

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016081013

Project Title: Rancho Diamante Phase II Specific Plan Amendment

Lead Agency: City of Hemet

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Project Location: Hemet Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Rancho Diamante Phase II Project proposes a Specific Plan Amendment (SPA 15-001) to the Page Ranch Planned Community Development (PCD) Specific Plan originally approved in 1980 as PCD 79-93. The proposed SPA will revise land use boundaries and planning areas and reduce residential density, resulting in a corresponding reduction in the dwelling unit count from 744 to 586 units, while adding approximately 100,000 square feet of commercial uses. In addition to the SPA, the Project includes a General Plan Amendment (GPA) to amend the Circulation Element, as well as a Tentative Tract Map (TTM 36841) application to subdivide the 245.07-acre project site into 586 single-family residential lots, on 160.51 acres, one lot of approximately 100,000 square feet of commercial uses on 19.67 acres, and 64.89 acres of public parks and private [homeowners association] parks and open space areas. Off-site improvements include construction of utilities in abutting rights-of-way, drainage conveyance features, and construction of the west half of Warren Road in the northeast part of the Modified Project, including the intersection with "future" realigned Stetson Avenue and an interim transition back to the existing Warren Road alignment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Subsequent EIR identified potentially significant impacts in the areas of Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise and Vibration, Traffic and Circulation, Utilities, and Greenhouse Gas Emissions. Mitigation measures such as Tier 3 and electric construction equipment, implementation of a traffic control plan, carpooling and alternative transportation measures, pre-construction biological surveys, payment of habitat conservation fees, archaeological and paleontological monitoring, geotechnical inspections, avigation easements and disclosures, design of structures and water quality basins pursuant to Hemet-Ryan Airport regulations, project review by the Federal Aviation Administration, noise attenuation construction design, roadway improvements and payment of fair-share fees, pedestrian and bicycle access to adjacent commercial uses, and coordination with utility providers are proposed to reduce significant impacts to less than significant levels. However, no feasible mitigation is available to reduce impacts to Agricultural Resources, Air Quality, and Traffic and Circulation to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Implementation of the Modified Project would convert farmland to non-agricultural use, and impacts would be significant and unavoidable. The Modified Project would incrementally decrease the availability of soils that have value for agricultural production. Therefore, in combination with other projects in the City's planning area, the Modified Project would result in a cumulatively considerable impact to agricultural resources. No feasible mitigation is available since the project site is already approved for non-agricultural uses.

The Modified Project has a significant and unavoidable impact related to Air Quality Management Plan Consistency. Mitigation is prescribed to reduce emissions of criteria pollutants to the extent feasible, but nitrogen oxide (NOx) emissions would still exceed thresholds after mitigation. The Modified Project would result in significant and unavoidable, cumulative impacts to regional air quality from emissions of NOx during operation even with mitigation. The proposed Modified Project is considered a relatively small project with emissions not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level. Individual health effects from exposure to NOx emission generated by the proposed Modified Project would be small and therefore speculative.

The Modified Project has a significant and unavoidable impact related to residential Home-Based vehicle miles traveled (VMT) per capita. Transportation Demand Management (TDM) strategies encourage mixed-use development and roadway infrastructure improvements to promote pedestrian and bicycle mobility, but implementation of TDM strategies cannot guarantee VMT reductions. Additionally, mitigation will facilitate transit and carpool opportunities, but the Modified Project VMT would still exceed the citywide average Home-Based VMT per capita for Hemet. Project-level and cumulative impacts would remain significant and unavoidable.

Provide a list of the responsible or trustee agencies for the project.

The Applicant must file a Notice of Intent with the State Water Resources Control Board to be enforced by the Santa Ana Regional Water Quality Control Board for Construction General Permit to comply with the National Pollution Discharge Elimination System requirements.

The Applicant shall purchase 0.03 acre of establishment/reestablishment credits from the Riverpark Mitigation Bank to offset impacts to wetland and non-wetland waters of the U.S. under the jurisdiction of the United States Army Corps of Engineers (USACE). The Applicant shall rehabilitate and enhance a minimum of 3.1 acres of on-site waters of the State under California Department of Fish and Wildlife (CDFW) jurisdiction.

The Applicant will obtain a Clean Water Act (CWA) Section 404 permit from the USACE, 1602 Streambed Alteration Agreement from CDFW and a Waste Discharge Requirement (WDR) permit issued by the Regional Water Quality Control Board (RWQCB) pursuant to the California Water Code Section 13260 (Porter-Cologne Act).

The proposed Modified Project was reviewed and approved by the Riverside County Airport Land Use Commission on February 13, 2020 under case ZAP1061HR19, and the proposed Specific Plan Amendment (SPA 15-001), General Plan Amendment (GPA 15-002), and Tentative Tract Map 36841 (TTM 15-003) were all determined consistent with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan pursuant to project-specific conditions prescribed to Tentative Tract Map 36841 (TTM 15-003).