

November 20, 2019

Mr. Eric Flodine
Rancho Diamante Investments
4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

SUBJECT: RANCHO DIAMANTE (TENTATIVE TRACT MAP NO. 36841) AIR QUALITY AND GREENHOUSE GAS IMPACT ANALYSIS – SUPPLEMENTAL ASSESSMENT

Dear Mr. Eric Flodine:

Urban Crossroads, Inc. is pleased to submit this supplemental assessment to provide additional support on the Air Quality and Greenhouse Gas Impact Analysis for the Rancho Diamante (Tentative Tract Map No. 36841) (“Project”) (AQIA and GHGA, dated July 2018), which is located on the southwest corner of Old Warren Road and New Stetson Avenue, in the City of Hemet.

OFF-SITE IMPROVEMENTS

Off-site improvements to be implemented under the proposed Modified Project include construction of water and reclaimed water pipelines in the abutting roads, drainage conveyance features, and the construction of the westerly half of new Warren Road. The Warren Road improvements include modifications to the Stetson Avenue intersection at the northeast corner of the Modified Project site including a realigned transition back to the existing Warren Road alignment (2.05 acres of permanent impacts) (Figure 2.2 provided in prior email). Proposed utility lines will be constructed to the extent they are required within the rights-of-way of the abutting roads. Off-site utility pipelines will be constructed by others during future off-site road construction. Off-site drainage improvements include connections to the existing Hemet Channel north of the site (0.05 acre of temporary impacts for the installation of seven drainage connections) and improvements to an existing drainage channel from the existing drainage basin in the southwest corner of the Modified Project site extending southerly to Simpson Road (4.17 acres of permanent impacts and 2.42 acres of temporary impacts). From Simpson Road, the channel would continue to convey runoff south toward Salt Creek without further modifications. Temporary impacts for the channel assume a width of 20 feet for construction purposes on both sides of the ultimate channel and maintenance drive. Modified Project permanent impacts for off-site improvements total 6.22 acres and temporary impacts total 2.47 acres.

AIR QUALITY AND GREENHOUSE GAS EMISSIONS ASSOCIATED WITH OFF-SITE IMPROVEMENTS

Construction emissions associated with off-site improvements may occur based on the description above.

Impacts associated with off-site improvements would not exceed the maximum daily emissions identified for Project-related construction activities. Similarly, for purposes of localized impacts, none of

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the receptors in the vicinity of the off-site construction activity would be subject to greater impacts since the disturbance area and consequently associated construction emissions would be substantially less than what has been identified in the AQIA. Similarly, any additional construction related GHG emissions associated off-site improvements would be amortized and added to the emissions totals presented in the GHGA, however any increase would be negligible and not result in any substantive change in the totals. As such, no impacts beyond what has already been identified in the AQIA and GHGA are expected to occur.

If you have any questions, please contact me directly at (949) 336-5987.

Respectfully submitted,

URBAN CROSSROADS, INC.



Haseeb Qureshi
Associate Principal