

## Notice of Determination

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**To:**  
Office of Planning and Research  
[CEQA Submit](#)

**From:**  
Department of Fish and Wildlife  
Inland Desert Region  
3602 Inland Empire Blvd Suite C-220  
Ontario, CA 91714  
Contact: Breanna Machuca  
Email: [breanna.machuca@wildlife.ca.gov](mailto:breanna.machuca@wildlife.ca.gov)  
Phone: (760) 636-3487



Lead Agency  
Riverside County Planning Department  
4080 Lemon Street 12<sup>th</sup> Floor P.O. Box 1409  
Riverside, CA 92502-1409  
Contact: Matt Straite  
Email: [planning@rivco.org](mailto:planning@rivco.org)  
Phone: (951) 955-8631

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code section 21108

**State Clearinghouse Number:** 2012111070

**Project Title:** Belle Terre Specific Plan Project (Lake or Streambed Alteration Agreement No. (1600-2014-0062-R6))

**Project Location (Riverside County):** Belle Terre Residential Project (Project) is located within French Valley Creek, tributary to Warm Springs Creek, and other unnamed streams, Sections 27 and 34, Township 6S, Range 2W, east of Washington Street, in the community of Winchester, County of Riverside, State of California; Latitude 33.620450, Longitude -117.081342. Assessor Parcel Numbers: 472-170-021 to 472-170-026, 472-180-033 to 472-180-036, 472-200-002, and right-of ways.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has amended Lake and Streambed Alteration Agreement (1600-2014-0062-R6), pursuant to Fish and Game Code section 1602, to the project Applicant, Hannah Soroudi of Regent Properties.

The Project is limited to the development of a 344-acre Project site, for the construction of up to 856 homes in varying densities, recreational areas, open spaces, eight detention basins, streets, and infrastructure. The revised plan will continue to provide the required 106.96 acres of land to remain undeveloped for habitat conservation purposes, five active parks on approximately 24 acres, approximately 23 acres of open space for detention basins, streets, and other infrastructure. The revised plan provides for twenty-eight (28) planning areas. Eight of the twenty-eight planning areas are planned for residential development with planned residential density ranges for medium density (2.0-5.0 du/ac), medium-high density (5.0-8.0 du/ac), and high density (8.0-14.0 du/ac). The Project also includes a water tank site operated by Eastern Municipal Water District (EMWD) to serve the project site. Project activities subject to Fish and Game Code Sections 1600 *et seq.* include grading and filling of several ephemeral streams, improvements to the existing at-grade crossing of Fields Drive, construction of a road and piping the Metropolitan Water District (MWD) San Diego Canal, construction of the South Street crossing over French Valley Creek, and the development of a 15-inch sewer alignment. Fields Drive will be improved to a 74' and 60' right of way across MWD. The paved portion across MWD is only 24'. Autumn Glen Drive will be constructed from Fields Drive to Washington Street. The South Street crossing will be constructed as a single bridge, 100-foot-long, 48-foot-span, and 9-foot-1-inch-high precast concrete arch with 1' of native backfill and buried riprap, and a wildlife bench located at French Valley Creek. This also includes four wingwalls to direct wildlife into the crossing. The Project proponent will provide CDFW with the final design plans of the wildlife bench within 30 days of amendment execution for CDFW review and approval.

The Project proposes to construct a 78" storm drain at the crossing of French Valley creek and discharge the flows from the MWD crossing directly into French Valley creek at the bridge crossing. The discharge from the northwest basin (B2) is currently proposed to join the main storm drain line and discharge into French Valley creek downstream of the main road crossing or will be co-located with the emergency overflow basin and addition of a riprap energy dissipator, if the alternative design to eliminate and re-route the main 78" storm drain outfall can be accomplished (Attachment 1; [optional] preferred design).

*Southern California Edison (SCE) Poles*

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The SCE poles and wires will be removed, and the utility lines will be undergrounded at a separate location outside of Fish and Game Code 1602 resources. The footprint of disturbance for each pole (up to 3 poles located within planning area 18) will be approximately 10-foot diameter with a 20-foot-wide access trail to each pole. The access trail will not be graded.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on April 22, 2024, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was not** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:  
*Signature:* Kim Freeburn *Date:* 4/22/2024  
Kim Freeburn 84F92FFEEFD24C8...  
Environmental Program Manager

Date Received for filing at OPR: \_\_\_\_\_