	86	3.7%
Canada	79	3.4%
Germany	77	3.3%

Carbon Calculators²²

Greenhouse gas emissions calculators are available online from many sources. These interactive calculators vary greatly in complexity, scope, and intent. The most common kinds of calculators include:

- ✓ **Equivalency Calculators:** Translate greenhouse gas reductions into equivalent units (e.g., number of trees or land in acres²³).
- ✓ **Individuals:** Estimate the greenhouse gas emissions from everyday activities and lifestyle choices, such as driving to work, flying, and shopping.
- ✓ **Homes and Businesses:** Evaluate efficiencies and identify energy savings opportunities in residential and commercial buildings.
- ✓ **Alternative Energy:** Estimate the emission reduction benefit of using photovoltaics, solar water heating, hot water heated swimming pools, or choosing wind power.
- ✓ **Cars and Trucks:** Calculate and compare the fuel economy, operating costs, and emissions of cars and trucks by vehicle.

Notes

¹ See <http://www.epa.gov/cfl/2005/cflrpt/summary/carbon.html>.

² See <http://www.epa.gov/cfl/2005/cflrpt/summary/carbon.html>.

³ Carbon dioxide (CO₂) is the most abundant greenhouse gas, but it is not the only one. Other greenhouse gases include methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

⁴ The Global Warming Solutions Act (AB 32) requires California to reduce its greenhouse gas emissions to 1990 levels by 2020. See <http://gov.ca.gov/cfl/2005/cflrpt/summary/carbon.html>.

⁵ Coal-fired power plants emit the most greenhouse gas emissions per kilowatt-hour (kWh) of electricity generated. Emissions per kWh are lower in regions that rely more heavily on coal power. Emissions per kWh are particularly low in regions that rely heavily on natural gas, nuclear, or hydro power.

⁶ See http://www.eia.doe.gov/cneaf/electricity/page/co2_report/co2_report.html.

⁷ Industrial processes generate about 15 percent of greenhouse gas emissions during manufacturing.

⁸ As of 2002, 100 tons of CO₂ during the life cycle of 1 gallon of E-85 fuel requires 15 tons of fuel. See <http://www.epa.gov/cfl/2005/cflrpt/summary/carbon.html>.

recover[®]
Greywater Recycling System

recycle water
from showers & baths

reuse it
for flushing toilets

save up to
30% of water use

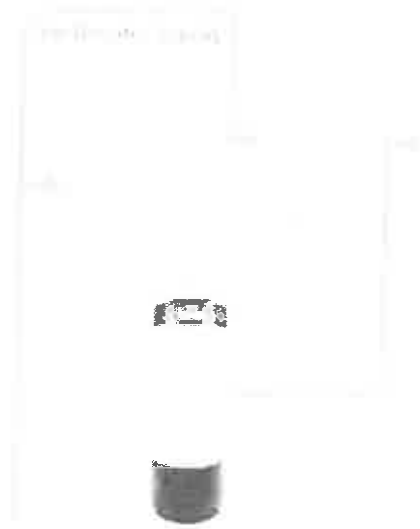


SECTION 22 13 63

www.recoverwater.com

canplas[®]

How it works



Greywater is lightly soiled water from showers or baths that is suitable for reuse when properly treated. Normally, greywater goes down the drain and mixes with blackwater (heavily soiled water from toilets or kitchen sinks) which then travels to the municipal sewage treatment plant or to a septic system. The Recover system captures the greywater before it leaves the building, applies filtration and adds a small amount of chlorine for disinfection. The greywater is then stored in a tank to be used to flush toilets.

Toilet flushing is the most suitable application for greywater since in most homes the volume of water used to flush toilets closely matches the volume of greywater produced in a day from bathing. This allows for a smaller tank size since all the greywater generated is used that same day.

The amount of fresh water that can be saved depends on the volume and frequency of greywater produced and the number of times the toilet is flushed. Our research has shown that one shower of average length (7 minutes) supplies enough greywater for that person to flush toilets for up to two days.

Dollar savings is amplified since you will reduce your indoor water use by up to 30%, and also save the same amount on your municipal sewer bill.

Toilet supplying

The plumbing lines to the toilet(s) are run directly from the Recover system and are separate from the potable water supply lines. The greywater supply lines are typically purple coloured pipe to indicate it is non potable water.

When a toilet is flushed, an efficient pump supplies the greywater to refill the toilet tank. Over the course of a year, the pump uses less than \$4.00 worth of electricity (at 10¢ per kWh) to operate.

Greywater capture

To capture greywater, **the drain pipes in the home connected to the showers and baths must be separate from the toilet or sink drain pipes.**

During a shower or after a bath, the greywater flows down the drain which terminates at the recover system. The greywater passes through a filter and is stored in the tank.

Treatment and storage

After the greywater is filtered, a small amount of chlorine is added to kill any potential viruses or bacteria present in the water. This is about half the chlorine level of a swimming pool.

The Recover system is unique in that it has a self-cleaning filter. This feature eliminates manual cleaning and saves water since it utilizes greywater during the filter clean cycle.

If the greywater goes unused for a period of 48hrs, it is automatically purged to the sewer drain in order to maintain optimal freshness in the tank.

Safety - Backflow protection

According to plumbing codes, alternate water systems within a home must be protected against backflow, meaning that the treated greywater cannot potentially mix with the potable water system. **The Recover System includes an integrated air gap device for the protection of the potable water system.** In addition to the air gap, your local municipality may require the use of a backflow protection device on the potable city water supply as a means of isolating the home from the city system.

Water savings

By capturing water from one 10 minute shower, you can flush your toilet up to 20 times. At the current rate, water bills are expected to double in the next ten years. This is a result of growing cities requiring new water infrastructure, restrictions on the amount of water a city can withdraw and increases in the cost of energy to treat and supply water.

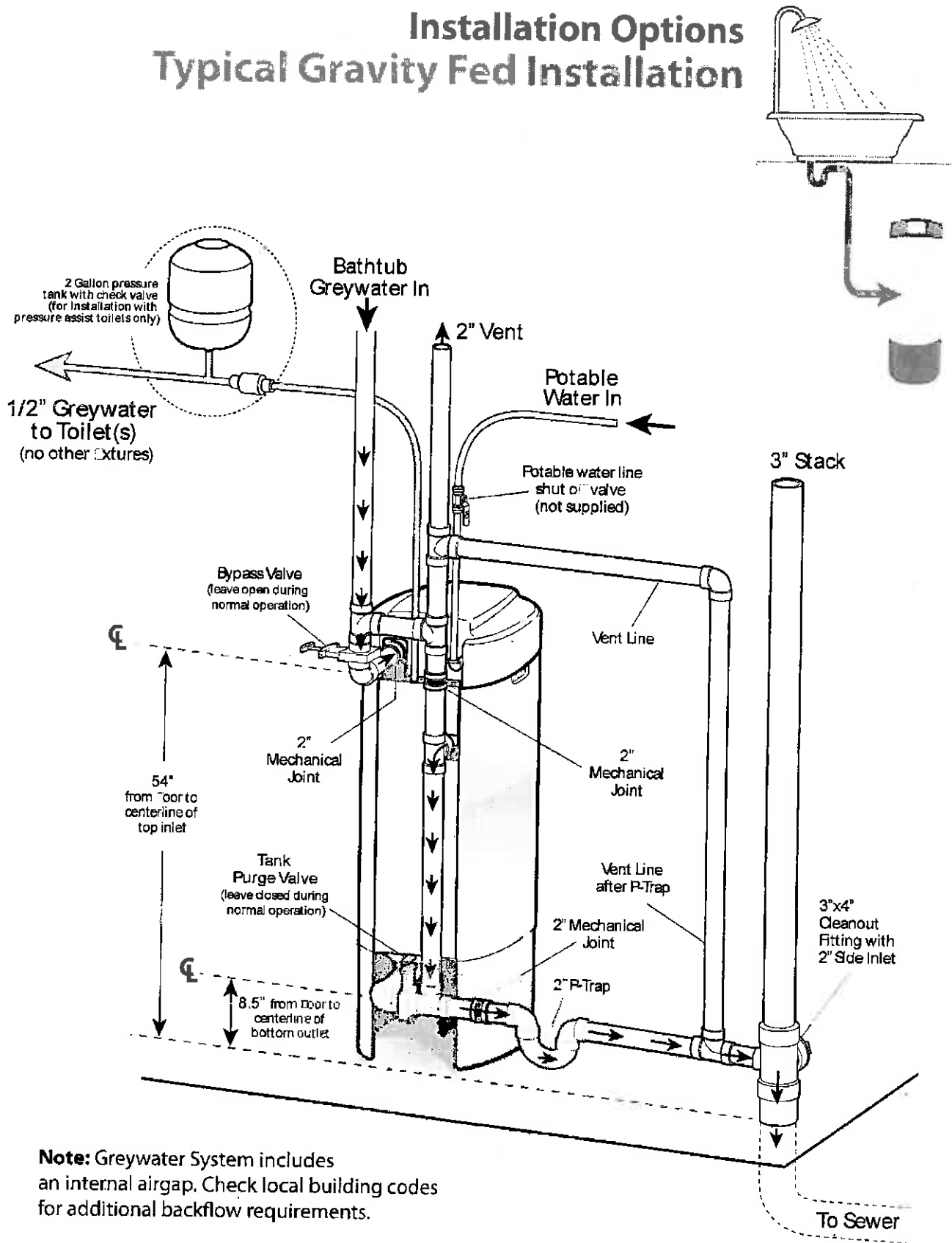
Display

The Recover system keeps you in the know. The display provides you with information like how much water you have saved and when it is time to top up the chlorine.

In addition, smart controls allow you to conserve water while you are away (Auto-Away Mode) and it will even learn your toilet tank size so that it will limit the usage of fresh water if you happen to use up all of your greywater before your next shower.

We have found that homes who are informed and proactive find other ways to conserve water in the home, and end up saving even more water than the Recover system can do alone. It's about living sustainably.

Installation Options Typical Gravity Fed Installation



Note: Greywater System includes an internal airgap. Check local building codes for additional backflow requirements.

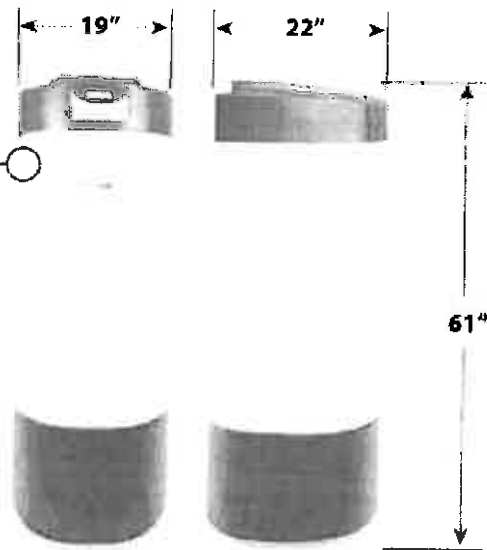
Green building certifications

Greywater systems contribute to LEED Credits for water use reduction and innovative wastewater technologies. Please refer to our website to get a complete analysis on our products potential contribution for LEED credits.

Quick reference

Self Cleaning Filter

The gravity fed 100 micron self-cleaning filter is maintenance free with disinfectant top-up only required every 4 to 6 months.



Part Number: 901000

Dimensions: 61" x 22" x 19"

Weight: 80lb (when empty)

Tank Storage Volume: 200L

Power Requirements: 15A 115VAC plug outlet required. System runs on 24VDC power with onboard AC to DC 6.5A power converter

Certifications:  Certified to NSF B128.1/2

Pump: 24VDC pump, thermally protected, 65PSI max output pressure, UL certified, built-in check valve

Pumped Discharge: 3.6GPM max

Filtration: Gravity fed 100 micron, self-cleaning filter element

Disinfectant: Trichloro tablets, 3" diameter, slow dissolving (pod pods)

Drain Connections: all connections 2" Schedule 40 (D/W) with mechanical rubber coupling (included)

Pressure Connections: 1/2" O Quick connect fittings suitable for use with copper, CPVC or PEX piping

Cross Connection Control Features:

Built-in air gap for potable make-up water connection

• 20mm air gap, compliant with plumbing codes

• Vented to atmosphere

• Overflow Protection

• Temperature resistant

Outlet water dyed light blue for visual indication

(NSF certified dye required)

Tank Purge Frequency: 48hrs

System Alarms: Audible and Visual indicators

with auto shut-off protection for the following alarms

• Tank overflow

• Valves stuck open/closed

• Pump over-run (exceeding 20min)

• Annual maintenance required

• Bed of Chlorine tablets

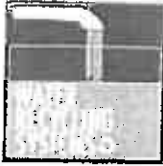
• Bed of dye liquid

• Emergency tank drain

• Tank recirc valve

• Toilet flush valve leak

• Toilet drain valve leak



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Residential Systems

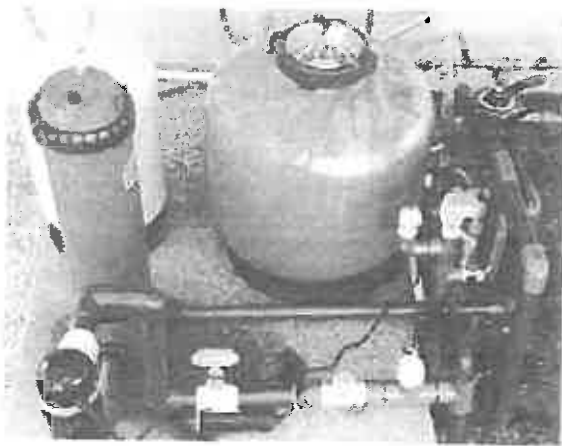
The average four person single family home in a temperate climate uses over 20,000 gallons of water monthly. Over half of which is used for landscape irrigation; think about that, clean drinking water being sprayed on dirt! The same family uses nearly 3,000 gallons of water per month to flush toilets; talk about good water going after bad!

Our recycling system, will reduce that families municipal water usage by 50% to 70% with a similar reduction in their water bill. Of greater importance is the fact the family is doing their utmost to preserve one of our most important natural resources.

After installing our Residential System Ed Begley's family of three saved an average of 405 gallons of water daily, an amount verified by his Los Angeles Department of Water and Power statement. That's nearly 150,000 gallons annually.

Expand that savings to 500 families using our residential systems; 73 Million gallons annually, 1000 families nearly 150 Million gallons. That's impact!

Using our systems water becomes a reusable asset rather than a one time commodity. Take long relaxing showers without feeling guilty by knowing the water you're using today will irrigate your lawn and garden tomorrow. Think of the electricity and other resources saved because that water is not being processed at the local sewer treatment plant. Instead, after reuse it's percolating down into the water table, being recycled as mother nature has been doing for thousands of years.



Get a Quote

* Your Name

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Select Your State

Alabama

How may we help you?

Home > Products & Features > How it Works

How it Works

A basic ReWater® filter package consists of a surge tank that can stand alone or be buried, a bolt-on lid that can be sealed and walked on, water-proof grommets, wastewater backflow valve, heavy-duty high pressure submersible pump, float switch, and bag filter.

Our more advanced filter packages also have an outdoor-rated fiberglass sand filter system that can be fully automated, with a fresh water valve to backwash the filter vessel, a pressure-reduced valve to provide supplemental irrigation when needed, and a reduced pressure principle device to protect the fresh water supply from a reverse flow of greywater.

Larger automated filter systems for multi-family and commercial buildings are also available. All our filter systems deliver filtered greywater to our proprietary subsurface drip irrigation network.

Filter and irrigation operations can be controlled by ReWater's Complete Control™ controller, which comes with every ReWater irrigation package. Our controller starts when water is available, sends water out to irrigation as programmed, and stops when the tank empties, holding its place in the program until more water becomes available. This process keeps the water fresh and full of oxygen, which is good for the filter, irrigation infrastructure, and plants.

Our outdoor rated 3, 6, 9, 12, 15, 18, and 21-station controllers have 156 features, including 4 independently operating programs, to make sophisticated irrigation easy yet highly efficient under real-world conditions. Our 33 and 45 station models have a heavy steel cabinet for more demanding neighborhoods. All our controllers have the ability to automatically supplement, after midnight, any shortage of recycled water with fresh water.

Our irrigation packages come with practically all the valves, tubing, emitters, and hundreds of little fittings you need for a landscape approximately the size you're planning, and you can customize each package. Each component has been tested over time to deliver an optimal irrigation experience over the long haul.

ReWater's systems have been chosen by discriminating homeowners for over two decades because our components and methods for their assembly have been carefully selected and evolved from our extensive experience. We guarantee our systems will give you many years of trustworthy service.

The most economic way to install a ReWater system is by plumbing only the regularly-used showers, tubs, and clothes washer into our surge tank: about 95% of the reusable water comes from these few sources. Bathroom sinks produce another 3%, and guest showers, tubs, and bathroom sinks contribute the remaining small portion.



The above view is an example of what our system looks like when installed, but there are countless iterations possible, given normal plumbing scenarios, home design, and topography.

Irrigation components

1. 1" 24 VAC solenoid valve
2. Tees (1/2", 3/4", 1" & 1 1/2")
3. 90° elbow (1/2", 3/4", 1" & 1 1/2")
4. 45° elbow (1/2", 3/4", 1" & 1 1/2")
5. 1" threaded male adapter
6. Slip reducers (1/2"x3/4", 3/4"x1", & 1"x1 1/2")
7. Reducing tees (1 1/2"x1 1/2"x1")
8. Polyethylene tubing (1/2", 3/4" & 1")
9. Polyethylene tubing Ends (1/2", 3/4" & 1")
10. Emitter
11. Emitter screens
12. Controller
13. Relay junction box

Filtration components

- A. Surge tank, 70 gallons (37"x29")
- B. Lid w/ 6 SS screws
- C. Bulkhead adapters, 3 @ 2", 1 @ 1 1/2"
- G. 1 1/2" discharge pipe
- H. 3-way Tee valve with 24 VAC actuator
- I. Filter vessel with PVC pipe adapters
- J. 1 1/2" solenoid valve for backwash
- K. 1 1/2" PVC swing check valve
- L. Pump, 1/2 hp high pressure
- M. Float switch
- N. Backflow valve with viewing port
- O. 1" reduced pressure valve for irrigation supplement
- P. Reverse pressure assembly
- Q. Platform (optional)

For a complete list of components see our [Equipment Lists](#).

July 22, 2015

**Attention: cob@rcbos.org or aab@robos.org
Clerk of the Board of Supervisors,**

PLEASE Deliver to the Supervisors Of District 1	2	3	4 & 5
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**for their July 30th Meeting RE: the Draft of the General Plan
Amendment No. 960, Draft EIR (Environmental Impact Report No. 521
and the Climate Action Plan Public Review Draft**

**Attention to: The Riverside County Planning Dept. for No. 960, No.
521, and the Climate Action Plan Public Review Draft , same as above,
EXCEPT that it is on July 23 2015 to input for the 6:30pm hearing held
in Mountain Shadows Middle School Simpson Room in Nuevo, CA.**

**Attention to: Kristi Lovelady, Advanced Planning Division Manager of
the Riverside County Planning Department at
klovelad@rctlma.org**

**Attention to: Also, to Supervisor Chuck Washington of District No. 1.
district3.co.riverside.ca.us**

**Attention to: Adrian J. McGregor
macsgarden2004@yahoo.com**

from: Adrian J. McGregor, private citizen without assistance of an attorney
Mailing Address: P.O. Box 894108
Temecula, CA 92589

Property Address: 34555 Madera de Playa
Temecula, CA 92592

e-mail: macsgarden2004@yahoo.com

To Whom it may concern I wish to inter the following statements and
documentation into public record regarding the July 23rd Outreach Meeting
held in Nuevo, CA and to the July 30th County of Riverside Supervisors

discussion and to be voted upon the new County of Riverside General Plan Amendment No. 960, the EIR Impact Report No. 521, and the Climate Action Plan's Ten Year Plan for the entire County of Riverside, which includes the Temecula Unincorporated Temecula Wine Country (under the direction/sphere of influence of the City of Temecula since 2005), where my family reside.

These three agenda items are: THE COUNTY OF RIVERSIDE AMENDMENT NO. 960, CLIMATE ACTION PLAN, AND THE ENVIRONMENTAL IMPACT REPORT NO. 521

I think, I believe, could be, might be THAT the following statements to be true. I am making these statements as a private individual resident with NO legal council of an attorney of law. I am a resident of our valley since 1977; 38 years, whose family has farming history in California since 1740.

- County and Cities have over developed the County, and the City of Temecula have ignored CETAP, CEMA and Flood Control, as well. They also have allowed violations of the Import Law Formula of Water. They are on Phase 1 of Flood Control in 2014/2015, per the newspaper. Mrs. Edwards and the City were denied any federal flood money assistance in 2008 when Councilwoman MaryAnn Edwards presented in Washington, DC the City of Temecula's request for federal monies to achieve goal reaching to the next Phases needed due to UP river and DOWN river and within OVER growth not keeping up for funding I believe. (As per 2003, Council Jeff Stone is recorded stating that he accept ZERO monies from the 503 area project called WOLF Creek for flooding. He stated he could not make them BUY the Keys to OUR City. Which means, the developer is off the hook financially I believe. So, were new property owners levied to put in the drainage along side Pechanga Parkway? How will this be resolved, flooding? One told me, "Yes, we were levied with a large individual taxation per each home in my track for the flood channel along Pechanga Park Way, as was Pechanga who gave over two million dollars, or possibly more.
- 1979-80 massive flooding with even Lake Skinner Dam's Gates were opened onto my co-workers lands down river in the dead of night off of Nicolas Rd. on the corner of Leifer Rd. & Nicolas Rd. The Lake lost about one third of its holding capacity due to runoff sediment. My friend, Mrs. Station, lost 2.5 acres of land from their acreage, permanently.

- 1997 had \$9,000,000.00 dollars of flood damage to Old Town when the Temecula Creek over flowed from 8 inches of rain.
- **There is ONLY one exit for the Flood waters: Down the Temecula Creek, which is part of the Santa Margarita Water Shed.** (City of Temecula and other cities from the ocean up river have been **sued by the Santa Margarita Water Shed for over pumping their water aquifers.** End result, intrusion of salt water from the ocean into the entire water shed. Final RESULT: Lack of any Clean water I think which could be drunk from a well If I have understood all of this vs. destroyed control of over building AND depleted any of the ancient aquifers ability to continue giving water to the growing Paper Water Needs of such actions may be actions of Governance malfeasance which the County has allowed the City of Temecula to do I believe. Or, the massive construction would not exist without adequate aquifer well water with no natural means of replenishing meteoric waters for immigrants I heard in a Wine Country Hearing and have read online re: natural aquifer depletion.
-
- All approved new building in the County Still waiting to begin today which are developer/city/LLC, etc. unbuilt properties, whether EB5 or rural or.... in size and/or location not presently BUILT MUST BE ABORTED, I believe. Nationally/ Internationally stated: NO WATER. Ignored in past and possibly present finalized General Plan EIR's has been the two internally recognized scientific documentation:
-

- | |
|--|
| <ul style="list-style-type: none"> • CRISIS ON TAP, MARCH 22, 2008 • DEEP: THE STORY OF SKIING AND SNOW (30 YR. SCIENCE RESEARCH FOR 2 BILLION PEOPLE GOBALLY WHO DEPEND ON SNOW FOR THEIR DRINKING WATERS. • Then, nationally/state: Both County General Plans EIR and the City of Temecula Growth Plans that I have witnessed since 2000, where I presented Mr. Pottie to each City Councilman, that IF they did not STOP over developing, we'd be running out of water and not representing the protection of the present residents. • and, IGNORED CA 500 year Flooding and drought forecasting of CETAP and CEMA I believe, repeatedly. |
|--|

- Even upcoming United Nations Act 21 is based on Global Isolation of Water. Sample; 2012 Agreement between Canada and Lake Superior to NOT Export any of their waters due to the lowest reading of lake readings of all Four Great Lakes in known recorded history. Yet, the issue of water you may have aborted/excluded for the last 15 years, I believe. **If you have included careful water formulas, then I do not understand why so many new developments were given Paper Water, which clearly states how NOT to Exceed the federal/state IMPORT LAW of the MWD.**
- **The omission of the "Anza Rd. connection not fully funded is OMITTED" stated by the Dept. of Transportation engineer at either the July or August Temecula Wine Country EIR Hearing of 2012 held at the City of Temecula and recorded in the 2012 EIR of the Temecula Wine Country, nor its description of Anza Rd. acting as the Southernly Eastern Bypass Expressway HAS been MENTIONED publicly since 2006/2007 for the 10,00 residents of rural Temecula areas to have been labeled to be a METRO roadway for 50 years for review each five years for expansion of the Southernly Eastern Bypass Expressway has NEVER been included AS DISCUSSION for public knowledge OPENLY I think as most in 2012 or before had never seen the Parsons Mapping designed in 2006/2007 approved at County Offices Stakeholder Meetings where designing in their minutes states to have been awarded to Highpoint, Inc. and to Dan Stephanson of Rancon. Sign-in sheets show statements that TUMF will award the funding, and it is assigned as a WCOGG Route, as well. NOR, were Parsons Maps and documentation of the chosen route of Anza Rd. EVER shown at any Up dates for the Wine Country Development Socials, nor in discussions of any 2012 Temecula Wine July/Aug 2012 hearings or documentation to my knowledge, or at Ad HOC Community Sharings to we residents, never at any of the three or four, Come to the Temecula Wine Country Update Socials with food and beverages served while speakers presented information.**
- **Concern: A heavily traveled expanding route will affect the air. Yet, it was excluded in the 2012 Temecula Wine Country EIR July or Aug Hearings, and STILL may not be included within any of the General Plan documentation to date possibly/maybe. And, under this PLAN of ten years, why are CEMA both state and federal being ignored possibly? When I asked Patty Romo, Transportation Executive Director at the Riverside**

Administrative Office Building in 2009, she told me their had been no action on the Bypass for years. Finally, after much persistence, and almost heated discussion, I was told that, "the materials of the Expressway were on microfilm, and that "only staff" could use it. I told her I as a retired Librarian and had used microfilm for years, and that I would not touch the loaded film, only use the machine to read it. It took over one hour discussing my wanting to view the microfilm and Parsons mapping I knew had to exist, that Mrs. Romo said, "She would have to ask her staff and get back to me." The materials were not in the Riverside County Administrative Offices on Lemon Building."

- **the 2005 Letter No. 10** for the County of Riverside Transportation and Land Management Agency Planning Department, dated January 31, 2005 **to the City of Temecula** (City Council Members: Jeff Stone, Jeff Commercho, Ron Roberts, Jeff Comerchero and Mike Naggar) **their staff, etc.** was sent to be within the City of Temecula 10 Year Growth Statement Documentation for Future Growth. However, Letter No. 10 content I tried to locate with the city's documentation, but I could not find it. It is from the County of Riverside Staffing and from the Dept. of Transportation Staffing CLEARLY states that all low laying areas of the valley(ies) along the Southernly Eastern Bypass Expressway will be exposed to levels 6% of carbon monoxide contamination, which will/may affect young children, seniors, and persons of poor health along its route. YET, you can ONLY Find these statements on a CD-ROM disk in Planning upon request to see the disk kept at a person's desk separate from the 10 year plan the last time I looked way after the fact.
- Same Date, ignored CEQA federal/state demands to roll back emissions to 1995 counts is discussed also in Letter No 11.

I am entering my statements and these documentations as a private citizen without legal council advise from an attorney stating my belief, and or citizen's understanding, sometimes witness to this entire processes since 1978, to be true statements WHICH I THINK, BELIEVE to be and/or might be true which might be made from my following the workings of Jeff Stone, Sam Pratt, Stephen Ford, Chuck Washington, Mike Nagger, Ron Roberts, Karl Lindemans, Gary Thornhill, Jeff Commercho, MaryAnn Edwards, John Petty, possibly new council members, past City of Temecula Manager Shawn Nelson and now a consultant to the City of Temecula and unknown

other, the Temecula Wine Country original five AD HOC Committee members for nearly 1.5 years (Bill Wilson, and four other Vintners, and possibly present at times, as NO MINUTES were taken nor meetings recorded, may have included Temecula Wine Country Welcome Host, Dan Stephanson of Rancon, Inc. before additional members were picked, which I think all original five are Vintners of the Temecula Vintners Association, past Planner of the Temecula Wine Country Plan, Mitra Cooper, the former attorney of the City of Carson thru 2003 until released from contract: Mr. Peter M. Thorson, and others.

I believe **our Constitutional Property Ownership Rights** have been violated due to non usage of the County of Riverside Assessor's Legal mailing list of all property ownership to NOT HAVE BEEN given voting ballots to all of we 10,000 plus rural residents of the new sized Temecula Wine Country, EVER, as per law when tax structures, property rights be changed which affect the values and USAGE of their deeded properties, which originally in the 80's within District #3 was 3,000 acres. INSTEAD Mitra and the five original Vintner Temecula Wine Country AD HOC Committee Meetings in May and June of 2008 put together upon the INTERNET a **Survey in August of 2008 which requested LEGAL Address as OPTIONAL.** Yet Mitra Cooper stated it WAS THIS SURVEY which was the tool they USED to change the entire rural area of the Temecula Wine Country in 2013 to now, during her EIR presentation at the Temecula Wine Country EIR Hearings either in July/or Aug 2012 when she presented her fine works, which is filmed and fully recorded.

To my knowledge I do not believe We (all legal property owners) were NEVER given nor shown legal transparency by the EMWU of Hemet nor Supervisor nor the Ad HOC Committee in writing that everyone would pay a Citizen's a mailed vote to ALL PROPERTY owners with the affected areas by using the Due Legal Process by HISTORICAL laws to use the County of Riverside Acessor's Office's Legal List of mailing owners' names and mailing lists an election to pay in a Virgin Sewer Area, as per national federal and state laws requires PER Sewer Proposition 218 of a virgin sewer area. This beginning system address all most all of the City of Temecula's, EB5 parcels which are neither shown during 2008 to 2014's hearings **of Mapping Parcel Map PM33596 Selected parcel(s) 964-180-038, which seems to be known to none of we rural residents EXCEPT myself, and possibly not to the legal property**

owners of the City of Temecula. When I asked the City of Temecula Engineer McBride, who designed the first phase of Butterfield Stage Rd., who was the owner of all these property along the new corridor of Butterfield Stage Rd., he would ONLY SAY, "Someone who knows what to do with the lands."

Exception of Question: Since the City of Temecula adopted and became a Charter Member since 1991 the United Nations Act 21 concept of islands and greenbelts, my concern NOT Addressed, is that these I believe might possibly be the NEW EB-5 Mapping UNKNOWN to residents possibly, but is held at County Offices, and last I checked two or three years ago, and individual COULD NEITHER SEE/OR LOCATE THIS MAPPING AND ITS DESCRIPTION AT THE COUNTY OF RIVERSIDE 2ND FLOOR COMPUTER MAPPING STATION/ NOR AT THE CITY OF TEMECULA MAPPING PLANNING DIVISION.....

- PM33596, #964-180-938 properties have possibly all been designed with MASSIVE populations for immigrants, and Foreign Investors which would MAKE NO WATERS available, as per the disclosure in 2002 by Councilman Albert Samuel Pratt to both the City of Temecula fellow Councilman and entire staff, to we in the audience, and to all the Five County Supervisors of Districts 1,2,3,4, and 5, and the entire staff of the County of Riverside Administrative Offices and possibly the Department of Water, MWD, CEMA, CETAP, and Transportation I think.

All knew I believe already that WHEN after Dec of 2002 77,800 more units and/or additional users of waters were granted, the STATE and FEDERAL Formula Law of Importing Water into an area lacking within its aquifers Micro porous Rocks when human and Immigrants Workers dependence on groundwater aquifer Mandated of 38% as per stated by RCWD required at their Annual Rancher/Farmers Meeting Of Feb. 2008 (and is RECORDED and in Print, THAT I believe to have heard a woman legal attorney at the July 2012 or Aug 2012 Temecula Wine Country EIR Hearing, available on recording and film present especially of interest to Planning Commissioner John Petty.

- The hearing was held in Temecula and recorded, THAT meteoric WATER UNDERGROUND AQUIFERS WOULD HAVE ENOUGH WATER FOR IMMIGRANTS." Does not have replenishing resources of running year round rivers or

adequate rainfall, as projected by CEQA, CEMA and Crisis on Tap, and diminished local/state snowfall.

At the July/Aug Temecula Wine Country 2012 EIR hearings held and recorded in Temecula, as recorded, the Rancho CA Water District and the Eastern Municipal Water District two men stated, "We do not know how this got started, but we have this PROJECT NOW.

ONLY when I, Adrian McGregor, and my husband who read into testimony regarding a new sewer system, and who would pay for the estimated \$60 to \$80 million dollar price tag, was the topic brought up. Originally, EMWD told me that the original pricing for the new sewer system was requested by Dan Stephenson.

Supervisor Jeff Stone stated in the local newspapers he had \$80 million dollars in budget for sewers for DISTRICT 3. But, stated he could not give it all to Temecula Wine Country. After Aug 2012 Temecula Wine Country Hearing County of Riverside placed billboard signs which in "very small print" at the bottom of the sign, stated, that the County of Riverside would pay less than 2% for the sewers' bill.

It was unnecessary to bring in nearly 3 miles plus of sewer lines down Butterfield Stage Rd. since NO Wineries exist there and the areas out there are forecasted I believe to be high density and homes in the EB5 area shown of the City of Temecula mapping of phase 1 and 2 of Butterfield Stage Road designed by the City of Temecula and its' engineer, McBride.

I telephoned McBride. I asked him who owned all of the massive acreage properties along the new Butterfield Stage Rd, as the parcel number shows the same numbers over hundreds and hundreds of acres. He would not tell me. But, stated a party who knows what they are doing. In a County of Riverside area, County should have done the mapping I believe.

But, when I found the PM33596 selected parcel(s) 964-1800038 mapping, the County of Riverside 2nd Floor mapping had no records of ownership, NOR did the County of Riverside Assessor's Offices.

In the state of CA a "very few cities" do not choose to show their property ownership. They pay I believe zero taxes on their owned lands. The CITY OF TEMECULA does not show their ownership. Based on what I have

heard, seen and witnessed/discovered, I believe that the CITY of TEMECULA now owns all of these parcels, and that they are most likely EB-5 under the United Nations ACT 21, which the City of Temecula became a Charter Member in 1991, as did the City of Riverside. WHY would we area rural residents have to possibly be made responsible to pay for sewers for the City of Temecula and for the City's/County's approved to be built sewers for the Vintner's hotels and wineries? Or, if NOT true, why were not the newspapers and citizens told of the designing to eliminate our established rural area with massive new development WHEN THERE IS NO WATER TO SUPPORT THE CITY OF TEMECULA'S CITY COUNCILMEN AND LOCAL DEVELOPERS FUTURE VISION OF BILLIONS OF DOLLAR DEVELOPMENT I believe? Why, I only found this documentation buried within layers at the County of Riverside's own offices, and NEVER from the City of Temecula. Riverside County does NOT require ownership of a city's properties to be listed at their County of Riverside Assessor's Offices, as I believe a City does NOT PAY any monies in taxes while they hold them in their possession.

THEN ADD to THIS that past City Councilman Jeffery Stone designed into the new EIR of the Temecula Wine Country as District 3's Supervisor WHO PROMISED when new in office that he WOULD NOT violate the expensive new 8 year sealed zoning and descriptions of our area to Kali for his nursing college, BUT then I believe has GUTTED our entire rural existence?

Jeffery Stone bragged about his NEW CONCEPT which I believe he and the Vintner's newly started Temecula Agricultural Conservancy historically first opened and closed in three months in 2008 with the Dept. of Agriculture put together possibly concepts we 10,000 citizens did not LEGALLY understand to be the following:

THAT IF A 15 OR 20 ACRE WINE TASTING WINERY WANTS TO IMPROVE THE SURROUNDINGS OF HIS/HERS VINES/VINEYARD BY IMAGINING THAT THE REMOVAL OF HIS SURROUNDING NEIGBORS PROPERTY OWNERSHIP OVER TO THEMSELVES WOULD BE IMPROVED/BEAUTIFICATION TO THEIR TEMECULA WINE COUNTRY VISION OF THEIR WINERIES PROPERTY (WHICH CAN COMBINE MULTIPLE PARCELS TO ADD UP TO 15 OR 20 ACRES) THAT THEY MAY BE GRANTED A LOW INTEREST LOAN TO WE VINTNERS AND JEFF STONE MANDATED THAT THEY BE ABLE TO TAKE THEIR NEIGHBOR(S) PROPERTIES?

The state of Oregon online describes agricultural zoning to be properties put on hold UNTIL DEVELOPMENT is plausible

:

Temecula Wine COUNTRY is a HISTORICAL CATTLE Ranching land ownership since late 1895 by the Vail Cattle Ranch of Walter Vail and his family of nearly 89,000 acres of DRY FARMING AREA with a LIMITED WATER SUPPLY. The sweet spring late grasses area is known as the Mesa Grande areas above the South Coast Winery. Also, Johnson Family Ranch of 1709 acres and other smaller parceled ranches did mostly DRY FARMING due to lack of well aquifers being not plentiful. Only run off from seasonal springs were additional water other than a well, which comes from ancient underground aquifers. The main one is in the Valley of the Horse at the base of Vail Lake Dam, where I believe it is the deepest. Since U.S. Government of CETAP forecasts SW areas all to go bone dry, and in 2002 all limitations were exceeded by about 2006 or 2007 in both our city and Unincorporated areas of wells, with NO outside waters available in 2021 and/or sooner, per CRIS on Tap. THIS NEW EIR is Most Likely to FAIL as they are responsible for allowing BONUS POINT DEVELOPER HIGHER Density, and have been ISSUING PAPER WATER Rights to DEVELOPERS for new developments being given extended holding advancements, and/or or allowing all NEW BUILDING to be BUILT.

CA and US Supreme Court Judges Rulings in 2002, as published in the LA Times of CA, that "No Paper WATER MAY TO GIVEN TO A DEVELOPER WHEN IT WILL TAKE AWAY FROM THE EXISTING RESIDENCE.

**Possible Liabilities of Fiduciary abuse, non-transparency like 100's of acres of lands, possibly purchased by the City of Temecula, as #964-180-038 have BANKRUPTED our limited Water Supply I think may exist. There is no way for a private citizen to find out, when most everything for the future development vision of developers, the County of Riverside, and the City of Temecula WANT I believe to go OUT with the OLD and in WITH the NEW, which I BELIEVE does NOT respect Constitutional property rights since GROWTH and MONEY Investors is ALL they seem to be consumed with.

Also of concern is the Lack of Collection helping possibly I think to NOT be collection 100% Developer fees both in the City of Temecula, and the

County of Riverside, and more specifically, giving an individual's rights to own property AWAY to a few as a NEW Concept of past Supervisor Jeff Stone to give if I understand this right, the LEGAL right to have a vision to seize his surrounding neighbor's properties so they will no longer block his vineyards and their beauty within the Temecula Wine Country possibly with the TAXPAYERS monies in a Grant for Vintners as acting as their now granted EIR rights to have under a Temecula Agricultural Conservancy at low interest rates. (to take the present residents private deeded property from them! THIS is illegal to have been granted in 2012, 2013 and possibly 2014.

**No true planning is transparent with density even more unrealistically being no shown to us.

With unknown densities with the Mystery Developer to me along the newly paved Butterfield Stage Rd. being given their sewers in a Virgin Area and along the Winery rows, soon more taxation will be put upon the individual rural residents possibly, as of Aug EIR hearing of 2012, the day after the hearing

This still is America isn't? THIS IS A VIOLATION OF A CITIZEN'S PROPERTY RIGHTS. And, a violation of the County of Riverside's Manual Handbook for AD HOC Advisory Committee Members, that they may NOT vote for, Speak, NOR promote any new rulings/concepts TH

did not while bringing in reduced sewer costs for PARCEL OWNER OF THE COUNTY OF RIVERSIDE MAPPING NO. PM33596, NUMBERED IN CONTINUANCE OF MILES AS THE SAME PARCEL NUMBER OF UNKNOWN OWNERSHIP AS 964-180-038. I think this may be for the EB5 properties of the City of Temecula or if they are Only less than 2% is being paid for by the county by use of the County of Riverside's Assessors Legal Property Owner mailing addresses.

I think this is misuse of the sworn code of ethics of past Supervisor Stone's to the general residents of ownership of the lands he has now put in jeopardy through concepts we, the LEGAL OWNERS of most lands in Wine Country, I believe to be UNJUST and socialist in concepts I believe.

This is possibly I think a legal Liabilities of Fiduciary abuse, corruption, and maybe a MACHIAVELLI INNER CIRCLE OF A FEW NUMEROUS

PERSONS LIKE THE 13TH CENTURY GREEK PHILOSOPHER WHO HELPPED DISTROY ROME: **"THE END JUSTIFIES THE MEANS"**, possibly?

As Bill Wilson stated and is recorded as a spokesperson AD HOC President, "Making wine is NOT Profitable alone. I think he might have said, we **need it all**, the food making, weddings, event makings, etc.

THIS NEW EIR FOR THE COUNTY OF RIVERSIDE TO ENABLE THEN SUPERVISOR JEFF STONE, AND HIS POSSIBLE KNOWN AND UNKNOWN COUNTERPART INNER CIRCLE IS a grievous misuseage of the laws of Governace which they, he, swore to, and which enables individual rights to winery tasting parcel owners to possibly be ENABLED to accomplish the REMOVAL OF MASSIVE PROPERTY RESIDENTS WITH SUCH VIOLATIONS OF CONSTITUTIONAL Property Rights ignored and/or removed I believe.

And with the 60 to 80 million dollar price tag, Hemet EMWD did not give a general ballot using the County of Riverside's Assessor's Property Owners Legal Mailing List. If they did use it, I did not receive a ballot. Only a few will be given a sewer access. Almost each property out here in 22 to 24 miles has septic tanks. Taking the sewer access down Butterfield Stage Rd. in French Valley gives the City of Temecula their needed sewer development for their EB5 property ownership I believe. Also, I think it requires more waters to pump sewers. Our pumping waters do NOT exist for the EIR of the Temecula Wine Country. Also, abundances of water usages are required I think to clean and wash machinery while draining wine tanks and producing wine

The same ownership number is on the McBride drawn mapping of the Butterfield Stage Rd. properties when phase 2 is completed in the Temecula Planning Department. This is for NEW Development, and NOT for most of we 10,000 residents I think.

Later, in the 960 EIR the County of Riverside will follow through with their all Sewers in the county MUST BE Removed Sewer Mandate of 2008 which they tabled to REMOVE all 1.8 million sewers in the county and replace them with sewers. This is bankruptcy to the present citizens to pay for the future new cities' islands and green belts to have sewers I think.

Historically the entire 95,000 acres of the Vail Ranch and other ranchers in the Rancho CA/Temecula were and are DRY FARMING. Audrey and Vincent Cilurzo planted the first experimental vineyard in Temecula in 1968. She was my neighbor. Almost all of the orange groves on Valencia are dead or in the process of dying up on Pauba...and Valencia that I witnessed last week. Some vintners were paid to remove all of their vines due to the Pierce's Disease which STILL exists in Temecula. Some still may not have replaced their plantings. Many are tearing out the vineyard plantings and building massive hotels, and eliminating vine plantings. Ponte was approved back in early 200 to put in a 600 acre golf course, which WILL USE too much WATER. It should be cancelled. Temecula and Murrieta have enough water being used ... San Diego has mandated no more lawn watering in the county due to 3 million people housed there will no renewable water supply.

If citrus and vineyards, AND farming plantings, nor DRY FARMING are NO LONGER profitable or possible due to Climatic Changing, MWD stated at the Rancho CA Farmers and Ranchers Feb 2008 Annual Water meeting that ALL domestic ag and Agricultural reduced water rates would cease by 2013. AND, it has. Los Angeles City was sued in May/June of 2015 for assigning and charging for 3Tiered Water rates. MWD admitted that it was illegal to charge different pricing for the same natural resource. They have been told to repay all of the different years over charges back to the customers. RANCHO Water is also doing 3 tier pricing for water. So they most likely will have to repay years of over charging as well, per statements the County/City of Los Angeles stated live recorded on radio and TV.

- IS This Legal: WHY ARE THE VINTNERS BEING HANDED THE RIGHT TO TAKE if they want to... OVER PROPERTY OWNERSHIP OF THE RURAL FAMILIES OWNED LANDS around their Wine Tasting 15 to 20 acre (or combined properties) as part of the General Plan EIRNo.960 IN the new Temecula Wine Country 2013 EIR WHEN MILES OF TEMECULA WINE COUNTRY when agricultural water meters were eliminated by RCWD in 2007? This MUST BE eliminated from the General Plan 960 EIR, and its climate changes are NOT new information. I have presented it to you for OVER ten to fourteen years I think, and so believe that the following to enmities RCWD and EMWD and especially the well known documentation entitled, "Crisis on Tap"....no more Colorado water.

Our area is semi arid dry farming soils.

Farming/ranching has been in my family since 1740 in the early cattle ranching days of Early California. We owned all of Santa Barbara County (Grandfather Conquistador Captain Don Jose Francisco de Ortega rode with Father Serra and established the Missions of CA) **He owned thousands of acres of lands. THE TERRIBLE drought of 1840 to 1860's killed over 800,000 cattle, and ended the hide and cattle industry of CA. Drought is not new. New industries emerged in Santa Barbara and other micro climate areas in the extended CA drought of 1970's.** California in most areas is arid, semi-arid. 1970's Dying of dead trees, plants, lawns was A HUGE business. Santa Barbara also put in a Desalinization Plant. After the drought passed, they closed the desalinization plant due to too high of operating costs.

It takes 6,000 years to refill a depleted aquifer.

Being ignored in your 2015 960 EIR and your Climate change IS THAT THE CITIES AND WITHIN THE COUNTY AREAS YOU HAVE ALLOWED TOO MUCH DEVELOPMENT IN AN AIRID CLIMATE WHICH HAD NON REPENISHING ACQUIFERS. **THE DESIRE TO HAVE NEW EB5 FOREIGN INVESTOR NEW PROPERTIES AND TO OPEN THE DOORS TO UNLIMITED IMMIGRANTS IS A**

VIOLATION OF THE U.S. SUPREME COURT JUDGES RULINGS OF 2002 THAT YOU MAY NOT ISSUE PAPER WATER TO A DEVELOPER AND/OR HIS NEW CONCEPTS OF DEVELOPMENT WHEN YOU ARE TAKING THE WATER(S) AWAY FROM THE EXISTING RESIDENTS OF THE AREA.

ALSO, I THINK THAT ALL OF YOUR PLANNING COMMISSIONERS AND ALL FIVE PAST SUPERVISORS, THE CITY OF TEMECULA AND OTHER CITIES AND THE ENTIRE INITANTY OF PRESENT RIVERSIDE COUNTY SUPERVISORS HAVE KNOWN FOR YEARS THAT YOU HAVE OVER EXCEEDED YOU MWD IMPORT LAW FORMULA WITH FULL KNOWLEDGE ESPECIALLY IN THE TEMECULA WINE COUNTRY AND THE CITY COUNCIL OF TEMECULA THAT THE HUMAN DEPENDENCE ON GROUNDWATER ACQUIFER.

And, Written by prior City of Temecula Councilman Albert Samuel Pratt in letter form ADDRESSED TO THE STAFFING AND COUNTY SUPERVISORS AND ALL OF THE CITY COUNCILMEN INCLUDING JEFF STONE IN HIS LETTER OF 2002, THAT THE CITY OF TEMECULA would EXCEED ITS IMPORT LAWS WHEN 77,800 MORE WOULD BE ADDED TO **THE CITY OF TEMECULA WHO I believe might have used meteoric water with a very limited recharge ability by rain or snow.** **THUS, DUE TO LACK OF ROCKS WITH POROSITY MICROPOURS COMPOSITION LOCALLY, YOU KNEW HISTORICALLY I think that ALL OF YOU HAD EXPLOIDED our limited ground waters TO CAUSE THE DEPENDENCE ON HYDROGEOLOGY.**

The Temecula area is historically known for its abundance of granite geologically from its past industry of making granite lamp posts. Granite puts arsenic into ground aquifers I have read and been told.

WELL WATERS and their replenishing with IMPORTED WATER soon or presently is no longer available per Crisis on Tap, and WMD. NOR is the cleaner mandated northern CA cleaner sweeter waters without the salts of our area going to be supplied in mass to KEEP THE GRAPES alive. This is known, and UNDERSTOOD. I presented to you before into the General Plan and the Temecula Wine Country EIR and now, again, this 960 EIR General Plan, and issues of the Climate Changes. Napa is historically the model and EXPERT nationally and internationally. Their knowledge I believe is the well respected. **The Napa 2% Formula of mandating the need for the cleaner Northern CA waters is no longer guaranteed. And, that without it, the grapes will fail. Temecula RCWD is using the method of replenishing/recycling raw water into our isolated aquifers if no imported cleaner waters are eliminated. Colorado River Waters are being used along the rivers route and re deposited back into the river, if I am remembering correctly.**

the Temecula Wine Country EIR were many of our statements that there is not enough ground water for massive usage, nor reliable refillable rainfall to replenish the ancient underground aquifers. Both the City and the County of Riverside District 3 and in 1,2,4, & 5 Districts I believe have issued/approved illegal Paper Water Rights to Developers for new growth WHEN no water exists for these new numbers of growth , not to mention open door immigrant growth forecasted, and 50 feet assigned to a resident for housing by the city and county in 2012.

Both city and county staffing and commissioners and supervisors/councilmen ALL have known about the global "Crisis on Tap" Scientific Documentation. This must no longer exist, and must be remedied. I told the City of Temecula Councilmen in 2000 they would be making us all drink "Mr. Pottie's Water". I presented to them all their own water. It was Fuji Sweet Water from the islands with Mr. Pottie on it.

- I believe in some parts of No. 960, No. 521 and within the climate draft plan The City of Temecula has been in violation since 2002 regarding growth and water abundance, as I witnessed Councilman Albert Samuel Pratt state publicly at a Temecula City Council Meeting the reading out loud publicly of his written letter in Dec. 2002 I believe to the City of Temecula, its staffing and fellow City councilmen and to County of Riverside Staff and Supervisors of being over populated once The City of Temecula added 77,800 more residents. He often stated that the CEQA laws of air pollution were also being ignored. The County of Riverside and the City of San Bernardino has the most polluted air basins in the US.

That the Temecula City might be abusive by **OF OVER USING imported legal water formula law assigned by the CA MWD, which states not to over populate an area where local wells are not replenished by snow pack and rivers (their streams are seasonal)**. This is stated in Albert Samuel Pratt's letter to both the City Council he was a member of, and sent to the County of Riverside Supervisors in Dec 2002. Both city and county have ignored the Water Import law which affects all of this EIR, add climate change, then your new EIR for the county's growth plan. **You should NO Longer allow your County Planning Commissioners to ignore meteoric aquifer ground water replenishing absence for immigrants, workers and residents. There is no Paper Water rights to approving more growth and hotels.**

I presented to you in 2008 on not to over populate with high density populations growth as did Gary Grant and many others.

The RCWD proposed Water Board Moratoriums of issuing any new building water meters in 2009. Sadly in 2009 the RCWD water board member Steve Corona and one other were forced to continue abusing the

issuing Paper Water due to wishes of the city and county for OVER DEVELOPMENT, knowing that...thousands of approved new development homes/tracks/ etc. apartments, condos, etc. had NOT YET been built, but are continuing to be extended out, and with Bonus Points to the developer putting more humans in one place that required.

- There is no place for possible actions of differential judgment of the law in your or any governance, per the City of Carson in 2003.

Councilmen and Supervisors willed to continue OVER Taxing the non-existing phases 2, 3 and 4 for Flood control and building in the Temecula valleys with no available water. The up and down river massive developments will cause massive losses when and if CA 500 year rain flooding hits us. I think THIS violates the 2002 Supreme Court Judges ruling: That NO Paper Water may be issued or promised to a Developer, whether it be an EB5 City of Temecula and/or Company and/or individual to **give to a new development. new expansion vision, or structure promised to receive Paper Water when it WILL TAKE water away from the existing community I think.**

I believe that by over building environmental harm is irreversible to some extent. Also, allowing up and down river development without charging the Developers for full 100% flood control is a 1979-80 Flood disaster in the making for Riverside County and its cities. And, I believe Developer Bonus points for higher numbers of homes built and that planners and supervisors/and or city council members have to stop giving developers reduced infrastructure costs waived by method of Bonus Points. This should have never happened.

- At the Prior EIR hearing of the County of Riverside EIR, not shown on the taping at 7:10 on was a Riverside Woman Staff Member at the 2002 General Plan hearing at the Simpson Senior Center of Hemet. She read into testimony, but did not hand her letter to the clerk, "that before the 10 year to 20 year County of Riverside General Plan and its EIR are completed, due to the Colorado River, The County WILL RUN OUT of WATER! Mr. Weber, a Planning Commissioner, made a moot statement. "**AND, WHEN DO YOU PLAN TO TELL ALL OF THE FARMERS AND RANCHERS TO STOP FARMING? He now, works for the Water District. He was part of the San Diego Pipeline 6 presenter at their come and see... In 1995 the Citrus and Wine Country Citrus and**

Vineyard CSA Road District No. 149's Governing Board members VOTED to move the pipeline WITHOUT THEIR SECTIONS OF ROAD LAND OWNERS VOTING TO MOVE THE PIPELINE ONTO ANZA RD. (I attended and objected the meeting after they voted in the local newspaper. Read it in the newspaper.

Our environment is in line to repeat the massive flooding non documented which I have cc of 79-80 from San Jacinto on Feb 22, 1980. The San Jacinto Levy broke and Temecula was nearly washed away, as well. There was no milk or food deliveries for two weeks. Some roads were gone for one of more years.

The gates of Lake Skinner were opened to save the Lake Skinner Dam upon the Nicholas Road Residents. My working friends, Vern Stallion lost 2.5 acres of their lands on Leifer Rd. The Champion Ranch family nearly lost their lives. All seven champion show horses were drown and never found. Acres of our roads were closed for two weeks. Some areas lost roads for over one year. Our flood damage road monies were given to the desert areas who were even hit harder. The national guard flew in supplies here to some areas for nearly a year. The County Flood Dept shows no records of the dam opening up its gates nor the flooding here in 1979 and 1980. The National Guard was requested by residents. The Dept. of Flooding at County of Riverside did not request the help for we residents. This we were told is the reason no history is known on record of the flooding.

- Developer Bonus Points excuse the Developer from paying a 100% of his fees to what ratio of over building? How much do you remove from their costs? Why are flooding fees not collected from all building?

The City of Temecula did not include the County of Riverside Transportation and Land Management Planning Departments Letter #10 written by their staff, dated January 31, 2005 in their written report when the Southerly Eastern Bypass Expressway Freeway was documented. NOR has your General Plan 960 I think. During the EIR Planning hearings held in July/Aug 2012 recordings, a county transportation engineer read at the end of their hearing, "Anza Road Connection to I-15 not fully Funded is OMITTED." WHY? This makes the Temecula Wine Country 2013 EIR and the County of Riverside General Plan EIR incomplete and void of

CEQA regulations to SHOW all increase of carbon monoxide higher density, when it is to cut back to 1995 emission standards percentages. WHY is the nearly completed Eastern Bypass Expressway who was funded in 2011-2012 to start of Washington Ave. signal with over \$1.1 million funded. The component of Southernly Eastern Bypass Expressway basically is invisible. Yet, I have the Stakeholders sign-in sheets, their decision making, the newly made Parsons maps replacing the 2003 completed Parsons mapping of Butterfield Stage Rd. as requested by Jeff Stone and the other City of Temecula Supervisors to Anza Rd., and as Ron Roberts testimony online given to CAL Trans, not as the Transportation Executive Committee Member, but as a City Councilman That they must to move the freeway further East than Butterfield Stage Rd. When will the mapping be included within this EIR, or is this TUMF mapping already shown, but not disclosed?

- **At the Temecula Wine Country EIR in 2012 the county staff omitted the Parsons Mapping and WCOGG Mapping of the Southernly Eastern Bypass Expressway on Anza Rd. by stating, "Anza Rd. connection to I-15 not fully funded OMITTED".** So, the 2013 finalized Temecula Wine Country documentation is possibly void of showing their federal air standard violations documentation known to both the City of Temecula and the County of Riverside Supervisors, who have withheld the Bypass's legal stakeholder meetings and Parsons Mapping from the public since 2006 or or, as well as from their Growth Rate 10 Year Plans I believe.
- **This is extremely important that it be mentioned that a METRO 50 year review of each five years was placed on Anza Rd. in 2006 for expansion of more excessive growth and wpdth.** I read a two inch single column in the newspaper. I did not know what a METRO was. I don't believe the meaning of METRO was discussed in the short excerpt. I have repeatedly given you this testimony for the past ten plus years.
- This statement of 50 year growth review is unknown to most. I think lack of transparency is lacking within the county.

I believe the above Parsons Mapping and all documentation must be shown in good faith so CEQA may monitor the indication that all of you at the City of Temecula and within this No. 960 General Plan EIR, and your County of

Riverside Climatic Review of Environmental IMPACT No. 521 must within this 960 EIR mention I believe that the Temecula Ad HOC Committee and Mitra did not discuss nor show the Expressway to the residents/public May of 2008. Since the minutes of the 2006 Stakeholders sign-in sheets state that the designing of the Southernly Eastern Bypass Expressway were given to Dan Stephanson of Rancon and to Highpoint, Inc., as "the county did not want to do the designing, per the Dept. of Transportations documentation given to Adrian McGregor through Patti Romo.

As far as I know, for a very long time I was the only resident to have viewed this documentation of the Southernly Eastern Bypass Expressway papers and Parsons mapping kept out of the Administrative County Offices two blocks away with a security guard at its elevator due to my insistence to review the invisible expressway. Multiple staffing at the both the city and county told me they had no knowledge of the expressway. Patty Romo did this at count, also, stating nothing had been done on that for a long time..

- You have to ask for a CD Disk kept at a clerk's desk in planning of the City of Temecula Offices to find a missing not written component of their growth plan. See Page 8-45, #7. It is a violation of CEQA to defer mitigation I think. Maybe not. But it definitely non-transparency of governance. This section clearly does not excuse the lead agency from identifying all feasible parts. The EIR process since 2006 has ignored guidelines I believe due to their mandate to generate new financial success. The County of Riverside are the over seers. Or, can the County not make the City of Temecula heed federal and state laws of pre United Nations Act 21? The City of Riverside and the City of Temecula both became Charter Members of the United Nations Act 21 in 1991.

In 2009 the Rancho CA Water District water board tried to instill restrictions of any more new water meters to be issued due to lack of water. Both the City Council of Temecula, their Atty. Peter M. Thorson, who also submitted a letter of objection to the moratorium, and Supervisor Stone objected. Board member Steve Corona and another held fast that it must be put in place due to violation intensity of numbers in growth. **But, they two as good gatekeepers, Corona and another finally rejected the needed control due to Lack of Water.**

In 2007 RCWD ceased to issue any more purchases of 2 inch agriculture water meters. Only domestic meters are issued.

At the 2008 Feb RCWD farmers and ranchers annual water meeting I attended. A spokes person of MWD was the featured speaker. He told us that NEVER has agriculture water needs been part of their MWD charter philosophy. **THAT ONLY urbanized area domestic and industrial water is their legal concern. That agriculture water was only offered when there had been an abundance in our areas.** This is in minutes AND is recorded. **KNOWING this, why did Stone first as councilman and then as Supervisor Stone of District 3 and the City mandate more agricultural water usage and growth in the Temecula Wine Country with Pierce's Disease still present as well with the open approval to build 105 wineries? Planning Commissioner John Petty, Attorney at Law of Real Estate with Special Circumstance did as well. He also approved I believe the removal in the wine country EIR of 2013, and now in 2015 continuance I think of Constitutional Rights of Free Enterprise for All when He voted to approve the removal of my personal Property Rights in Track 6410, and a total of 6410 60 parcels rights to have NO businesses or Wine Tasting Rights, and stripped the Freedom of Free Enterprise to a total of 118 parcels total. Thus, I believe with prejudice removed our ability to earn economic gains so given to our property's ownership...REVOCKED, and given to Vintners ONLY at a mute planning Commissioners Hearing in August of 2008, which I attended and spoke, and which no sign-in documentation shows my signature, and nor does the recording of the meeting include my testimony when I listened to the recording of their side bar. Perhaps they were lost.**

The MWD Spokesperson at the RCWD Ranchers/Farmers Annual Water Meeting held in Feb of 2008, told us in the meeting room of the Rancho CA Water District Offices that by the end of 2013 ALL AGRICULTURE AND/OR DOMESTIC AGRICULTURE DISCOUNTED WATER RATES WOULD CEASE. And, that the 3 tier water conservations rates would continue. Now, in June of 2015 RCWD after many of us conserving water since 2008 we were told that we are expected to decrease 25% of our now present water usage immediately. SPECIAL NOTATION: In Los Angeles last month the MWD was forced to admit when sued that billing with a 3 tier way of water rates for the same product

is illegal. Thus, Rancho CA Water District should be questioned to their practice of 3 Way Tiered Water Rates. LA MWD has been instructed to return the rate payers extra monies they were over charged, per the Radio News and television news broadcasts. THIS is an abuse of EIR natural resources laws I believe and possible governance abuse I think.

Yet, the City and the County are still building more Winery hotel resorts in the middle of a water crisis. Yes they are great. Yes they are well visited. Yes they are pretty. It most likely requires using a lot more irrigation water to save the grapes as our micro Mediterranean climate continues to climb in the higher temperatures yearly and for longer hotter summer total days. When the maturing grapes are reaching their sugar content levels, without water in a higher micro climate there might/will be damage to crops. Grapes do not do well in high temperatures without 24 hour irrigating routines. I know. Our small past vineyard required this. It was lost to Pierce's Disease. PIERCE'S DISEASE still exists in Riverside County District 3, which is our areas.

Also, still being allowed on larger parcels of land is sludge dumping and its toxicants are being leached into the soil around RESIDENTIAL drinking wells. WHY?

IMPORTANT:

****Without the Northern California cleaner sweeter mineral more salt free waters being sent to Temecula, the Napa Wine Grape Formula of no more than 2% salts can NOT be obtained in Temecula and/or Riverside County. The result: The grape vines all will die and/or suffer great losses, as per the Napa CA Grape Water Formula I submitted in 2009 and on.... to the Planning Commissioners and to the Supervisors.**

You can not include in your EIR 960 Plan that YOU will have water. IN 2007 drought, Georgia was within 2 weeks for the entire state being out of water. Florida has no water store. We are facing reduced snowpacks in the Sierras. Lack of rains is forecasted. You do not have in place the \$130 RCWD million dollar Purification Plant behind Vail Lake Dam. Plus, it may be too late to try to buy the 10,000 acre feet of RAW Colorado River Waters.

THIS is NOT JUST a climate plan. You can NOT make water. **YOU MUST cancel future approved growth on the books, which I believe**

shows voting leadership did "willfully ignore" legal boundaries of governance by breaches of the laws to follow, whether independently willfully and/or done in ignorance in your General Plans' EIR's and your Climate ACTION Plan.

HOWEVER, I have come different times to present to you that you were ignoring EPA standards, and THAT "the Crisis on Tap" Findings all of you and your staffing were ignoring. Plus, allowing the City of Temecula to keep expanding. At different times the City of Temecula sued the County of Riverside. Why have you not sued the City of Temecula for General Plan EIR violations and negative non-negotiable EIR issues like water and air than are **FEDERALLY MANDATED?**

Also, ignored repeatedly I believe has been my testimony of the Scientific Document, of March 22, 2008, presented in a special 12 page leaflet in the Press-Enterprise News paper, and WORLD read and accepted. It's title is, : **Crisis on Tap. Also, there is an International Agreement showing fears of waters being lost and/or mandated to be sold.. that the over 100 year treaty to have from Canada to Mexico the river water flow of the Colorado River WILL CEASE TO EXIST. THERE WILL BE NO MORE WATER AVAILABLE TO CALIFORNIA NOR MEXICO. HOOVER DAM BEHIND ITS SELF WILL BE DRY estimated by 2021.. or sooner. The turbines of its dam of 16 generators soon will not have enough water to generate electricity to CA. You have known this, and still....you approve new projects now without need of an EIR IF the new project will generate new financial monies to Riverside County. You passed this several years back while Stone was Supervisor. Are you still doing this?**

IN ADDITION TO THIS IS THE NOW SCIENTIFIC PUBLISHED WORK, "DEEP: The Story of Skiing and the Future of Snow", where a scientist has published his 30 year research on the world decline of water for 2 Billion People of the Earth. They depend of the snow pack to reserve and preserve their fresh water supply, as well as rains and thaws to replenish the ancient water aquifers under ground and to supply the world with drinkable waters. The research shows over 60% of the snow pack is gone.

There is no saving the melting snows of the Arctic and Antarctica. This is a cycle of the earth's climate. We've had Ice Ages. Now, we are having warming.

MOST IMPORTANT OF ALL IS THE NON MENTIONING THAT INADEQUATE MICROPOROUS ACQUIFERS DO NOT EXIST FOR THE IMMIGRANTS TO DRINK AND/OR USE. THE WATER IS THE KEY for the Temecula Wine Country EIR 2013 and now the General Plan of 2015. You are bone dry due to Developer Bonus additional growth, and ignoring your water guidelines.

THIS HAS NEVER BEEN ADDRESSED. AND, IS A FEDERAL ISSUE AS WELL AS A LOCAL GOVERNMENT ONE. You CAN NOT take water away from living existing residents and give it to the thousands of approved new housing you have on the books not constructed yet. And, especially when there is NOT enough water to use for the present populations, as per US Supreme Court Judges Rulings of 2002. TO give our water to soon to come new massive immigrants you are bringing here violates each individual's rights to live. Humans can not live without water. The usage of methods of subterfuge or malfeasance I do not believe you would do. BUT, something is amidst here.

On July 2008 when Stone and his Planner first held a Wine Country hearing, which was deemed illegal, as it had not been ajenized by the Board of County Supervisors to be held, WATER has been IGNORED.

- Since the adoption in 2012 to change the total population of all our area to no longer limit housing of a group to **6 humans, assigned is the new formula that each person is zoned to be 50 feet in occupation sized. So, the 2012 EIR hearings of the Temecula Wine Country were finalized without the NEW USAGE totals to be totally larger numbers of water user totals, and thus, less water available to our area. These rulings were not passed until after Dec of 2012 by the City of Temecula, I believe.**

In a group setting of persons needing over seeing as assigned by different agencies, any structure for domestic living may house using 50 feet times X..per human to equal how many may live there with a supervisor/manager assigned. I do not know if the numbers total are limited. (County of Riverside and the City of Temecula have the legal

documentation of these passing of new higher density with more population unknown numbers coming to our areas.

- **Not included in Supervisor Stone and John Petty's formula to have 105 new wineries is the well known NAPA VALLEY 2% FORMULA MANDATE IS VINES ARE TO SURVIVE/LIVE. Due to the types of soil, accumulation of salts and minerals, fertilizers, IF the VINES are to survive, the VINES must have 2% fresh water from Northern CA streams to cleanse the water to be given to the vineyards of Temecula! Without it, the historical lack of formula states the vines will DIE in Napa. So, this definitely would be true of the Temecula aquifers totaling 38% if no drought continuance. It would take 6,000 years to refill a depleted/emptied natural underground aquifer. (Geological statement)**
-
- I do not believe the fresh waters are available, especially after having been up and through most of the Sierras this year witnessing the low levels of the lakes and streams in person in June of 2015 for over three weeks in different areas. Also, there are the water table reports which you can verify. We have been for the past ten years plus regulars to visit both sides of the Sierras. (Have submitted this formula documentation before; is online testimony recorded and available on the Google Internet).

Special Notation of the above document of letter 10 and 11 is that the Southernly Eastern Bypass Expressway will endanger the health of children and seniors in all of the low laying valleys along the route of I-15 to I-10 Interstate Freeways with too high levels of carbon monoxide levels above federal levels over 5 or 6, I believe. May be even more now in 2015 due to the large amounts on the books of approved but NOT constructed housing, and not including the open door of immigrants which may locate here. (Document attached in letter #10 from the Dept. of Transportation of the County of Riverside.)

The July and August 2012 and its Finalized Temecula Wine Country 2013 EIR do NOT ADDRESS that, per the UNITED NATIONS ACT 21 the impact of mandated open door growth from aliens/immigrants WORLD WIDE upon the NON EXISTING PAPER WATER OF THIS OVER POPULATED TEMECULA WINE COUNTRY AND 22-24

ADDITIONAL MILES OF ANTICIPATED GROWTH IN THE SPHERE OF INFLUENCE OF THE CITY OF TEMECULA, I believe.

The City of Temecula designed the new Butterfield Stage Rd. with Engineer McBride, not the County of Riverside.

I did not hear at the 2012 EIR hearings that EB5 lands were included the ownership development by the City of Temecula along the entire Butterfield Stage Road of EB5 properties and other unknown descriptions. Nor were there mentioned that the EMWD of Hemet Did not give a general election to each property owner within the Wine Country to Vote No or Yes to pay by taxation for sewers that start down Butterfield Stage Rd. in French Valley, come to Rancho. CA Rd., and go out to Wineries almost to Lake Skinner and on Monte de Oro Rd. This may be a federal violation I believe from having read that Virgin Sewer Proposition 218 IN A VIRGIN SEWER AREA OF SEPTIC TANKS requires a General Election using the County of Riverside Property Owners Legal Mailing Addresses. This Also was NEVER Done for the Temecula Wine Country Survey.

In 1989 the county approved Butterfield Stage Rd. eventually to be six lanes wide and go through and link together above Hwy 79 by Morgan Hill forecasting Parsons Mapping. Now, it will link below Anza Rd. passing the wedding facility about 3/4 of mile North or so branching off the new Southernly Eastern Bypass Expressway.

When this all started there were nearly 10,000 residents vs. less than 30 wineries. (Number could be more or less wineries possibly.)

- ◇ USING a five AD HOC Committee (all vintners I believe) with Mitra Cooper's help, the SURVEY TO STRIP OUR ZONING FROM 11.85 SQUARE MILES AND A POSSIBLE I THINK LAND ownership violation IN AGENDA 1077 OF RCIP GENERAL PLAN AGENDA, AND 348.4729 Ordinance was placed online.
- ◇ NO resident election was held to OK the future sewers to come, the taking of our Citrus and Vineyard CSA Road District #149 into a new form...was completed by someone unknown to me to give open taxation upon our properties, which violates the 1989 Road Tax Assessment description we volunteered to have due to dirt roads with using the County of Riverside Assessor's Mailing List to allow quality voting. Non of this was done.

- ◇ The Temecula Wine Country Survey approved to be done by 5 VINTNERS in May/June in 2008, and voted upon in August 2008 all completed by Stone's appointed Advisory HOC Temecula wine Country Planning Panel. Needs REVIEWING possibly to protect the 2015 EIR of the General Plan. (All legal taxation base and values may be affected. Land values devalued due to limitation of rural businesses and animal numbers allowed. Yet, high density is being added.
- ◇ (Removes some residents means to earn a living. Also, ONLY the Wineries and resorts are now allowed to make a living with ALL FREE Franchise Laws being eliminated I think.
- ◇ **Done ON THE INTERNET AS A SURVEY WITH ADDRESS OPTIONAL.**
- ◇ **July 25, 2012 Executive Planner Cooper states, the success of the Survey is NOW the results of these hearings fulfilled.**
- ◇ ****Mitra bragged that due to THIS survey the entire Wine Country vision would start, would be Changed. She stated this at either the July or Aug. EIR Temecula Wine Country hearings. NO LEGAL voting by using the County of Riverside's Assessor's Office list of property owners mailing list was used. I believe that to be not legal, sense this would be volunteer self taxation for this development process, a federal and state voter's rights was violated, which I believe would disqualify the entire 2013 Temecula Wine Country EIR of 2013 and now in 2015.**
- ◇ **Ad HOC meetings hidden for nearly 1.5 years. Would not allow anyone to attend, which violates County bylaws I think in 2008.**
- ◇ **Violates the A-20 Board of Supervisors Guidelines for Planning Commissioners, Special appointments and Advisory HOC Committee Members. MAY NOT PROFIT FROM THEIR VOTE AND DISCUSSION MAKING OF MONETARY WEALTH AND OR WITH THEIR INVESTMENTS.**
- ◇ **Vintners and MWD employee move San Diego Pipeline No. 6 approved by CA State MWD EIR in May of 1989 in 1995 at the Citrus and Vineyard CSA Road District #149.**

Bylaws – Guidelines of the County of Riverside Board of Supervisors For Selection of Planning Commissioners, Special Appointments and Advisory HOC Committee (Hand Selected by a Supervisor for within his District)

◇ <http://rivcocob.com/policy-a/POLICY-A21.pdf>

**COUNTY OF RIVERSIDE, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Policy

Subject: Number Page

ADVISORY BOARDS, COMMISSIONS AND COMMITTEES A-21 1 of 1

Policy:

Board policy regarding the establishment, appointments to, governance, and periodic review and dissolution of the Board of Supervisors' various advisory boards, commissions, and committees ("advisory groups") is summarized and contained in a resolution entitled "Adopting Uniform Rules and Procedures for Advisory Committees, Board and Commissions of the County of Riverside." A copy of the most recent version of this resolution is attached, and shall be replaced with successive versions of the resolution as approved by the Board from time to time in the course of county business.

Attachment A

1 of 14

Board of Supervisors County of Riverside

RESOLUTION NO. 2005-148

ADOPTING UNIFORM RULES AND PROCEDURES FOR
ADVISORY COMMITTEES, BOARDS AND COMMISSIONS
OF THE COUNTY OF RIVERSIDE

WHEREAS from time to time the Board of Supervisors and its related governing bodies establish

advisory groups to inform the Board on particular issues or subjects of interest to the Board; and,

WHEREAS it is in the best interest of the County that these advisory groups are appointed,

organized and governed within a uniform framework of consistent Board policy;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of

the County of Riverside, State of California, in regular session assembled on _April 5_____, 2005, that:

The following uniform rules and procedures for the establishment and operation of advisory

committees, boards and commissions of the County of Riverside, including all districts, county service

areas and other agencies governed by the Board of Supervisors, are hereby adopted, as follows:

1. **APPLICABILITY:** These rules and procedures shall apply to and control all advisory

committees, boards and commissions (herein for convenience referred to as “advisory groups”), except as otherwise provided by or pursuant to the law, ordinance or resolution under which the advisory group is established. This resolution does not apply to certain committees, boards and commissions of the County that have independent legal status as separate public entities.

2. LIMITATION ON AUTHORITY: Unless otherwise authorized by law that specifically provides for the establishment and function of a particular advisory group, advisory groups generally shall have no executive, administrative, or operational functions. Their function shall be solely to study and make recommendations to the Board of Supervisors within the scope of the subject matter specified in the statute, ordinance or resolution establishing them, or as specifically referred to them by the Board of Supervisors. Advisory groups shall not be empowered, nor assume by their appointment to be empowered, with authority on behalf of the County to decide matters of county policy; oversee or enter into any contract; procure materials or services; recruit, hire, direct, manage, review or terminate staff, or involve themselves in any other way in person

- ◇ MOST important of all, it states that an Ad HOC Committee Member may not vote or discuss anything that they might benefit from personally financially or business wise I believe.

The Original Ad HOC committee would not tell us where they were meeting, when nor where minutes available to read A PER the County Manual. Not until about 1.5 years passed Did Jeff Stone add additional members. And, I believe a resident representative was not added until October. Then, their findings were finalized in November the next month.. with a few more meetings to let the public hear.

At the July and Aug 2012 Temecula Wine Country EIR and the 2013 EIR, the August 7, 2006 Submittal to the Board of Supervisors County of Riverside, State of CA Document from TLMA - Transportation Department may never have been released for viewing to my knowledge to we citizens/residents in 2008 on at any Board of Supervisors, Wine Country, Ad HOC hearings, etc. "This project currently has an approved TUMF Funding Agreement between the County and RCTC for preliminary engineering and

environmental phases of work. It is anticipated the total costs for these phases of work will be within the TUMF agreement amount."

The May 26, 2006 Submittal to the Board of Supervisors County of Riverside, State of California from: TLMA - Transportation Depart was NOT mentioned or introduced by the AD HOC Committee of 2008 during the entire times of 2008 to 2013 Temecula Wine Country EIR... to my limited knowledge. I asked a fellow Ad HOC Committee Member if they discussed or showed at any public reviews given, the expressway. Her answer was NO.

I believe the present residents of our area will be financially drained from the accumulation of taxation needed to pay for the Temecula Wine Country EIR Development, and being made to share with watering crops, when MWD stated they do not support agriculture. RCWD imports from the MWD. Where is this going?

Also, we are not being kept in the loop as of August 7, 2012 that So. CA Edison is coming through with the lines. As of July 21, 2015 I found So. CA Edison had hired a private contractor to put in a 1250kV line down our residential street underground. Why was NO LEGAL notice sent to each resident? Health issues will be an issue with electro magnetic force fields possibly.

- We had received no notice of 1,250,000.000 electrical line underground EMF and EML magnetic force field will possibly affect the well being of some residents.
- My immediate neighbors near to our home KNEW nothing about the line coming of SUCH MAGNITUDE. Many in our area have heart conditions, etc. I pray that you mandate that the big lines be put underground to protect us from the EMF and EML radiation and spark causing surging electrical lines in a grade of HIGHEST Wildfire Area. When there is a fire, firemen nor residents can go under the lines to escape. WHY? Because the 500kV High Voltage Lines drop their loads into the ground during a fire. Perhaps 250kV High Voltage do as well. ALSO, Any resident with a pacemaker can not be by 500kV High Voltage Lines, per national news and the renewed EIR by the ISO of what radiation health causing affects are given off by such lines. So what will 1250kV do to us?
- YOU need to honor your statements of caring.

- The funding for the Fire Dept. of CA within our Temecula Wine Country and French Valley areas have the Highest Fire Alert Area of 12 months yearly and even more now with this drought continuance. Yet, historically we have been told that there is barely 5 to 6 months of monies to pay for fire disasters.
- I would request that you give in your climate EIR reviews stricter fire brush, etc. codes within our county.

Respectfully Submitted to the to Kristi Lovelady, Advanced Planning
Division Manager of Riverside County Planning Department

***Please Also give a copy to each Supervisor, not just to their Planning
Commissioners.***

951.955.6892

From Private Resident Citizen,
Mrs. Adrian J. McGregor

Kathy Smigun
24515 California Ave Spc. 20
Hemet CA 92545

July 16, 2015

Kristi Lovelady
Riverside County Planning Department

Re: Land Use Designation for Reinhardt Canyon, Table 3.0-E, Exhibit C8-16

Dear Ms. Lovelady:

This letter is in support of the land use change listed in Table 3.0-E, Summary of Criteria Based Parcel Specific Land Use Changes in San Jacinto Valley, Exhibit C8-16. This change will return the land use in Reinhardt Canyon to Rural Residential and Rural Mountain, like it was before the last minute changes that were made in 2003 just before the land was sold to a developer.

One reason for this return to 5 acre and 10 acre minimum sites is the fact that it is a box canyon with only one exit on California Avenue. A second reason is compatibility with existing ranches in the area. Both these reasons were included in the Findings by the Board of Supervisors for the denial of TM 36337 in a submittal dated 24 February 2015.

This letter is also a request for the changing of wording in the San Jacinto Area Plan in GPA960.

On page 7, Maze Stone, is written: "The area isolated by the Lakeview Mountains to the northwest and the cities of Hemet and San Jacinto to the east. Existing land uses include rural residential uses, equestrian estates, a mobile home park, agricultural lands and Maze Stone Park, home to a Native American pictograph. *Much of the undeveloped land here is included in tentatively approved subdivisions proposing lots at least one half acre in area.*" (italics added)

There are no tentatively approved subdivisions in the area and this statement is misleading to anyone who reads this description or is considering purchasing the property. It would be more appropriate to state, "*Much of the developed land here consists of ranches and equestrian estates.*"

At the Board of Supervisor's Meeting last November, the project applicant asked a question of the people who were concerned about safety in Reinhardt Canyon and opposed to his project. He asked, "If you believed that the land use for Reinhardt Canyon was changed inappropriately in 2003, why didn't you file a lawsuit against the County of Riverside?" Since this comment was made in his public closing comments, we were unable to respond. At this time, I would like to thank the County of Riverside Planning Department for teaching us how the General Plan process works so that we could advocate for ourselves. We are average citizens who had no understanding of General Plans or the development process. We have learned the steps

Public Comment General Plan No. 960 and Climate Change Action Plan; General Plan Update (EIR No. 521 / SCH 2009041065)

RECEIVED
JUL 23 2015

Facts

"A water budget analysis shows that under current conditions there is a 10% chance live storage in Lakes Mead and Powell will be gone by about 2013 and a 50% chance it will be gone by 2021 if no changes in water allocation from the Colorado River system are made. This startling result is driven by climate change associated with global warming, the effects of natural climate variability, and the current operating status of the reservoir system. Minimum power pool levels in both Lakes Mead and Powell will be reached under current conditions by 2017 with probability 50%. While these dates are subject to some uncertainty, they all point to a major and immediate water supply problem on the Colorado system. The solutions to this water shortage problem must be 'time dependent' to match the time varying, human induced decreases in future river flow. "Source Scripps Institute.

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Lake Mead's low levels could trigger federal shortage by 2017

Studies now show that the 20th century was one of the three wettest of the last 13 centuries in the Colorado basin. On average, the Colorado's flow over that period was actually 15 percent lower than in the 1900s. And most experts agree that the basin will get even drier: A brace of global-warming studies concludes that rising temperatures will reduce the Colorado's average flow after 2050 by five to 35 percent, even if rainfall remains the same — and most of those studies predict that rains will diminish.

Already, the drought is upending many of the assumptions on which water barons relied when they tamed the Colorado in the 1900s.

The Colorado basin states tried in the 1920s to stave off future fights over water by splitting it, 50-50, between the upper-basin states of Utah, New Mexico, Colorado and Wyoming and the lower-basin states of Arizona, Nevada and California.

In fact, the deal underestimated how much water the fast-growing lower-basin states would need. During most of the wet 20th century, however, the river usually produced more than enough water to offset any shortage."

Now, the gap between need and supply is becoming untenable.

Lake Mead stood about 1,106 feet above sea level, and was expected to drop 20 feet in 2014. In June 2015, Lake Mead currently stands at 1075 feet above sea level. At 1,075 feet, rationing begins; at 1,050 feet, a more drastic rationing regime kicks in, and the uppermost water intake for Las Vegas shuts down. At 1,025 feet, rationing grows more draconian; at 1,000 feet, a second Las Vegas intake runs dry.

A New York Times Article discussed Hoover Dam Power;

“The current drought has reduced the dam’s capacity to generate electricity by about 25 percent, said Bob Johnson of the Arizona Power Authority, which sells the dam's electricity.”

“Arizona and Nevada get about one-quarter each of Hoover Dam's power, and California gets the rest. The reduced supply will mean higher costs for electric utilities in Arizona that rely, at least partly, on the dam's power, Johnson said.”

“To the extent that they have less inexpensive power, they have to go out and pay market prices for energy which is quite a bit higher than what they pay for Hoover so there’s an economic impact,” he said.

“The cost of Hoover’s power can be anywhere from 50 percent to 75 percent below the market rate. Johnson said his agency projects the deficit in power will continue into next year.” Source NYT.

Lake Mead is expected to shrink low enough by January 2017 to trigger a first-ever federal shortage declaration on the Colorado River, according to a bleak new projection from the U.S. Bureau of Reclamation.

In its monthly forecast issued this week, the bureau predicts the reservoir east of Las Vegas could start 2017 as much as 15 feet below the shortage line of 1,075 feet above sea level.

Only 3 month ago, forecasters expected the Colorado River to narrowly avoid a shortage in both 2016 and 2017. If accurate, the new prediction would force Nevada to reduce its Colorado River water use by 4 percent while Arizona and Mexico take larger cuts.

The Bureau of Reclamation’s latest projections are 17 feet lower than they were last month, when forecasters predicted a reservoir level of 1,078 feet above sea level for January 2017. Now they expect the lake to be at elevation 1,061 by the start of 2017, a roughly 500 billion gallon difference for the nation’s largest-capacity man-made lake.

The bureau’s monthly forecasts assume average or better snow in the mountains that feed the Colorado River, but that’s only happened three times in the past 15 years. This year, the over-appropriated river — a key source of water and power to about 40 million people in the U.S. and Mexico — is expected to receive only about half of its normal flow, marking the 12th below-average year since 2000.

The record-breaking drought in California is not chiefly the result of low precipitation. Three factors – rising temperatures, groundwater depletion, and a shrinking Colorado River – mean the most populous U.S. state will face decades of water shortages and must adapt."

"Paper water" is the idea that government has promised more in rights to water than there is water that flows in Nature's rivers and streams in California. There is far more water "on paper" than there is in California's water ways.

The fact that this discrepancy has languished for decades is a sign of magical thinking on the part of water industry officials and regulators in California.

For every acre-foot of real water in the Central Valley watershed, 8.4 acre-feet of water on paper has been promised by the state where only 1 acre-foot may actually be diverted, according to the State Water Resources Control Board."

Currently, the County planners and Supervisors rely on Eastern Metropolitan Water District to supply a "show me the water" document for new development instead of requiring a report that actually details what water is available now and what water will be available in the future.

"The Colorado River supplies over 60 percent of the water used annually in Southern California. California is currently using **20 percent more** Colorado River water than it is entitled to under the "Law of the River." The Secretary of the Interior has directed California to come up with a plan to live within its entitlement of 4.4 million acre-feet of water per year"

Currently Southern California is taking 5.5 MAF from the Colorado River annually. California has used more water than its entitlement. California's use above its entitlement has been made possible through a reallocation of unused water from Arizona's and Nevada's entitlements.

"The Department of Water Resources projects that, over the next several decades, California's demand for Colorado River water will continue to increase, with increases in urban demand outweighing the projected declines in agricultural demand. For example, the department's 1993 California Water Plan projected that urban water demand will increase by 60 percent from 1990 to 2020. However, California's ability to access Colorado River water beyond current levels is limited for two reasons."

□ Since Arizona and Nevada will be using most of their entitlements, California's access to any substantial amount of water above its entitlement will depend on surplus declarations by the Secretary on a year-by-year basis. However, such declarations are not certain, as they depend on conditions which change each year--namely snowpack runoff and reservoir storage--as well as the willingness of other states to allow California to exceed its entitlement, as discussed below.

□ Even with a surplus declaration, California's access is limited by the capacity of its delivery systems. Currently, the existing delivery system to urban users--the Colorado River Aqueduct--is operating at near capacity."

"If California were to live within its 4.4 maf entitlement today, the immediate impact would fall mostly on the MWD because almost all of the allocation to California above its entitlement now goes to urban users serviced by the MWD." Source LAO

"Many experts believe the current drought is only the harbinger of a new, drier era in which the Colorado's flow will be substantially and permanently diminished.

"Faced with the shortage, federal authorities this year will for the first time decrease the amount of water that flows into Lake Mead, the nation's largest reservoir, from Lake Powell 180 miles

upstream. That will reduce even more the level of Lake Mead, a crucial source of water for cities from Las Vegas to Los Angeles and for millions of acres of farmland.”

“Reclamation officials say there is a 50-50 chance that by 2015, Lake Mead’s water will be rationed to states downstream. That, too, has never happened before.” Source NYT

“The labyrinthine rules by which the seven Colorado states share the river’s water are rife with potential points of conflict. And while some states have made huge strides in conserving water — and even reducing the amount they consume — they have yet to chart a united path through shortages that could last years or even decades.”

“There is no planning for a continuation of the drought we’ve had,” said one expert on the Colorado’s woes, who asked not to be identified to preserve his relationship with state officials. “There’s always been within the current planning an embedded hope that somehow, things would return to something more like normal.”

Unfortunately, the Colorado during most of Lake Mead’s 78-year history was not normal at all.

“The basic blueprint of our plan calls for a reliable foundation that we then build upon, and that reliable foundation is the Colorado River and Northern California water,” said Jeffrey Kightlinger, the general manager of the Metropolitan Water District of Southern California. “To the extent we lose one of those supplies, I don’t know that there is enough technology and new supplies to replace them.”

The developing crisis can't be caricatured as farmers versus fish, as it is by Central Valley growers irked at environmental diversions of water into the region's streams. It can't be addressed by building more dams, because reservoirs can't be filled with water that doesn't come. And it can't be addressed by technological solutions such as desalination, which can provide only marginal supplies of fresh water, and then only at enormous expense.

Nor can a few wet years alleviate the need for long-term solutions. “We had a solid year this year, which takes a bit of the panic out,” says Jeffrey Kightlinger, general manager of the Metropolitan Water District of Southern California, which serves 19 million residents and gets about half of its water supply from the Colorado. But because “demand outstrips supply, we expect a long-term decline. And possibly because the crisis has been developing slowly, we're nowhere near a solution.”

“Nineteenth century water law is meeting 20th century infrastructure and 21st century climate change,” says Bradley Udall, a senior fellow at the University of Colorado Law School, “and it leads to a nonsensical outcome.”

Nevada, California and Arizona won the right to store unused Colorado River water in Lake Mead as part of an interstate agreement enacted in 2007.

There are restrictions on how much of the banked water, officially known as Intentionally Created Surplus, can be taken out in a single year. California’s annual withdrawals are capped at

400,000 acre-feet, Nevada's at 300,000 acre-feet. **The bank cannot be tapped during a declared shortage on the river or if federal officials determine that a withdrawal would tip the river into shortage.**

"Dec. 16, 2014: It will take about 11 trillion gallons of water (42 cubic kilometers) -- around 1.5 times the maximum volume of the largest U.S. reservoir -- to recover from California's continuing drought, according to a new analysis of NASA satellite data.

The finding was part of a sobering update on the state's drought made possible by space and airborne measurements and presented by NASA scientists Dec. 16 at the American Geophysical Union meeting in San Francisco. Such data are giving scientists an unprecedented ability to identify key features of droughts, data that can be used to inform water management decisions.

A team of scientists led by Jay Famiglietti of NASA's Jet Propulsion Laboratory in Pasadena, California used data from NASA's Gravity Recovery and Climate Experiment (GRACE) satellites to develop the first-ever calculation of this kind -- the volume of water required to end an episode of drought." Source Sacramento Bee

"The severity of California's drought continues to shock, with the latest example coming courtesy of NASA. Worst hit, according to NASA, are the Sacramento River and San Joaquin River basins, where water has been pumped out to support agriculture in the Central Valley and elsewhere. Since 2011, the amount of water removed from these river basins *each year* added up to 4 trillion gallons." Source LA Times.

"The Colorado River Basin, which supplies water to 40 million people in seven states, is losing water at dramatic rates, and most of the losses are groundwater. A new satellite study from the University of California, Irvine and NASA indicates that the Colorado River Basin lost 65 cubic kilometers (15.6 cubic miles) of water from 2004 to 2013. That is twice the amount stored in Lake Mead, the largest reservoir in the U.S., which can hold two years' worth of Colorado River runoff. As Jay Famiglietti, a NASA scientist and study co-author wrote here, groundwater made up 75 percent of the water lost in the basin." Source; National Geographic

"In the late 20th century, there was a strong trend of rising mean temperature in the region. The preponderance of evidence—both instrumental data and projections based on modeling—strongly suggests **that warmer temperatures will reduce future Colorado River stream-flow and water supplies. In addition, tree-ring based reconstructions of Colorado River stream-flow have shown that extended droughts are likely to occur. These droughts could be even more severe than the drought of the early and mid-2000s, which resulted in sharp reductions in inflows into Lake Powell and prompted concerns about meeting water-delivery obligations. These studies of Colorado River flows have called into question traditional assumptions about long-term mean flows and availability.**

Today, the Colorado River basin continues to be home to the fastest growing states in the nation adding to the strains on limited water supplies. Measures to extend and conserve water supplies, such as conservation programs, changes in landscaping practices and related technologies, aquifer storage, and desalination, have improved water use efficiencies, and agriculture-urban

water transfers have increased water supplies available to urban areas. **However, the benefits of all of these options are limited. Rapid population growth has already increased aggregate water demand to the point that it exceeds the available water supply in some years.**

Future choices for water use will no doubt unfold in complex, perhaps unanticipated, ways, and future warming and droughts may reduce the availability of water resources even further. Current scientific understanding of the river's historical flows and regional droughts, coupled with the potential for future reductions in flows, **raises fundamental questions about the sustainability of current population growth and development.** Moreover, some existing paradigms and principles that have governed Colorado River water use in the past will undoubtedly have to be adjusted to fit these realities." Source; National Academy of Engineering

Water Shortage Discussion

If southern California continues down the path of urbanization and development, it is reasonable to believe that a humanitarian crisis is in the making. A water crisis of epic proportion is not some conspiracy theory or a fabricated issue to slow down or stop development. It is a reasonable scenario moving forward. The water districts, understandably, want to understate the water crisis problem moving forward as it could induce a panic, produce an economic catastrophe, and lower California's credit rating. Technologies can only kick the can down the road; it can't produce more snow pack or rain in the Colorado River Basin or the Sierra Nevada mountain range. Water rationing and technologies can possibly keep the status quo moving forward for another few years if they were implemented now however, rationing and technologies will be unable to keep up with population growth encouraged by development.

Moving forward, it would be wise to error on the side of caution and slow down development than to contribute to a scenario that could affect 19 million plus southern California water customers. It is not unimaginable a water shortage could cause civil unrest.

Further urban, commercial, and agriculture development will deplete the Colorado River water supply at a faster pace moving the current projected crisis forward in time. Currently the demand already exceeds the supply. The Colorado River water is currently over appropriated by more than 1.5 MAF.

Lake Mead is coffee filtered shape being wider at the top than at the bottom. As water levels lower, elevation of the lake decreases at a faster pace. Because of this, you cannot assume that the current pace of depletion will be steady and predictable. Elevation drops can occur rapidly.

If as predicted, the Federal Government declares a water shortage emergency in 2017, the water districts will lose access to all excess water they banked in Lake Mead, they may lose the 4.4 million acre feet of water they are allocated, and they will certainly not have enough water being diverted from northern California to cover the shortage. It will take 5 years of above average rain and snow fall in the upper Colorado basin to bring Lake Mead out of its current drought conditions. One year of a strong El Nino may buy you one more year of avoiding a Federal emergency water shortage.

Electrical Power Shortage Discussion

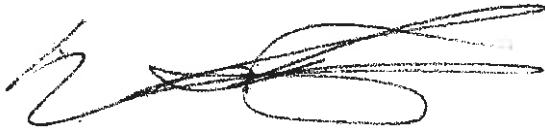
Hoover Dam is currently producing 25% less power than it has capacity to produce when the water elevation is at, or near full capacity. California receives 50% of the power Hoover dam produces. As water elevations decrease, Hoover Dam power generation decreases as well. Hoover Dam Power is clean energy which mitigates Green House Gas Emissions.

Reduce power generation from Hoover Dam s will have a major impact of power supply to the grid and may increase Green House Gas Emissions.

Public Comment Recommendations

I support the No Build, No Growth option currently included in the Draft EIR. It will allow time for water, power, and Green House Gas Emissions to be addressed and mitigated. Encouraging population growth at this time would be irresponsible and possibly lead to a water and power crisis prematurely. The EMWD isn't going to suggest they do not have enough water however, in reality they don't. They have more "paper water" than they have real water. They cannot guarantee a real water supply moving forward nor can they predict the outcome of future litigation, prolonged drought, or a declared federal water shortage emergency. They can't guarantee access to banked water reserves nor can they pull those reserves from Lake Mead at the current elevation of 1075 feet elevation as it might create the water shortage causing the federal government to act sooner.

This is really a matter of common sense once the Planners and the County Supervisor are educated on the problem. The no build / no growth option are the only solution for Riverside County at this time. Any other solution would be irresponsible.

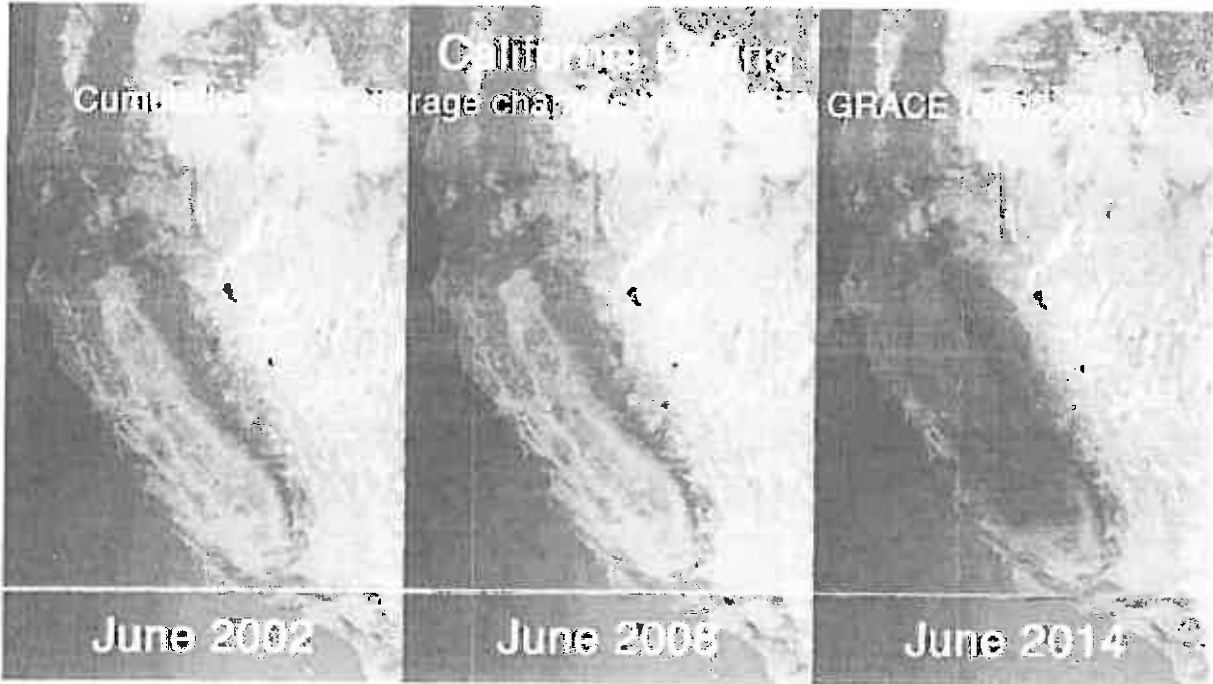
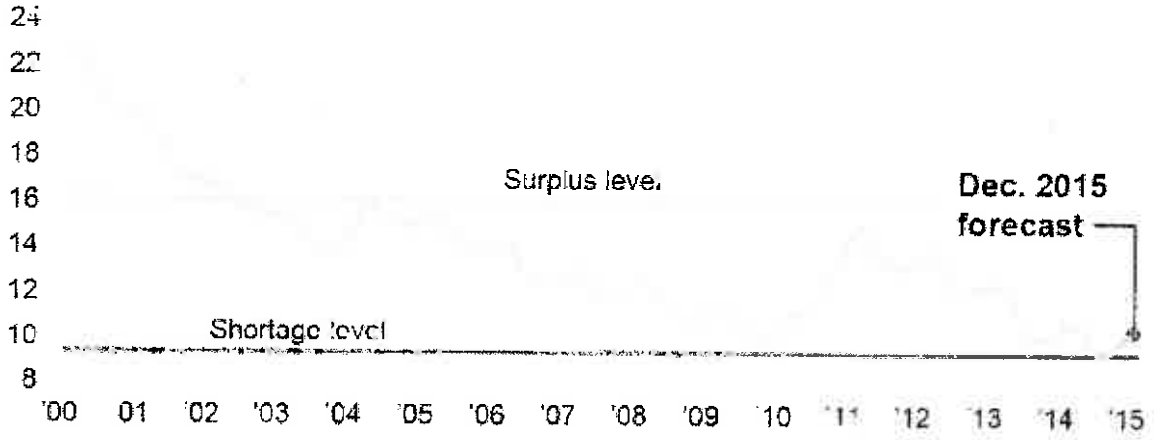


Emilio Uriarte

30630 Madrona Ct. Nuevo, Ca. 92567

Lake Mead water storage levels

Millions of acre-feet



California drought: High court hands setback to water conservation fight

By Howard Mintz (mailto:hmintz@mercurynews.com?subject=San Jose Mercury News:)
(mailto:hmintz@mercurynews.com?subject=San Jose Mercury News:)hmintz@mercurynews.com
(mailto:hmintz@mercurynews.com)

POSTED: 07/23/2015 06:00:47 AM PDT | UPDATED: ABOUT 3 HOURS AGO

30 COMMENTS

Rejecting the pleas of California officials worried about water conservation, the state Supreme Court on Wednesday left intact a lower court ruling that makes it tougher for cities and water districts to impose punishing higher rates on water wasters.

In its weekly closed-door conference, the Supreme Court refused to soften the statewide impact of an April appeals court ruling that found the city of San Juan Capistrano's tiered water rates -- common in the Bay Area and elsewhere in California -- were unconstitutional because they charged more for water than it cost the city to provide the service.



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Low water levels can be seen at Camanche Reservoir in Wallace, Calif in this June 9 file photo. The state Supreme Court on Wednesday left intact a lower court ruling that makes it tougher for cities and water districts to impose punishing higher rates on water wasters. (Oan Rosenstrauch/Bay Area News Group archive)

The appeals court, in finding the city's approach violated voter-approved Proposition 218's restrictions on such fees, "published" the decision, giving it legal weight across the state and prompting Gov. Jerry Brown to warn it placed a "straitjacket" on his mandates to lower water use.

Acting on behalf of the State Water Resources Control Board, Attorney General Kamala Harris in June urged the Supreme Court to "depublish" the ruling, arguing it was

"unnecessary and overbroad" and hampered efforts to deal with California's ongoing drought. The move was designed to limit the force of the ruling to San Juan Capistrano's water rates. The League of California Cities also joined the state's effort to

Water pricing to spur conservation ruled unconstitutional



persuade the state Supreme Court to depublish the ruling.

But in Wednesday's brief order, the state Supreme Court without comment rejected the state's request, thus forcing local and state officials elsewhere to adapt to the ruling's limitations.

Harris' office referred questions to the water resources board. Board officials said they weren't surprised at the Supreme Court's decision.

"While the court of appeal's decision makes it more difficult for local agencies to justify their water conservation rates, the decision does not foreclose conservation pricing," the board said in a statement. "The State Water Resources Control Board will continue to work on implementation of the Governor's (conservation order) and will continue to assist local agencies in developing effective and lawful conservation pricing mechanisms."

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But legal experts and water officials also say water districts will still be able to use the tiered rates if they can demonstrate they are closely tied to the cost of providing water services.

Amid the most severe drought in California's 164-year history, Brown has ordered urban residents to cut water use by 25 percent statewide. One key tool that Brown had recommended was for local governments to set rate structures with higher "surcharges, fees and penalties" for people who use large amounts of water.

But that approach -- conserve or pay a much higher water bill -- was thrown into doubt by the 4th District Court of Appeal's conclusion that such charges may violate Proposition 218, a 1996 ballot measure that barred governments from charging more for a service than it costs to provide.

The court did not invalidate the use of rate tiers entirely. It said, however, that cities and water agencies can charge more only if they can document that it costs them more to provide the extra water.

The court ruling, because it is "published," sets statewide legal precedent that can be used in other court challenges to water district policies and at a minimum forces local water officials and lawyers to reconsider how they can legally enforce water conservation. As of now, there are two similar legal battles unfolding against the Sweetwater Authority, a San Diego area water district, and the city of Glendale's water district.

Taxpayer groups have warned of other legal challenges if districts violate Proposition 218's restrictions.

Water agencies have scrambled to interpret the ruling -- and in some cases realized they would have to adapt. In Santa Cruz, which charges a \$50 per unit "penalty" for water use over 11 units per house, giving it one of the highest water conservation rates in the state, the city previously indicated it may have to rewrite its rules.

Howard Mintz covers legal affairs. Contact him at 408-286-0236. Follow him at [Twitter.com/hmintz](https://twitter.com/hmintz) (<http://Twitter.com/hmintz>).

involved and appreciate both the professionals and volunteers who are involved in the approval processes. We gained knowledge along the way and have worked to correct what was done underhandedly in 2003 when none of us had even heard of a General Plan.

Sincerely,

A handwritten signature in blue ink that reads "Kathy Smigun". The signature is written in a cursive, flowing style.

Kathy Smigun

Cc: County of Riverside Planning Commissioners

ATTACHMENT E

Planning Commission Resolution No. 2015-11

RESOLUTION No. 2015-011
RECOMMENDING CERTIFICATION OF EIR NO. 521 AND
APPROVAL OF GPA NO. 960

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on August 19, 2015, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County CEQA implementing procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on August 19, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

TENTATIVELY CERTIFY Environmental Impact Report No. 521, and

TENTATIVELY APPROVE General Plan Amendment No. 960.