

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE 12/29/15

Departmental Concurrence

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

321



**FROM:** Transportation & Land Management Agency

**SUBMITTAL DATE:**  
 December 29, 2015

**SUBJECT:** Agreement by and between the County of Riverside, Valley Wide Recreation and Park District, and Hemet Unified School District for the construction of a Multi-Purpose Community Park Site in the Community of Valle Vista; CEQA Exempt; District 3 [\$380,000; 3<sup>rd</sup> District Development Agreement Public Facilities Fund - \$130,000 and Gas Tax - \$250,000].

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301- Existing Facilities and 15303 – New Construction or Conversion of Small Structures and 15311(b) – Construction or Placement of Minor Structures Accessory to Existing Facilities;
2. Approve the Agreement by and between the County of Riverside, Valley Wide Recreation and Park District and Hemet Unified School District for the construction of a Multi-Purpose Community Park Site in the Community of Valle Vista ("Agreement") and authorize the Chairman of the Board to execute the Agreement on behalf of the County;

**BACKGROUND:**  
Summary

  
 Juan C. Perez, Director Transportation and Land Management Agency

(Continued on Page two)

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 380,000	\$ N/A	\$ 380,000	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> \$130,000 3 <sup>rd</sup> District Development Agreement Public Facilities Fund AND \$250,000 Gas Tax				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> FY15/16	

**C.E.O. RECOMMENDATION:**

APPROVE  
 BY:   
 Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: | District: 3 | Agenda Number:

3-12

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Agreement by and between the County of Riverside, Valley Wide Recreation and Park District, and Hemet Unified School District for the construction of a Multi-Purpose Community Park Site in the Community of Valle Vista; CEQA Exempt; District 3 [\$380,000; 3<sup>rd</sup> District Development Agreement Public Facilities Fund - \$130,000 and Gas Tax - \$250,000].

**DATE: December 29, 2015**

**PAGE: 2 of 3**

**RECOMMENDED MOTION:** (continued)

3. Authorize and Designate the expenditure of \$130,000 in 3<sup>rd</sup> District Development Agreement Funds; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of approval of the Project.

**BACKGROUND:**

**Summary (continued)**

The Transportation and Land Management Agency (TLMA) has been working cooperatively with the Valley Wide Recreation and Park District (Valley Wide) and Hemet Unified School District (Hemet USD) on a joint project for the construction of a multi-purpose community park site and Early Childhood Education Center. The park site is located at the Southwest corner of Mayberry Avenue and Fairview Avenue in the community of Valle Vista. The County transferred the land for the future park/school site jointly to Valley Wide and Hemet USD a number of years ago with the goal of seeing a community park and school site built that would benefit the public.

Earlier this year Hemet USD was able to obtain a grant to help fund the Early Childhood Education Center. Valley Wide is pledging funds towards the construction of the park site on the same parcel. This project, which has been in the planning stages for over a decade and was delayed due to the loss of redevelopment funding, will provide a number of community benefits, including the Early Childhood Education Center, a park site, and a parking lot that can also be used during school peak times to accommodate overflow parking from Valle Vista Elementary School across Mayberry Avenue from the park site. This will help improve traffic safety in the area by improving the south side of Mayberry across from the school, including a sidewalk, and shifting parking from an unimproved street to a parking lot.

With the goal of jointly delivering this project, it is recommended that the County fund the street frontage improvements that will improve traffic safety, at an estimated cost of \$380,000. This would be funded through a combination of 3<sup>rd</sup> District Development Agreement Funds and Gas Tax. Pursuant to the Agreement, the County would be the designated lead agency for the construction of the street frontage improvements for the project and for grading the site, extending utilities from the street, and building the parking lot. The cost of the grading, parking lot, and utilities will be funded by Hemet USD and Valley Wide. Hemet USD has agreed to be the designated lead agency and fund the remaining onsite improvements for the project including the Early Childhood Education Center. The Valley Wide Recreation and Parks District has agreed to be the designated lead agency and fund the construction of the park facilities and field improvements for the project.

Pursuant to the California Environmental Quality Act (CEQA), the Project was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301(c) - Existing Facilities, Section 15303 - New Construction of Small Structures and Section 15311(b) - Construction or Placement of Minor Structures Accessory to Existing Facilities. The proposed Project is merely an Agreement between public agencies to provide funding, respective lead agency designations, and rights and responsibilities involving minor road improvements and alterations to existing road facilities where negligible expansion of an existing use will occur. The project also involves the construction of utility extension including road improvements of reasonable length to serve such construction. Lastly, construction will include the development of a small parking lot appurtenant to the existing Valle Vista school facility to improve traffic safety and is necessary for the implementation of a multi-purpose community park and early childhood education center.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Agreement by and between the County of Riverside, Valley Wide Recreation and Park District, and Hemet Unified School District for the construction of a Multi-Purpose Community Park Site in the Community of Valle Vista; CEQA Exempt; District 3 [\$380,000; 3<sup>rd</sup> District Development Agreement Public Facilities Fund - \$130,000 and Gas Tax - \$250,000].

**DATE: December 29, 2015**

**PAGE: 3 of 3**

**Contract History and Price Reasonableness**

Construction on the street frontage improvements and site grading, extension of utilities and construction of the parking lot, which will be done in phases and will be publicly bid.

**Impact on Residents and Businesses**

The County of Riverside, Valley Wide Recreation and Parks District and the Hemet Unified School District have determined that there will be a significant community benefit for a multi-purpose community park that includes an Early Childhood Education Center in the community of Valle Vista, and associated street improvements.

**Additional Fiscal Information**

N/A

**ATTACHMENTS**

- Location Map
- Agreement with Exhibits
- Notice of Exemption



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.  
Director of Transportation

### Transportation Department

#### NOTICE OF EXEMPTION

January 5, 2016

**PROJECT TITLE:** Agreement Between the County of Riverside, Valley Wide Recreation and Park District, and Hemet Unified School District for the construction of a Multi-Purpose Community Park Site in the Community of Valle Vista

**PROJECT SPONSOR:** Riverside County Transportation Department

**PROJECT LOCATION:** Located in Western Riverside County, Valle Vista Community

**SUPERVISORIAL DISTRICT:** Third

**PROJECT DESCRIPTION:** The Riverside County Transportation and Land Management Agency (TLMA) has been working with the Valley Wide Recreation and Park District (Valley Wide) and the Hemet Unified School District (Hemet USD) on a joint project for the construction of a multi-purpose community park site and Early Childhood Education Center. The proposed park site is located at the Southwest corner of Mayberry Avenue and Fairview Avenue in the community of Valle Vista. The County of Riverside transferred the land for the future park/school site jointly to Valley Wide and Hemet USD several years ago in anticipation that the community park and school would be constructed.

Recent funding availability from all parties has made it possible for the park site and school to be constructed. An agreement has been made for the County of Riverside, Valley Wide and the Hemet USD to enter into work related to the construction of a multi-purpose community park site located at the Southwest corner of Mayberry Avenue and Fairview Avenue in the Community of Valle Vista.

The County of Riverside has been designated to serve as the lead agency for the construction of street frontage improvements, site grading, parking lot grading and off site utility connections for the proposed park and school.

As part of that agreement, the Hemet USD has been designated for the construction of the on-site improvements of the Project while Valley Wide had been designated for the construction of the park facilities and field improvements of the Project.

Pursuant to the California Environmental Quality Act (CEQA), the Project was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301(c) - Existing Facilities, Section 15303 - New Construction of Small Structures and Section 15311(b) - Construction or Placement of Minor Structures Accessory to Existing

Facilities. The proposed Project is merely an Agreement between public agencies to provide funding, respective lead agency designations, and rights and responsibilities involving minor road improvements and alterations to existing road facilities where negligible expansion of an existing use will occur. The project also involves the construction of utility extension including road improvements of reasonable length to serve such construction. Lastly, construction will include the development of a small parking lot appurtenant to the existing Valle Vista school facility to improve traffic safety and is necessary for the implementation of a multi-purpose community park and early childhood education center.

By: Andrew Huneck, Senior Transportation Planner

Signed: *Russell Williams*

Russell Williams, Environmental Division Manager

1                                   **Agreement by and between the County Of Riverside,**  
2                                   **Valley Wide Recreation and Park District and**  
3                                   **Hemet Unified School District for the Construction of A**  
4                                   **Multi-Purpose Community Park Site in the Community of Valle Vista**  
5

6           This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by and between the County of  
7 Riverside, (hereinafter "COUNTY"), a political subdivision of the State of California, the Valley Wide Recreation  
8 and Parks District (hereinafter "VWRPD"), and the Hemet Unified School District (hereinafter "Hemet USD"), for  
9 work related to the construction of a multi-purpose community park site located at the Southwest corner of  
10 Mayberry Avenue and Fairview Avenue in the Community of Valle Vista.

11                                   **Recitals**

- 12           A.     County, VWRPD, and Hemet USD have determined that there is a great need for a multi-purpose  
13                 community park, including an Early Childhood Education Center in the community of Valle Vista  
14                 (hereinafter "PROJECT") as shown in "Exhibit A".
- 15           B.     County, VWRPD, and Hemet USD desire to designate County as lead agency for constructing the  
16                 street frontage improvements, site grading, parking lot grading and off site utility connections to  
17                 ten (10) feet beyond road easement of the PROJECT (hereinafter "Frontage Improvements") and  
18                 therefore provide the administrative, technical, managerial, and support services necessary to  
19                 develop and implement the Frontage Improvements of the PROJECT.
- 20           C.     County, VWRPD, and Hemet USD desire to designate Hemet USD for the construction of onsite  
21                 improvements for the PROJECT and therefore provide the administrative, technical, managerial,  
22                 and support services necessary to develop and implement the onsite construction improvements of  
23                 the PROJECT.
- 24           D.     County, VWRPD, and Hemet USD desire to designate VWRPD for the construction of the park  
25                 facilities and field improvements for the PROJECT "(hereinafter "Park and Field Improvements").
- 26           E.     County, VWRPD, and Hemet USD desire to define herein the terms and conditions under which  
27                 said PROJECT is to be administered, environmentally cleared, engineered, coordinated, and  
28                 constructed.

- 1 F. Hemet USD has had a Biological Resources Assessment performed on the site and the  
2 development of the site is not expected to have a significant impact on sensitive biological  
3 resources. (Exhibit F)
- 4 G. VWPRD filed a Notice of Exemption regarding CEQA on June 16<sup>th</sup>, 2004. (Exhibit G)
- 5 H. Hemet USD had a Preliminary Endangerment Assessment (PEA) report performed in February of  
6 2005 without finding evidence of a release of hazardous materials nor the presence of a naturally  
7 occurring hazardous material.
- 8 I. Hemet USD submitted the PEA to the Department of Toxic Substances Control (DTSC) who  
9 reviewed the report and issued their concurrence. (Exhibit E)
- 10 J. Hemet USD had a preliminary geotechnical investigation performed on the site in 2004  
11 determining the project was feasible on the proposed site. (Exhibit H)
- 12 K. Hemet USD has performed the necessary steps to ensure the site is environmentally cleared.  
13

14 **AGREEMENT**

15 NOW THEREFORE, in consideration of the mutual promises contained herein, the parties hereto agree as  
16 follows:

17 **SECTION 1 – COUNTY AGREES:**

- 18 1. To be the lead agency for the preparation of plans, specifications and estimates (PS&E) for the Frontage  
19 Improvements, providing utility coordination and relocation of impacted utilities, and advertising, awarding  
20 and administering a public works construction contract for the Frontage Improvements.
- 21 2. To fund one hundred percent (100%) of the cost to construct street frontage improvements (which does not  
22 include the onsite grading, construction of the parking lot, and the offsite utility connections to ten (10) feet  
23 beyond the road easement). Based on current estimates, the COUNTY’s one hundred percent (100%) share  
24 is estimated to be \$380,000.
- 25 3. To obtain the environmental clearance for the street frontage improvements.

26 **SECTION 2 – VWRPD AGREES:**

- 27 1. To fund one hundred (100%) percent of the cost of the preparation of PS&E, preparation of an  
28 environmental document (ED) and obtaining environmental clearance, providing utility coordination and

1 relocation of impacted utilities, and advertising, awarding and administering a public works construction  
2 contract for the Park and Field Improvements of the PROJECT as set forth in “Exhibit B”, attached hereto  
3 and incorporated by this reference.

4 2. To fund one hundred percent (100%) of the cost to construct the Park and Field Improvements of the  
5 PROJECT, as set forth in “Exhibit B”. Based on current estimates, the VWPRD’s field portion of the  
6 PROJECT is estimated to be \$1,170,000.

7 3. To fund fifty percent (50%) of the cost of the preparation of PS&E, preparation of an environmental  
8 document (ED) and obtaining environmental clearance, providing utility coordination and relocation of  
9 impacted utilities, and advertising, awarding and administering a public works construction contract for the  
10 onsite grading, parking lots, and offsite utility connections to 10 ft. beyond the road easement. Based on  
11 current estimates, the VWRPD’s fifty percent (50%) share is estimated to be \$230,000.

12 4. To fund fifty percent (50%) of the cost to construct the onsite grading, parking lots, and offsite utility  
13 connections to 10 ft. beyond the road easement. Based on current estimates, the VWPRD’s fifty percent  
14 (50%) share is estimated to be \$230,000.

15 5. VWRPD has appropriated \$500,000 for the Park and Field Improvements construction of the PROJECT  
16 and the onsite grading, parking lot construction, and offsite utility connections to 10 ft. beyond the road  
17 easement. Additional funds are being sought through fundraising efforts and grant sources. Consequently,  
18 it is understood that the PROJECT is likely to be constructed via phases dependent on funding.  
19

20 **SECTION 3 – Hemet USD AGREES:**

21 1. To fund one hundred percent (100%) of the cost of the preparation of PS&E, preparation of an environment  
22 document (ED) and obtaining environmental clearance, providing utility coordination and relocation of  
23 impacted utilities, and advertising, awarding and administering a public works construction contract for the  
24 Early Childhood Education Center, as set forth in “Exhibit C”.

25 2. To fund one hundred percent (100%) of the cost to construct the Early Childhood Education Center. Based  
26 on current estimates, the Hemet USD’s one hundred percent (100%) share is estimated to be \$1,900,000.  
27  
28



- 1 3. To fund fifty percent (50%) of the cost of the preparation of PS&E, preparation of an environment  
2 document (ED) and obtaining environmental clearance, providing utility coordination and relocation of  
3 impacted utilities, and advertising, awarding and administering a public works construction contract for the  
4 onsite grading, parking lot, and offsite utility connections to 10 ft. beyond the road easement .
- 5 4. To fund fifty percent (50%) of the cost to construct the onsite grading, parking lot, and offsite utility  
6 connections to 10 ft. beyond the road easement. Based on current estimates, the Hemet USD's fifty percent  
7 (50%) share is estimated to be \$230,000.

8  
9 **SECTION 4 – IT IS MUTUALLY AGREED AS FOLLOWS:**

- 10 1. The total construction cost of PROJECT is estimated to be \$3,400,000. In the event the actual costs of the  
11 various portions of the PROJECT are greater or lesser than this estimate, the parties to this Agreement will  
12 share in such increases or decreases for the various portions of the PROJECT in the same proportion to  
13 their original contribution obligations for those portions of PROJECT as set forth in this Agreement.  
14 Notwithstanding the prior sentence, COUNTY, VWRPD, AND HEMET USD acknowledge and agree that  
15 any funding shortfall for the completion of Park and Field Improvements and the Early Childhood  
16 Education Center are the sole responsibility of VWRPD and HEMET USD. Nothing in this Agreement is  
17 intended to commit the COUNTY to funding any portion of those improvements, or shall be construed as  
18 obligating COUNTY to provide replacement funding for any anticipated funding, or to continue with  
19 PROJECT, if funds are no longer available.
- 20 2. Implementation of the PROJECT depends upon the availability of funding, consequently, it is understood  
21 that the PROJECT is likely to be constructed via phases. COUNTY'S obligation for funding and services  
22 is limited to the Frontage Improvements. Upon completion of that portion of the PROJECT, COUNTY'S  
23 role shall terminate. If for any reason the Frontage Improvements are not completed within five (5) years,  
24 all Parties agree to meet and confer regarding termination of this Agreement. In any event this Agreement  
25 shall terminate after seven (7) years if FRONTAGE IMPROVEMENTS have not been completed.
- 26 3. COUNTY shall be the lead agency for purposes of selecting and administering one or more contracts for  
27 the preparation of PS&E, providing utility coordination and relocation of impacted utilities, and  
28 advertising, awarding and administering a public works construction contract for the Frontage  
Improvements. COUNTY shall cause COUNTY's contractor to maintain in force, until completion and

1 acceptance of the street frontage phase of the PROJECT construction contract, a policy of Contractual  
2 Liability Insurance, including coverage of Bodily Injury Liability and Property Damage Liability, in the  
3 amount of \$2,000,000 minimum single limit coverage, and a policy of Automobile Liability Insurance in  
4 the amount of \$1,000,000 minimum. Endorsements to each policy shall be required which name VWPRD,  
5 Hemet USD, its officers, officials, agents and employees as additionally insured. COUNTY shall also  
6 require COUNTY's contractor to maintain Worker's Compensation Insurance. COUNTY shall provide  
7 Certificates of Insurance and Additional Insured Endorsements which meet the requirements of this section  
8 to VWPRD, Hemet USD prior to the start of construction.

- 9 4. Ownership and title to all materials, equipment, and appurtenances installed as part of this Agreement will  
10 automatically be vested with VWRPD and Hemet USD as owners in fee simple of the real property upon  
11 completion of such work and its acceptance by both VWRPD and Hemet USD, and no further agreement  
12 will be necessary to transfer ownership.
- 13 5. Neither COUNTY nor VWRPD nor Hemet USD shall be responsible for any maintenance of the  
14 improvements provided by PROJECT that are located outside of their respective boundaries, except those  
15 that fall into the shared jurisdiction of VWRPD and Hemet USD by reason of their ownership as set forth in  
16 the foregoing paragraph.
- 17 6. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed  
18 by ALL parties and no oral understanding or agreement not incorporated herein shall be binding on ANY  
19 party hereto.
- 20 7. COUNTY, VWRPD, and Hemet USD shall retain or cause to be retained for audit for a period of three (3)  
21 years from the date of final payment, all records and accounts related to the PROJECT.
- 22 8. The COUNTY, VWRPD and the Hemet USD agree to indemnify, defend, and hold harmless one another,  
23 their governing boards, officers, agents, employees and Architects from every claim or demand made and  
24 every liability, loss, damage, or expense of any nature whatsoever, which may be incurred by reason of (1)  
25 death or bodily injury to persons; (2) injury to property;(3) any other loss, damage or expense arising under  
26 either (1) or (2) above, sustained by the respective party or any person employed by that party in  
27 connection with this agreement except to the extent liability is sought for damages which result from the  
28 negligence or misconduct of the party or the party's representative; or (4) any dispute between said

1 County's contractor and its subcontractors, suppliers, and sureties, including, but not limited to, any stop  
2 notice actions.

3 9. This Agreement and the exhibits herein contain the entire agreement between the parties, and are intended  
4 by the parties to completely state the agreement in full. Any agreement or representation respecting the  
5 matters dealt with herein or the duties of any party in relation thereto, not expressly set forth in this  
6 Agreement, is null and void.

7 10. Nothing in the provisions of this Agreement is intended to create duties or obligations to or rights in the  
8 third parties not parties to this Agreement or affects the legal liability of either party to the Agreement by  
9 imposing any standard of care with respect to the maintenance of roads different from the standard of care  
10 imposed by law.

11 11. This Agreement may be executed in one or more counterparts and when a counterpart shall have been  
12 signed by each party hereto, each shall be deemed an original, but all of which constitute one and the same  
13 instrument.

14 12. This Agreement shall terminate upon completion of the PROJECT or upon the mutual written agreement of  
15 all of the parties.

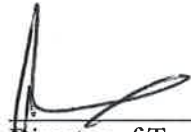
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18 **[APPROVALS AND SIGNATURES ON FOLLOWING PAGE]**  
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**APPROVALS**

**COUNTY OF RIVERSIDE**

RECOMMENDED FOR APPROVAL:

Juan C. Perez



Dated: 1/4/16

Director of Transportation and Land  
Management Agency

APPROVED AS TO FORM:  
GREGORY P. PRIAMOS, COUNTY COUNSEL

By: Marsha L. Victor Dated: 12-30-15  
Principal Deputy County Counsel

**APPROVAL BY THE BOARD OF SUPERVISORS**

\_\_\_\_\_ Dated: \_\_\_\_\_  
John J. Benoit, Chairman

ATTEST:  
Kecia Harper-Ihem

By: \_\_\_\_\_  
Deputy

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**APPROVAL BY VWRPD**  
APPROVED BY

\_\_\_\_\_ Dated: \_\_\_\_\_  
President, Larry Minor

**APPROVAL BY Hemet USD**  
APPROVED BY

\_\_\_\_\_ Dated: \_\_\_\_\_  
President, Jim Smith

# Valle Vista Community Parksite

## Location Map



- Legend**
- City Boundaries
  - Cities

**Notes**

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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**EXHIBIT B**  
**Valley Wide Park and Fields**



**PARKING TABULATION**

STANDARD SPILLS	MANUFACTURED SPILLS	TOTAL SPILLS
1	0	1

- 0202 GENL. SCHEDULE PER DETAIL (UNDER)ADDS
- 0203 NEW ASPHALT PARKING LOT PER CIVIL DRAWINGS
- 0204 PAINT STRIPES AND MARKINGS PER DETAIL (UNDER)ADDS
- 0205 PAVING MATERIALS PER DETAIL (UNDER)ADDS
- 0206 ENTRY SIGN PER DETAIL (UNDER)ADDS
- 0207 4'-0" FENCE MAIN ACCESS BAY, SEE SPICES
- 0208 NEW ORNAMENTAL IRON FENCE PER DETAILS (UNDER)ADDS
- 0209 PLANTER AREA, SEE LANDSCAPE DRAWING
- 0210 SUBSTANTIAL COURT PER SPICES AND DETAIL (UNDER)ADDS
- 0211 SEE SPICES
- 0212 NEW 10'-0" WIDE SIDEWALK PER SPICES AND MANUFACTURED INSTALLATION INFO
- 0213 NEW 10'-0" WIDE SIDEWALK PER SPICES AND MANUFACTURED INSTALLATION INFO
- 0214 10'-0" WIDE SIDEWALK PER SPICES AND MANUFACTURED INSTALLATION INFO
- 0215 10'-0" WIDE SIDEWALK PER SPICES AND MANUFACTURED INSTALLATION INFO
- 0216 10'-0" WIDE SIDEWALK PER SPICES AND MANUFACTURED INSTALLATION INFO
- 0217 10'-0" WIDE SIDEWALK PER SPICES AND MANUFACTURED INSTALLATION INFO
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- 0232 10'-0" WIDE SIDEWALK PER SPICES AND MANUFACTURED INSTALLATION INFO
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- 0250 10'-0" WIDE SIDEWALK PER SPICES AND MANUFACTURED INSTALLATION INFO

**KEYNOTES**

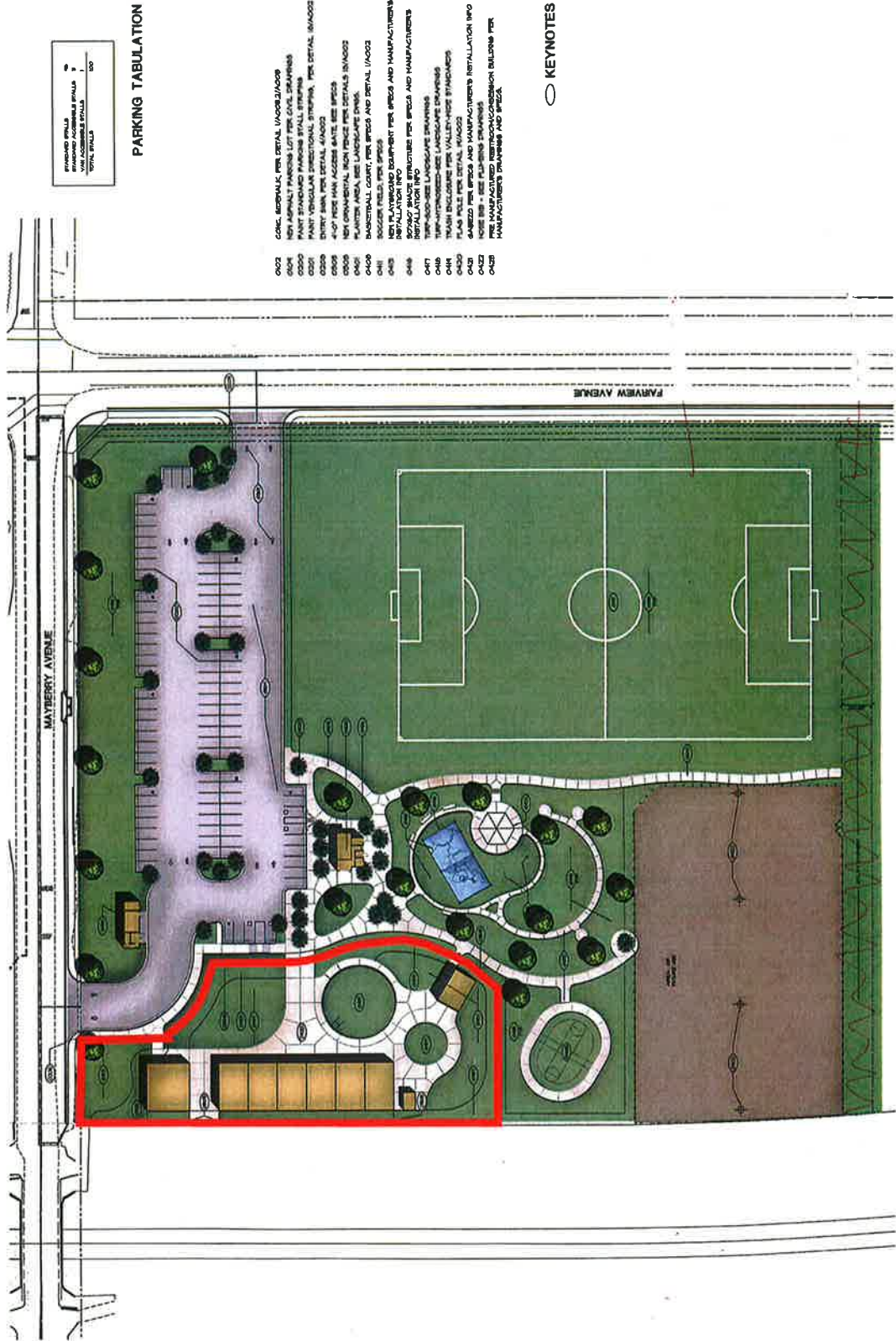
Conceptual Site Plan  
 Exchange Club Park



Westberg + White, Inc.



EXHIBIT C  
Hemet USD Early Childhood Education Center



**PARKING TABULATION**

STANDARD STALLS	7
HANDICAPPED ACCESSIBLE STALLS	2
TOTAL STALLS	9

- 0402 CONCRETE SIDEWALK PER DETAIL (A400)2/A400
- 0404 NEW ASPHALT PARKING LOT PER CIVIL DRAWINGS
- 0405 PAINT STANDARD PARKING STALL STRIPES
- 0406 12" HIGH CONCRETE CURB PER DETAIL (A400)2
- 0407 4" X 4" WOOD SIGN, PER DETAIL (A400)2
- 0408 4" X 4" WOOD SIGN, PER DETAIL (A400)2
- 0409 4" X 4" WOOD SIGN, PER DETAIL (A400)2
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- 0499 4" X 4" WOOD SIGN, PER DETAIL (A400)2
- 0500 4" X 4" WOOD SIGN, PER DETAIL (A400)2

○ KEYNOTES

Conceptual Site Plan  
Exchange Club Park



10.17.2012



EXHIBIT D  
Joint Use Parking Lot



PAVED SPALLS	1
ASPHALT SPALLS	2
TOTAL SPALLS	300

PARKING TABULATION

- 0002 GOAL SCHEDULE PER DETAIL UNDEVELOPED
- 0004 NEW ASPHALT PARKING LOT PER CIVIL DRAWINGS
- 0005 PAINT STANDING PARKING STALL STRIPES
- 0006 PAINT STRIPES PER DETAIL UNDEVELOPED
- 0008 DRIVE MARK PER DETAIL UNDEVELOPED
- 0009 4"x7" FIVE MARK ACCESS BAYTS, SEE SPDS
- 0010 NON ORNAMENTAL IRON FENCE PER DETAIL UNDEVELOPED
- 0011 PLAYERS AREA, SEE LANDSCAPE STRIPES
- 0012 SUBSTANTIAL COURT PER SPDS AND DETAIL UNDEVELOPED
- 0013 SEE SPDS
- 0014 METAL FENCE AND SUBSTANTIAL PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0015 METAL FENCE PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0016 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0017 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0018 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO
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- 0045 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0046 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0047 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0048 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0049 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO
- 0050 20'x30'x4'-HIGH CONCRETE PER SPDS AND MANUFACTURERS INSTALLATION INFO

KEYNOTES



Conceptual Site Plan  
Exchange Club Park



10.2.27.2011

Westberg + White, Inc.

Exhibit F

**BIOLOGICAL RESOURCES ASSESSMENT  
FOR THE PROPOSED  
VALLE VISTA MULTIPLE USE FACILITY  
IN VALLE VISTA, RIVERSIDE COUNTY,  
CALIFORNIA**

**March 8, 2004**



**BIOLOGICAL RESOURCES ASSESSMENT  
FOR THE PROPOSED  
VALLE VISTA MULTIPLE USE FACILITY  
IN VALLE VISTA, RIVERSIDE COUNTY, CALIFORNIA**

Prepared for:

**Hemet Unified School District  
2350 West Latham Avenue  
Hemet, California 92545  
(909) 765-5100**

Prepared by:

**Thomas Olsen Associates, Inc.  
Environmental and Biological Consultants  
2829 South State Street  
Hemet, CA 92543  
(909) 766-4655  
Fax: (909) 766-4658**

**March 8, 2004**

**TABLE OF CONTENTS**

INFORMATION SUMMARY ..... 1

INTRODUCTION ..... 2

REGULATORY ENVIRONMENT ..... 2

METHODS AND PERSONNEL ..... 6

SITE DESCRIPTION ..... 6

RESULTS ..... 7

CONCLUSION and RECOMMENDATIONS ..... 23

Table 1: Sensitive species and communities potentially present on site. .... 24

Table 2: Species Observed in Proposed Project Area During Site Visit ..... 27

Figure 1. Site Location ..... 29

Figure 2. Site Vicinity ..... 30

Figure 3. Site and Vicinity Conditions ..... 31

REFERENCES AND CITATIONS ..... 32

APPENDIX - Site Photos ..... 34

## INFORMATION SUMMARY

Report Date: March 8, 2004

APN: 552-150-042

Applicant: Hemet Unified School District  
2350 West Latham Avenue  
Hemet, California 92545

Principle Investigators: Thomas Olsen Associates, Inc.  
2829 South State Street  
Hemet, California 92543  
(909) 766-4655

Principal Author: Michael Misenhelter  
Thomas Olsen Associates, Inc.

A general Biological Resources Assessment (BRA) was conducted at the site of the proposed Hemet Unified School District (HUSD) joint use project in the community of Valle Vista east of the City of Hemet in unincorporated Riverside County. The site is an approximately 8.5 acre portion of an active citrus orchard southwest of the intersection of Fairview Ave. and Mayberry Ave. (Figures 1 and 2). Hemet Unified School District proposes to develop the entire site into a multipurpose center potentially including a soccer/play field, parking, and meeting facilities. The site is entirely covered with citrus trees. It was assessed for its biological value including the potential presence of sensitive species and habitats and the presence of jurisdictional waters.

The site was assessed for the potential presence of thirty-eight sensitive species known to occur within the region. Of these species, only the chaparral sand-verbena (a sensitive though not listed species) was found to have a significant potential to occur on site. Years of agricultural use has prevented the development of native vegetative communities or potential habitat for most sensitive species. No jurisdictional waters exist on site. Development of the site is not expected to have a significant impact on sensitive biological resources.

## INTRODUCTION

Thomas Olsen Associates, Inc. (TOA Inc.) conducted a field survey of the proposed Valle Vista joint use project site in the community of Valle Vista for the Hemet Unified School District (District) (Figure 1 and 2). The site is located within the old San Jacinto Viejo landgrant in the northeastern quarter of extrapolated Section 17, T5S, R1E of the San Bernardino Baseline and Meridian (Figure 2). The property is bordered by the Bautista Creek Canal to the west, Mayberry Ave. to the north, Fairview Ave. to the east and a citrus grove to the south.

## REGULATORY ENVIRONMENT

### FEDERAL

#### Endangered Species Act

The U.S. Fish and Wildlife Service (Service), under the auspices of the federal Endangered Species Act (Act), protects endangered and threatened species (listed species). Endangered species are defined as a species in "danger of extinction throughout all or a significant portion of its range" while a threatened species is "likely to become endangered in the foreseeable future."

"Take" of listed species is prohibited under Section 9 of the Act. "Take" includes the direct killing, harming, or harassing of a species, and destruction of habitat that may be important for the species' survival and recovery. Harm is further defined as significant habitat alteration that results in death or injury to listed species by significantly impairing behavior patterns such as breeding, feeding, or sheltering. "Take" of listed species incidental to otherwise lawful activities can be permitted by the Service. Procedures for obtaining a permit for incidental take are identified under Section 7 of the Act for federal actions and Section 10 for non-federal actions.

The Service also tracks species that are candidates for listing. As part of the normal listing process, a species is proposed for listing (proposed rule) and then listed (final rule). The proposed and final rules are published in the *Federal Register*. If a species is known to be on the brink of extinction, the Service can make an emergency listing, which skips the proposed rule step. Species are not protected under the Act until they are listed. However, consultation with the Service regarding candidate species or species proposed for listing may prevent project delays should the species be listed prior to project completion.

#### Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and the former Soviet Union for the protection of migratory birds. Under the Act, taking, killing, or possessing migratory birds is unlawful. Unless permitted by regulations, the Act provides that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not.

This Act has been interpreted to provide protection for nesting migratory and sensitive birds. In particular, surveys of potential raptor nesting spots are typically required if said areas are scheduled for destruction during the breeding season.

### **Clean Water Act**

This legislation was originally enacted as the Federal Water Pollution Control Act of 1972, and was amended in 1977 and renamed the Clean Water Act. It was reauthorized in 1991. The Clean Water Act strives to restore and maintain the chemical, physical, and biological integrity of the nation's water. The act sets up a system of water quality standards, discharge limitations, and permits. If a project may result in the placement of material into waters of the United States, an Army Corps of Engineers' Dredge and Fill Permit (Section 404) may be required. The permit also pertains to activities in wetlands and riparian areas.

Discharges can be authorized by either individual or general permits under Section 404. If an individual permit is required, an application form describing the proposed activity is submitted to the Corps. Once a complete application is received, the permitting agency issues a public notice containing the information needed to evaluate the likely impact of the proposed activity. Notice is sent to all interested parties, including appropriate government agencies at the federal, state, and local level, and others as requested. Any person may request that a public hearing be held to consider the application.

The Corps is authorized to issue general permits on a nationwide, state, or regional basis for categories of activities that have minimal individual and cumulative impacts. General permits are issued for five-year periods. They allow certain activities to occur without individual federal permit approval as long as the discharger complies with standard conditions issued by the Corps. General permits eliminate individual review and thus allow certain activities to occur with little, if any, delay or paperwork. Once issued, a general permit may be modified or revoked if the permitted activities are found to have had adverse environmental impacts. On a case-by-case basis, the permitting agency may invoke discretionary authority and require a discharger that would otherwise be covered by a general permit to apply for an individual permit.

The most significant general permits are called nationwide permits, because they apply throughout the country. Forty nationwide permits exist. In some cases, the landowner is not required to inform the Corps before proceeding with an activity. However, it is good policy to write the Corps and request a verification that the activity qualifies for a nationwide permit to avoid potential legal challenges in the future. Some activities included under nationwide permits include installing aids to navigation, minor discharges and dredging, wetland and riparian restoration and creation activities, temporary construction, boat ramps, and farm buildings.

### **STATE**

#### **California Department of Fish and Game**

##### ***California Endangered Species Act***

California Endangered Species Act (CESA) definitions of endangered and threatened species parallel those of the federal Act. Endangered species are those in "serious danger of becoming extinct" and threatened species are those "likely to become an endangered species



in the foreseeable future" according to Sections 2062 and 2067, respectively, of the Fish and Game Code of California (Code) (CDFG 1997). "Candidate species" are species that are under formal review by the CDFG for addition to the endangered or threatened species list (Section 2067 of the Code)(CDFG 1997).

The CDFG designates species as being of special concern prior to their consideration for protected status. Species of special concern are those species for which the CDFG has information indicating that the species is declining. Species of special concern are not specifically protected under the CESA.

#### ***California Natural Diversity Database***

The California Natural Diversity Database (NDDDB) is a data base of sensitive species and vegetative communities that ranks the overall condition of species and plant communities on global (throughout its range) and state (within California) levels. Additionally, subspecies and varieties are assigned a ranking for the global condition of that subspecies or variety. The ranking is numerical ranging from 1 to 5, with 1 indicating very few remaining individuals or little remaining habitat and 5 indicating a "demonstrably secure to ineradicable" population condition. State ranks may also include a threat assessment ranging from 1 (very threatened) to 3 (no current threats known).

#### ***Streambeds***

The CDFG has jurisdiction over lakes, streambeds and banks under Sections 1601-1603 of the State Fish and Game Code. Lake shores and streambeds (intermittent or perennial) may not be altered without first notifying the CDFG.

#### **California Native Plant Society**

The California Native Plant Society (CNPS) has cataloged California's rare and endangered plants into lists according to their population distributions and viability. These lists are numbered and indicate the following: (1A) presumed extinct in California; (1B) rare or endangered in California and elsewhere; (2) rare or endangered in California, but more common elsewhere; (3) more information is needed to establish species standing and; (4) plants of limited distribution which bear watching. This list of plants is used by the regulating agencies to track the status of plants in California.

#### **California Environmental Quality Act**

All development projects conducted in California must be evaluated for significant impacts to biological resources. The following list outlines the conditions under which impacts to biological resources are considered to be significant under the California Environmental Quality Act (CEQA):

- 1) have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the CDFG or USFWS;
- 2) have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CDFG or USFWS;

3) have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, costal, etc.) through direct removal, filling, hydrological interruption, or other means;

4) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

5) conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

6) conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, state, habitat conservation plan. CEQA Guidelines Section 15380 further provides that a plant or animal species may be treated as "rare or endangered" even if not on one of the official lists if, for example, it is likely to become endangered in the foreseeable future.

#### **RIVERSIDE COUNTY**

In order to help meet its CEQA obligations and streamline the permitting process for endangered species considerations, the County of Riverside has developed a habitat conservation plan (HCP). The plan, known as the Western Riverside County Multiple Species HCP (MSHCP), sets specific goals to meet for conserving sensitive species and their habitats within that portion of the county lying between the county's western boundary and the San Jacinto Mountains to the east. The MSHCP is intended to be a part of the Riverside County Integrated Plan and used as a tool to conserve open space, nature preserves, and protect wildlife while streamlining the project approval process. It is designed to protect over 150 species and conserve over 500,000 acres in Western Riverside County. The MSHCP has been approved by the County but is currently undergoing final review by the Wildlife Agencies. Once the review is completed and the appropriate permits are issued, the 14 cities within the MSHCP Plan Area will need to adopt the Plan. This Plan is expected to be finalized within the year. Once finalized, the process for obtaining CEQA clearance for endangered and sensitive species will hopefully be streamlined reducing the need for many of the focused surveys required under the old system and setting a specific fee schedule for impacts to species.

## METHODS AND PERSONNEL

Background research for the Biological Resources Assessment (BRA) included a search of the NDDDB for the Blackburn Canyon, Hemet, Lake Fulmor, and San Jacinto, California 7.5 minute United States Geological Survey (USGS) quadrangles (California Department of Fish and Game 2003), a review of sensitive species information from standard reference works, field guides, existing literature, and unpublished reports, consultation with area resource manager, and professional knowledge of the area. A review of the *Soil Survey of Western Riverside Area California* was conducted to determine types of surface soils mapped for the site (Knecht 1971). Plant community designations are based on Holland (1986). Plant names follow Hickman (1993) when available.

### Biological Resources Assessment

This document is an assessment of the biological resources on the subject site. A site visit was conducted by Michael Misenhelter staff biologist with TOA, Inc. between the hours of 2:25 pm and 4:00 pm on February 19, 2004. The survey was conducted by walking across the site along representative transects while stopping periodically to sample vegetation and closely examine site conditions. Aerial photographs were also consulted. Habitat types were mapped as observed during the visit and as observed on the aerial photographs. Binoculars were used to aid in the identification of birds. Plants unidentifiable in the field were collected for later identification by Andy Sanders at the University of California, Riverside Herbarium. All species identified by sight, call or sign (burrows, scat, tracks, etc.) were recorded. Bird species flying over or observed adjacent to the site are included in the species list. Site photographs were taken with a 35-mm camera. Weather conditions at the time of the site visit were mostly overcast with temperatures in the mid 60's (Fahrenheit) and a light breeze.

No traps, pitfalls, bait stations, or other wildlife collection devices were used for this study, and no nocturnal or crepuscular observations were made. The species list provided in this report is intended to be representative rather than exhaustive. It is temporally biased in that the site was only visited for a few hours during one day of the year. As a result, crepuscular species (those active only early in the morning or late in the evening), nocturnal species (those active only at night), and annual plant species that are present only during certain times of the year or under specific conditions were not likely to be detected and are not included in the species list. The assessment focused on characterizing major plant/animal communities and identifying special status species or communities likely to be present at some time during the year. If listed species are thought to likely occur on site but were not observed during the site visit, focused surveys will be recommended.

## SITE DESCRIPTION

The 8.5 acre site is located in the southeastern corner of the San Jacinto Valley in the community of Valle Vista at the foot of the Santa Rosa Hills (Figure 1). The San Jacinto Valley is an alluvial fan and flood plain created from granitic alluvium washed out of the surrounding hills and deposited by the San Jacinto River and its tributaries. The site is located on alluvium deposited by Bautista Wash. It is located at the northern edge of an area long used for citrus farming and is bordered to

the west, south, and east by agricultural properties historically used for citrus farming. An elementary school exists across the street to the north (Figure 3).

The site is relatively flat and located at an elevation of approximately 1,800 feet. Soils on site are mapped as being predominately Metz loamy sand and Mottsville loamy sand. These are excessive to somewhat excessively drained soils of alluvial fans. Metz soils are derived from weakly calcareous sandstone and shale and Mottsville soils are derived predominately from acid igneous materials.

The proposed project site and vicinity have a long history of agricultural development though the trend in recent years is away from agriculture and towards residential development. Currently, the site is an active citrus orchard that appears to no longer be irrigated. Some nearby groves have been recently cleared: including the trees adjacent to the site to the south. The property north of the site is an elementary school and a mobile home park exists to the northwest. The properties to the northeast and east are currently undeveloped but appear to have been cleared at some time in the past and are currently vegetated with annual grasses and forbs. The properties to the southeast and south have been partially cleared (more recently) of citrus trees and an intact orchard exists across Bautista Wash Canal to the west (Figure 3). The canal is a cement lined drainage that does not contain any natural habitat within the vicinity of the proposed project site.

Orchard maintenance has prevented the establishment of any kind of native plant community on site. Other than the citrus trees, the only vegetation occurring on site is annual grasses and forbs growing up between the trees. Typical of the annuals and forbs growing on site is cheese weed (*Malva parviflora*), several species of brome grass (*Bromus madritensis*, *B. tectorum*; and *B. diandrus*), white stemmed filaree (*Erodium moschatum*), and London rocket (*Sisymbrium irio*). A complete list of species found on site is given in Table 2.

No drainages or areas showing an incised bed and bank occur on site. No blue-line streams cross the site.

## RESULTS

The following provides the results of the literature search.

### **RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN PARCEL SUMMARY**

In anticipation of the implementation of the County MSHCP, the Riverside County Integrated Plan web site was searched for possible constraints on the property. The parcel is located within the San Jacinto Valley Area Plan of the MSHCP but is not located within a proposed criteria area. Additionally, the parcel is not located within a Narrow Endemic Plant Survey Area. The only species for which further investigation is requested by the County is for the burrowing owl (*Athene cunicularia*). The burrowing owl is considered in the following section on sensitive species and communities.

### SENSITIVE SPECIES AND COMMUNITIES OVERVIEW

Thirty-eight sensitive species and four sensitive plant communities were identified as occurring in the vicinity of the project site. Table 1 summarizes the listing status and probability of occurrence for each sensitive species and community potentially occurring on the proposed project site. The "probability" assessments are based on known habitat requirements for each species, site proximity to known occurrences, review of literature on range, consultation with local resource managers, and professional experience. If the species or its sign was observed on the site, or in similar habitat nearby, the probability of occurrence is listed as "high." If suitable habitat characteristics are present, but no further information is available, or if the species is known from the region but habitat conditions are less than optimal, the probability is listed as "moderate." The probability for occurrence is "low" when a species is considered unlikely to occur on the proposed project site because its historic range does not overlap, or appropriate or suitable habitat does not occur within the proposed project boundary. A high or moderate probability of occurrence does not mean that the species is expected to occur everywhere on the project site but that appropriate habitat occurs somewhere on site. Species and plant communities observed on site during surveys are listed as "present." Plant communities found not to occur on site are listed as "absent."

The following is a brief discussion of the life history, listing status and probability of occurrence on the project site for each special status species occurring or potentially occurring in the project vicinity. This discussion is summarized in Table 1. Table 2 is a list of plants and animals observed on site during the field visit.

#### Sensitive Species

Species: **Chaparral Sand-verbena** (*Abronia villosa* var. *aurita*)

Federal Status: **None**

State Status: **None**

State Rank: **S3.1**

CNPS Rank: **1B**

This prostrate to ascending annual herb grows in sandy places between 240 and 4,800 feet. It is usually associated with coastal sage scrub and chaparral habitats in Orange, Riverside, and San Diego Counties but is also found in disturbed places. Its pale to bright magenta flowers bloom from January to August. It is threatened by flood control activities and development.

Appropriate habitat for this species does exist on site. The probability that this species occurs on site is moderate.

Species: **Southern California Rufous-crowned Sparrow** (*Aimophila ruficeps canescens*)

Federal Status: **None**

State Status: **Species of special concern**

State Rank: **S2S3**

This reddish-orange-capped sparrow is a common resident of sparse, mixed chaparral and scrub habitats, inhabiting rocky, brushy slopes in particular. The rufous-crowned sparrow is monogamous and nests on or near the ground or in scrub bushes. Its breeding season lasts from mid-March to mid-June with a peak in May. Cowbird parasitism has been reported in this species. The range of this species is from central California southward to Baja California, Mexico (National Geographic

Society 1983). In California, this sparrow typically resides year-round, although other populations are known to migrate to Mexico.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Bell's Sage Sparrow** (*Amphispiza belli belli*)

Federal Status: **None**

State Status: **Species of Special Concern**

State Rank: **S2?**

This gray, white and black sparrow is found in sage scrub and chaparral communities throughout the coastal slope of California. This bird builds a cup-shaped nest in shrubs or in a depression on the ground. Its nesting season is from March to July (Terres 1980).. The range of this species is from central Washington southward to Baja California, Mexico (Terres 1980). Suitable habitat for this species occurs on-site. This species has a moderate probability of occurring on the project site. The Bell's sage sparrow was not observed during the field surveys.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Orange-Throated Whiptail** (*Aspidoscelis (Cnemidophorus) hyperythrus*)

Federal Status: **None**

State Status: **None**

State Rank: **S2**

A moderate-sized, diurnal (day active) lizard, the orange-throated whiptail occurs in the United States and Mexico, ranging from coastal southern California south to the tip of the peninsula of Baja California at elevations up to 1,040 m. This lizard prefers sage scrub habitats and is considered one of the indicators of sage scrub community health. Within the community it inhabits washes and other sandy areas where there are rocks and patches of brush. Breeding season lasts from May to July and hatchlings emerge from August to September. This species is a dietary specialist, feeding mostly (>85%) on one species of subterranean termite (*Reticulitermes hesperus*).

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Coastal Western Whiptail** (*Aspidoscelis tigris stejnegeri (Cnemidophorus tigris multiscutatus)*)

Federal Status: **None**

State Status: **None**

State Rank: **S2S3**

The coastal western whiptail is a slender, long-tailed, spotted lizard found in sparsely vegetated arid and semiarid habitats, it inhabits habitats in low elevation chaparral, coastal sage scrub, low-density grasslands, woodlands, streamside growth, and drier forests (Stebbins 1985). It eats insects, spiders, scorpions, and other small invertebrates (Stebbins 1985). The range of this species is from Ventura County, California south through Baja California, Mexico.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Burrowing Owl (*Athene cunicularia*) (Burrow Sites)**

Federal Status: **None**

State Status: **Species of Concern**

State Rank: **S2**

This owl species is a federal candidate species and a state species of special concern. This small, brown, diurnal (active during the daytime) ground owl (Terres 1980) is found in open, dry grassland, desert or shrubland areas. Burrowing owls nest in small colonies in burrows abandoned by rodents or excavated themselves. They are also known to inhabit weep holes in flood control channels and other artificial structures of appropriate size. This species is found nesting from March to July (Terres 1980). The range of this species is from southwestern Canada south to Tierra del Fuego (Ehrlich *et. al.* 1992).

Appropriate habitat for this species does not exist on site. No suitable burrows were detected on site. The probability that this species occurs on site is low.

Species: **San Jacinto Valley Crownscale (*Atriplex coronata* var. *notatior*)**

Federal Status: **Endangered**

State Status: **None**

State Rank: **S1.1**

CNPS Rank: **1B**

This annual herb is known from two extended but fragmented populations in the San Jacinto Valley. It grows in alkaline soils of playas and vernal pools (CNPS 1994). The blooming period for this plant is from April to August. It is threatened by flood control, agriculture, urbanization, grazing, and off-road vehicles.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **South Coast Saltscale (*Atriplex pacifica*)**

Federal Status: **None**

State Status: **None**

State Rank: **S2.2**

CNPS Rank: **1B**

This annual herb grows in alkali soils associated with coastal scrub, coastal bluff scrub, playas, and chenopod scrub. At one time this species was distributed throughout coastal California and the Channel Islands. Many of those known occurrences have since been extirpated by urbanization (CNPS 1994).

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Parish's Brittscale (*Atriplex parishii*)**

Federal Status: **None**

State Status: **None**

State Rank: **S1.1**

CNPS Rank: **1B**

This small annual herb usually grows in thin soils on drying alkali flats associated with alkali meadows, vernal pools, chenopod scrub, and playas. It is very rare and may be extinct in southern California. This plant blooms from June thru October.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Vernal Pool Fairy Shrimp (*Branchinecta lynchi*)**

Federal Status: **Threatened**

State Status: **None**

State Rank: **S2S3**

Fairy shrimp are small (10 to 44 mm) crustaceans that are found in vernal pools. The distribution of the vernal pool fairy shrimp ranges from Riverside County to southern Oregon. While it is fairly widely distributed it does not occur in large numbers in ponds it is found in. It is greatly outnumbered by more common species of fairy shrimp. The natural lifespan of a single individual can be completed in as little as eighteen days. The free swimming form of fairy shrimps is only present when the ponds they live in contain water. If the pool contains water long enough, the fairy shrimp hatch from cysts (eggs), grow to adulthood, mate, and release more cysts into the pond. The free swimming form dies when the pond dries up. The cysts remain in the dried mud after the pond dries up and new fairy shrimp hatch during the next sufficiently wet period. This may take many years if drought conditions prevail. Cysts are thought to remain viable for at least ten years. The physical differences between the different species of fairy shrimp is only apparent on close examination. Fairy shrimp are threatened by land development and the loss of vernal pool wetland habitat.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Thread-leaved Brodiaea (*Brodiaea filifolia*)**

Federal Status: **Threatened**

State Status: **Endangered**

State Rank: **S2.1**

CNPS Rank: **1B**

This perennial herb is known to occur in Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties. It has been found in clay openings in chaparral; coastal scrub, cismontane woodlands, valley and foothill grasslands, playas, and vernal pools. It normally blooms from March through June. It is threatened by residential development, agriculture, grazing, and off-road vehicles.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Ferruginous Hawk (*Buteo regalis*)**

Federal Status: **None**



State Status: **Species of Concern**

State Rank: **S3S4**

This large, reddish brown hawk is an uncommon, but regular migrant and winter visitor to Southern California. Ferruginous hawks hunt for small mammals in agricultural fields, grasslands and desert scrub from October through March and then migrate to the northern plains to breed. Populations of this hawk have declined in recent years due to the loss of breeding habitat to urbanization and development. Shooting of these birds has also been detrimental to their numbers.

Appropriate breeding and foraging habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Plummer's Mariposa Lily (*Calochortus plummerae*)**

Federal Status: **None**

State Status: **None**

State Rank: **S3.2**

CNPS Rank: **1B**

Plummer's mariposa lily is a slender, branched perennial, bulbiferous herb between 12.2 to 24.5 inches high (30-60 cm). Its bell-shaped, pale pink to rose-colored flowers bloom between May and June (Hickman 1993). This plant occurs in dry, rocky granitic soils in coastal sage scrub, valley and foothill grasslands, chaparral and yellow-pine forests. Its numbers have been significantly reduced by development.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Smooth Tarplant (*Centromadia (=Hemizonia) pungens laevis*)**

Federal Status: **None**

State Status: **None**

State Rank: **S2.1**

CNPS Rank: **1B**

This annual herb is known from Riverside and San Bernardino Counties. It was previously known from San Diego but has been extirpated from that county. Smooth tarplant grows in alkaline soils of chenopod scrub, meadow, playa, riparian woodland, and valley and foothill grassland habitats below 1,300 feet. It blooms from April through September. This plant is threatened by agriculture, urbanization, and flood control projects.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Northwestern San Diego Pocket Mouse (*Chaetodipus (=Perognathus) fallax fallax*)**

Federal Status: **None**

State Status: **Species of Concern**

State Rank: **S2S3**

This species occurs in coastal southern California including much of western Riverside County. It is a common resident of sandy herbaceous areas with rocks or coarse gravel. They prefer arid habitats including coastal sage scrub, mixed chaparral, desert scrub, and annual grasslands. It feeds

mostly on seeds with a purported preference for grass seeds. Mostly nocturnal the chief predators of this species includes foxes, coyotes, badgers, and owls. Breeding commonly occurs from March to May.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Rosy Boa (*Charina trivirgata*)**

Federal Status: **None**

State Status: **None**

State Rank: **S3S4**

This wide-bodied, gray and brown snake is widely but sparsely distributed in desert and chaparral habitats in southern California south of Los Angeles but not in eastern California or the vicinity of the Salton Sea. Along the coast, it is found in rocky coastal sage and chaparral-covered hillsides and canyons. In the desert, it is found on scrub flats with good shrub cover. Rosy boas prefer areas with moderate to dense vegetation and rocky cover. They appear to be most active in late spring and early summer.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Parry's Spineflower (*Chorizanthe parryi* var. *parryi*)**

Federal Status: **None**

State Status: **None**

State Rank: **S2.1**

CNPS Rank: **3**

This plant is ranked as rare and of restricted range by the NDDDB. A white-flowered annual herb, this plant blooms from April through June. Parry's spineflower occurs in sandy openings on dry slopes and flats in coastal or desert scrub communities below 2,500 feet elevation. It is known from approximately twenty occurrences in Riverside County. Suitable habitat is dwindling rapidly due to urbanization; the species has been extirpated from Los Angeles County.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Northern Red Diamond Rattlesnake (*Crotalus ruber ruber*)**

Federal Status: **None**

State Status: **Species of Concern**

State Rank: **S2?**

The red diamond rattlesnake is a brick-red to pinkish relative of the western diamondback (*C. atrox*). It ranges from San Bernardino County south through most of Baja California, Mexico (Stebbins 1985). It occurs in desert scrub, thorn scrub, and chaparral habitats below approximately 4,000 feet above mean sea level.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **San Bernardino Kangaroo Rat (*Dipodomys merriami parvus*)**

Federal Status: **Endangered**

State Status: **Species of Concern**

State Rank: **S1**

The San Bernardino kangaroo rat (SBKR) is a subspecies of Merriam's kangaroo rat. It is primarily found in rocky alluvial fan sage scrub habitat and is known to occur in southwestern San Bernardino and northwestern Riverside Counties. It is most active in hydrological channels, flood plain terraces, and areas of habitat immediately adjacent to flood plain terraces. It is threatened by flood control projects that prevent the natural rejuvenation of its habitat.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Stephens' Kangaroo Rat (*Dipodomys stephensi*)**

Federal Status: **Endangered**

State Status: **Threatened**

State Rank: **S2**

Stephens' kangaroo rat (SKR) is a small, nocturnal mammal that is one of several species of burrowing, grain-eating kangaroo rats found in arid and semi-arid regions of North America. It primarily occurs in annual or perennial grasslands but is also found in areas of open coastal sage scrub with sparse canopy cover. The average adult SKR weighs approximately 2.3 ounces and is about 12 inches in length, including its tail, which is 1.5 times longer than its body (Riverside County Habitat Conservation Agency 1993). SKR reproduction rate varies with food availability. Their breeding season typically lasts from January to September, with peaks in April and May. The SKR's geographical range covers western Riverside County, southern San Bernardino County, and northern San Diego County.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Slender-horned Spineflower (*Dodecahema leptoceras*)**

Federal Status: **Endangered**

State Status: **Endangered**

State Rank: **S1.1**

This annual herb is found in chaparral and alluvial fan sage scrub habitat in Los Angeles, San Bernardino, and Riverside Counties. Its white to pink flower blooms from April through June. It is threatened by development, off-road vehicles, and flood control projects.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **California Horned Lark (*Eremophila alpestris actia*)**

Federal Status: **None**

State Status: **Species of special concern**

State Rank: **S3**

This ground-dwelling, black and yellow-faced lark resides in level to rolling grasslands from the north Coast Range to northwestern Baja California, Mexico (Grinnell and Miller 1944). This species builds its nest in a depression on the bare ground, near clumps of earth or cattle droppings (Terres 1980). They are not able to utilize active agricultural fields for nesting, but will move into fallow areas.

Appropriate habitat for this species does exist on site. The probability that this species occurs on site is low.

Species: **Quino Checkerspot** (*Euphydryas editha quino*)

Federal Status: **Endangered**

State Status: **None**

State Rank: **S1**

This medium-sized butterfly is primarily orange-red with white and black markings on its dorsal wing surface. Historically, the quino checkerspot occurred in San Diego, Orange, Los Angeles and western Riverside Counties. Quino checkerspot is currently known to occur in several colonies in southwestern Riverside County, southern San Diego County and Baja California. All of the known Riverside County populations occur from near Temecula eastward to Anza and Aguanga. It was considered locally abundant at several sites in Riverside and San Diego Counties as recently as the early 1980's. It has not been seen in Orange County since 1967. Causes for the apparently rapid decline of this butterfly are unknown, although drought and habitat fragmentation are thought to have contributed. This butterfly is associated with low elevation (sea level to 900 m) meadow areas, or clearings within coastal sage scrub or grassland vegetated by their host plants: dwarf plantain (*Plantago erecta*) and owl's clover (*Castilleja exserta* = *Orthocarpa purpurea*). These plants tend to be rare or absent in the loose disturbed soils which support taller weedier species. Quino checkerspot larvae are grazers that move from one host plant to the next as they feed. Consequently, this butterfly only persists where large stands of one or both host plants are found.

The subject property lies just outside of the survey area for this species. Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Coulter's Goldfields** (*Lasthenia glabrata coulteri*)

Federal Status: **None**

State Status: **None**

State Rank: **S2.1**

CNPS Rank: **1B**

This small member of the sunflower family grows in areas with alkali soils; coastal salt marshes, playas, valley and foothill grasslands, and vernal pools. Its historic distribution included the counties of Kern, Los Angeles, Orange, San Bernardino, Riverside, Santa Barbara, San Diego, San Luis Obispo, and Ventura. It is now thought to have been extirpated in the first four of these counties and is very rare in the others. The blooming period for this plant is from February to June.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Robinson's Pepper-grass** (*Lepidium virginicum var robinsonii*)

Federal Status: **None**

State Status: **None**

State Rank: **SH**

CNPS Rank: **1B**

This white flowered annual herb is found on dry soils in chaparral and coastal sage scrub habitats in much of cismontane Southern California. It blooms from January through July.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **San Diego Goldenstar** (*Muilla clevelandii*)

Federal Status: **None**

State Status: **None**

State Rank: **S2.2**

CNPS Rank: **1B**

This perennial herb is distributed from southern Riverside County to Baja California. It is found in clay soils in chaparral, coastal scrub, valley and foothill grasslands, and vernal pools. Its small yellow flowers bloom in May. It is threatened by urbanization, road construction, vehicles, and illegal dumping.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Mud Nama** (*Nama stenocarpum*)

Federal Status: **None**

State Status: **None**

State Rank: **S1S2**

CNPS Rank: **2**

This annual to perennial herb is found in marshes and swamps and along muddy lake margins and riverbanks in Imperial, Los Angeles, Orange, Riverside, and San Diego Counties as well as on San Clemente Island, Arizona, and Baja California. Its short, soft hairy stems grow prostrate on the ground to somewhat upright. Its white to cream colored flowers bloom from January through July.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Spreading Navarretia** (*Navarretia fossalis*)

Federal Status: **Threatened**

State Status: **None**

State Rank: **S2.1**

CNPS Rank: **1B**

This annual herb is associated with shallow water habitats like fresh- and salt-water marshes, and vernal pools. It is found in Riverside and San Diego Counties. It blooms from April through June. It is threatened by agriculture, road construction, grazing, and urbanization.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **San Diego Desert Woodrat** (*Neotoma lepida intermedia*)

Federal Status: **None**

State Status: **Species of Concern**

State Rank: **S3?**

This relatively small, gray woodrat has a distinctive bicolored tail (Jameson and Peeters 1988). This species is found in coastal southern California from San Luis Obispo County to San Diego County. They inhabit rocky outcrops and rocky cliffs with moderately dense vegetation canopies (NDDDB 1997). They are also known to occupy old burrows of ground squirrels or kangaroo rats (Jameson and Peeters 1988). The desert woodrat is associated with desert succulents, such as cholla (*Opuntia* spp.).

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **California Orcutt Grass** (*Orcuttia californica*)

Federal Status: **Endangered**

State Status: **Endangered**

State Rank: **S2.1**

CNPS Rank: **1B**

Orcutt grass is an annual herb that typically grows to heights of 2-6 inches and sometimes forms mats (Hickman 1993). The grass only occurs in vernal pool habitats at elevations below 2,100 feet (650 meters). Its distribution includes Ventura, Los Angeles, Riverside and San Diego Counties, as well as northern Baja California, Mexico (Hickman 1993). The blooming period for this grass lasts from April through August. It is known from fewer than twenty occurrences and is seriously threatened by agriculture, development, non-native plant invasion, grazing, and off-road vehicles.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Los Angeles Pocket Mouse** (*Perognathus longimembris brevinasus*)

Federal Status: **None**

State Status: **None**

State Rank: **S1?**

This small, pink-buff colored pocket mouse is found in grassland and coastal sage scrub habitats. It prefers open ground with fine sandy soils associated with washes or of windblown origin (dunes) but has also been found in areas with rocky soil. The breeding period for this species runs from January to August with a peak from March to May.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **San Diego Horned Lizard** (*Phrynosoma coronatum blainvillei*)

Federal Status: **None**

State Status: **Species of Concern**

State Rank: **S2S3**

The San Diego horned lizard is a spiny, flattened lizard characteristically found in coastal sage scrub, low elevation chaparral, annual grassland, oak and riparian woodlands, and coniferous forests (Jennings and Hayes 1994). Lowlands near sandy washes and scattered shrubs with sandy, loose soils are especially preferred. They use burrows and shrub cover for refugia. This lizard feeds mostly on ants but also eats various other insects (Stebbins 1985). This species is active from April to July, and then again briefly in August (Jennings and Hayes 1994). Hatchlings are seen from late July through early August. The range of this species extends south from southwestern California to northwestern Baja California, Mexico.

Appropriate habitat for this species does exist on site. The probability that this species occurs on site is moderate.

Species: **Coastal California Gnatcatcher (*Poliophtila californica californica*)**

Federal Status: **Threatened**

State Status: **Species of Concern**

State Rank: **S2**

A small, gray songbird, the coastal California gnatcatcher is an obligate year-round resident of sage scrub communities from southern Ventura County southward to Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties into Baja California, Mexico, near El Rosario. This species is strongly associated with sage scrub communities in its various successional stages. Sage scrub communities are typically dominated by relatively low-growing, drought deciduous or succulent shrub or sub-shrub species including California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), brittlebush (*Encelia farinosa*), sage species (*Salvia* spp.), and cactus species (*Opuntia* spp.). However, the gnatcatcher will also utilize chaparral, grassland and riparian plant communities where they occur adjacent to or intermixed with sage scrub. The breeding season of the coastal California gnatcatcher extends from about mid-February to the end of August, with peak nesting activity occurring from mid-March through mid-May. Territory size ranges from two to forty acres. They have a repetitive kitten-like mewing call and appear to be most vocal in the early morning and evening. Detection is difficult if the birds are not vocalizing. California gnatcatcher numbers have declined rapidly in recent years due to habitat loss and fragmentation.

The historic range of the California gnatcatcher included coastal sage scrub communities in southwestern California and northwestern Baja California, Mexico, from Ventura County, California, south to El Rosario in Baja California. Habitat loss and destruction within the historic southern California range by agricultural development and urbanization of coastal sage scrub communities have severely reduced the historic range.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **San Miguel Savory (*Satureja chandleri*)**

Federal Status: **None**

State Status: **None**

State Rank: **S3.2?**

CNPS Rank: **1B**

This perennial herb is known from Orange, Riverside, and San Diego Counties in California as well as Baja California. It is associated with chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. It has been found to grow from 1,700 to 2,300 feet (520-690 meters) above sea level. The tiny, white to lavender flowers of the plant bloom from March through May. It is threatened by residential development, agriculture, and recreational activities.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Salt Spring Checkerbloom (*Sidalcea neomexicana*)**

Federal Status: **None**

State Status: **None**

State Rank: **S2S3**

CNPS Rank: **2**

This perennial herb grows in alkali springs and marshes associated with chaparral, coastal scrub, lower montane coniferous forests, mojavean desert scrub, and alkali playas. It blooms from March thru June. It has been found throughout the southwestern U.S. and into Mexico.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Riverside Fairy Shrimp (*Streptocephalus woottoni*)**

Federal Status: **Endangered**

State Status: **None**

State Rank: **S1**

Riverside fairy shrimp are small (13 to 25 mm) crustaceans found in vernal pools and other shallow depressions that fill with water seasonally. The distribution of the Riverside fairy shrimp ranges from western Riverside County south to northwestern Baja California. The free swimming form of the Riverside fairy shrimp emerges from its cyst (egg) about seven to twenty-one days after the pond fills with water. The individuals mature in about forty-eight to fifty-six days (Hathaway and Simovich 1996). Once mature, they mate and release more cysts into the pond. The free swimming form dies when the pond dries up. The cysts remain in the dried mud after the pond dries up and new fairy shrimp hatch during the next sufficiently wet period. This may take many years if drought conditions prevail. Cysts are thought to remain viable for at least ten years. Only a portion of the cysts from any one year will hatch with the return of water. The others may hatch the following or subsequent years thus reducing the possibility that the population in any given pool will die out because of bad conditions during any one year. The physical differences between the different species of fairy shrimp is only apparent on close examination. Fairy shrimp are threatened by agriculture, land development, livestock grazing, and the loss of vernal pool wetland habitat.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.



Species: **Wright's Trichocoronis** (*Trichocoronis wrightii* var *wrightii*)

Federal Status: **None**

State Status: **None**

State Rank: **S1.1**

CNPS Rank: **2**

This annual herb grows in alkaline mud flats of meadows, salt-water marshes, riparian forests, and vernal pools. This plant has been extirpated from the California central valley by agriculture and urbanization. It is also known to have occurred in Riverside County.

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

Species: **Least Bell's Vireo** (*Vireo bellii pusillus*)

Federal Status: **Endangered**

State Status: **Endangered**

State Rank: **S2**

Least Bell's vireo is a small, olive-colored, migratory songbird that nests and forages almost exclusively in riparian woodland habitats. Vireo nesting habitat typically consists of well-developed overstories, and understories with low densities of aquatic and herbaceous cover below 2,000 feet in elevation. The undercover frequently contains dense shrub or subshrub thickets which are often dominated by mule fat (*Baccharis salicifolia*) and/or willow (*Salix*) species. The breeding season of this bird typically lasts from mid-March to late September. Widespread habitat losses have fragmented and severely decreased remaining populations (currently estimated at approximately 700 breeding pairs). It was common and even locally abundant until the 1940's. Its decline has been attributed to severe brood parasitism by the brown-headed cowbird and the loss of riparian habitat.

Historically described by multiple observers as common to abundant in the appropriate riparian habitats from as far north as Tehama County, California to northern Baja California, Mexico, the vireo currently occupies a very small fraction of its former range and is, at best, a rare and local species. Widespread habitat losses have fragmented most remaining populations into small, disjunct, widely dispersed subpopulations. The remaining subpopulations are concentrated in San Diego, Santa Barbara and Riverside Counties. The entire known United States population in 1994 consisted of approximately 700 breeding pairs.

Critical habitat for this species was designated by the U.S. Fish and Wildlife Service (Service) on 2 February 1994 (*Federal Register* 59:4845). The Service designated critical habitat for the vireo in ten areas encompassing about 15,200 hectares (38,000 acres) in Santa Barbara, Ventura, Los Angeles, San Bernardino, Riverside, and San Diego Counties. About 49 percent of the vireo population in the United States occurred within these ten areas in 1994 (Service 1994).

Appropriate habitat for this species does not exist on site. The probability that this species occurs on site is low.

### **Sensitive Habitats**

#### **Community: Riversidian Upland Sage Scrub**

Federal Status: **None**

State Status: **None**

State Rank: **S3.1**

The most xeric form of coastal sage scrub south of Point Concepcion. Typical stands are fairly open and dominated by California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*). It is usually found on such xeric sites as steep slopes, severely drained soils, or clay soils that release moisture slowly.

This community does not exist on site.

#### **Community: Southern Coast Live Oak Riparian Forest**

Federal Status: **None**

State Status: **None**

State Rank: **S4**

The southern coast live oak community is dominated by coast live oak (*Quercus agrifolia*), which often occurs in pure stands. Sawyer and Keeler-Wolf place this community in the coast live oak series which contains predominantly coast live oak, Engelmann oak, laurel sumac, bigleaf maple, blue oak, box elder, California bay, and/or madrone. Poison-oak (*Toxicodendron diversilobum*) is also commonly present. This type of upland forest occurs at sea level to 1,200 m elevation and is characterized by trees <30 m tall, a canopy that is continuous, intermittent, or open, and a grassy or absent ground layer. Understory plants are typically shade-resistant shrubs. This type of community can occur in riparian forests, cismontane woodlands, and broad-leaved upland forests.

This community does not exist on site.

#### **Community: Southern Cottonwood Willow Riparian Forest**

Federal Status: **None**

State Status: **None**

NDDDB Status: **S3.2**

Southern cottonwood willow riparian forest is a tall (<25 m), open, broad-leaved, winter deciduous riparian forest dominated by Fremont's cottonwood (*Populus fremontii*) and willow species (*Salix* spp.). Fremont's cottonwood is classed as a facultative wetland species (Sawyer and Keeler-Wolf 1995). This community is generally found in soils that are intermittently or seasonally flooded or saturated by fresh water. It occurs in riparian corridors, flood plains, streams, seeps, terraces and river banks at elevations from sea level to 2,400 meters. This community, like other riparian communities, has become increasingly rare in southern California due to pressures from flood control operations, land clearing, grazing, and water diversion for human consumption.

This community does not exist on site.

#### **Community: Southern Riparian Scrub**

Federal Status: **None**

State Status: **None**

State Rank: S3.2

This community is dominated by shrubby willows (*Salix* spp.) and mule fat (*Baccharis salicifolia*) along streams, seeps, and washes. This community, like other riparian communities has become increasingly rare in Southern California due to pressures from flood control operations, land clearing, and water diversion for human consumption. Sawyer and Keeler-Wolf place this community in the mixed willow series which is dominated by black cottonwood, bigleaf maple, California sycamore, Fremont cottonwood, red alder, and/or numerous willow species (i.e., arroyo, black, Hooker, Pacific, narrow-leaf willows). This type of wetland forest occurs at elevations from sea level to 5,900 feet and is characterized by trees less than 33 feet tall, sparse shrubs under the tree canopy, and a ground layer that can be sparse to abundant. This type of community can be found in flood plains and low gradient depositions along rivers and streams in freshwater habitat that is seasonally flooded and saturated. Distribution of this habitat covers both cis- and transmontane California.

This community does not exist on site.

## CONCLUSION and RECOMMENDATIONS

The Hemet Unified School District proposes to convert the 8.5 acre parcel southwest of the intersection of Mayberry Ave. and Fairview Ave. in the community of Valle Vista from a citrus orchard to a multiple use site that could potentially consist of a playing field, day care center, and parking lot. Thirty-eight sensitive species known to occur within the region were evaluated for their potential to occur on site (Table 1). Of these species, only one was determined to have a moderate or higher probability of occurring on site. The species with potential to occur on site is chaparral sand-verbena (*Abronia villosa* var. *aurita*) an annual flower typically found in sandy soils. This species is not listed but is considered to be sensitive. Sensitive species must be considered in order to meet CEQA requirements. It is not believed that this project would significantly impact the continued existence of this species.

No riparian or other sensitive plant community exists on site. No blueline streams or other channels exist on site. CORPS and CDFG Jurisdictional permits are not required for development of this site. The proposed project is not expected to have any affect on the movement of any native, resident or migratory species or affect any wildlife corridor or nursery. The proposed project does not impact any local policies or ordinances protecting biological resources. The site is located within the San Jacinto Valley Area Plan of the proposed Western Riverside County MSHCP but is not located within a Criteria Area of that plan, nor is it located within any other existing conservation area.

**Table 1: Sensitive species and communities potentially present on site.**

Species/Plant Community	Federal/ State Status (CNPS) <sup>1</sup>	State Ranking NDDB <sup>2</sup>	Occurrence Probability
<i>Abronia villosa</i> var <i>aurita</i> CHAPARRAL SAND-VERBENA	None/None (1B)	S3.1	Moderate
<i>Aimophila ruficeps canescens</i> SOUTHERN CALIFORNIA RUFOUS-CROWNED SPARROW	None/None	S2S3	low
<i>Amphispiza belli belli</i> BELL'S SAGE SPARROW	None/SSC	S2?	low
<i>Aspidoscelis hyperythrus</i> ORANGE-THROATED WHIPTAIL	None/None	S2	low
<i>Aspidoscelis tigris stejnegeri</i> COASTAL WESTERN WHIPTAIL	None/None	S2S3	low
<i>Athene cucularia</i> BURROWING OWL	None/SSC	S2	low
<i>Atriplex coronata</i> var <i>notatior</i> SAN JACINTO VALLEY CROWNSCALE	Endangered/None (1B)	S1.1	low
<i>Atriplex pacifica</i> SOUTH COAST SALTSCALE	None/None (1B)	S2.2	low
<i>Atriplex parishii</i> PARISH'S BRITTLESCALE	None/None (1B)	S1.1	low
<i>Branchinecta lynchi</i> VERNAL POOL FAIRY SHRIMP	Threatened/None	S2S3	low
<i>Brodiaea filifolia</i> THREAD-LEAVED BRODIAEA	Threatened/ Endangered (1B)	S2.1	low
<i>Buteo regalis</i> (breeding habitat) FERRUGINOUS HAWK	None/SSC	S3S4	low
<i>Calochortus plummerae</i> PLUMMER'S MARIPOSA LILY	None/None (1B)	S3.2	low
<i>Centromadia pungens</i> ssp <i>laevis</i> SMOOTH TARPLANT	None/ None (1B)	S2.1	low
<i>Chaetodipus</i> (=Perognathus) <i>fallax fallax</i> NORTHWESTERN SAN DIEGO POCKET MOUSE	None/SSC	S2S3	low
<i>Charina trivirgata</i> ROSY BOA	None/SSC	S3S4	low
<i>Chorizanthe parryi</i> var <i>parryi</i> PARRY'S SPINEFLOWER	None/None (3)	S2.1	low

**Table 1: Sensitive species and communities potentially present on site.**

Species/Plant Community	Federal/ State Status (CNPS) <sup>1</sup>	State Ranking NDDDB <sup>2</sup>	Occurrence Probability
<i>Crotalus ruber ruber</i> (=C. <i>exsul</i> ) NORTHERN RED-DIAMOND RATTLESNAKE	None/SSC	S2?	low
<i>Dipodomys merriami parvus</i> SAN BERNARDINO KANGAROO RAT	Endangered/ None	S1	low
<i>Dipodomys stephensi</i> STEPHENS' KANGAROO RAT	Endangered/ Threatened	S2	low
<i>Dodecagema leptoceras</i> SLENDER-HORNED SPINEFLOWER	Endangered/ Endangered (1B)	S1.1	low
<i>Eremophila alpestris actia</i> (breeding) CALIFORNIA HORNED LARK	None/None	S3	low
<i>Euphydryas editha quino</i> QUINO CHECKERSPOT BUTTERFLY	Endangered/None	S1	low
<i>Lasthenia glabrata coulteri</i> COULTER'S GOLDFIELDS	None/None (1B)	S2.1	low
<i>Lepidium virginicum</i> var. <i>robinsonii</i> ROBINSON'S PEPPER-GRASS	None/None (1B)	S2.2	low
<i>Muilla clevelandii</i> SAN DIEGO GOLDENSTAR	None/None (1B)	S2.2	low
<i>Nama stenocarpum</i> MUD NAMA	None/None (2)	S1S2	low
<i>Navarretia fossalis</i> SPREADING NAVARRETIA	Threatened/None (1B)	S2.1	low
<i>Neotoma lepida intermedia</i> SAN DIEGO DESERT WOODRAT	None/None	S3?	low
<i>Orcuttia californica</i> CALIFORNIA ORCUTT GRASS	Endangered/ Endangered (1B)	S2.1	low
<i>Perognathus longimembris brevinasus</i> LOS ANGELES POCKET MOUSE	None/SSC	S1?	low
<i>Phrynosoma coronatum blainvillei</i> SAN DIEGO HORNED LIZARD	None/SSC	S2S3	low
<i>Poliptila californica californica</i> COASTAL CALIFORNIA GNATCATCHER	Threatened/SSC	S2	low
<i>Satureja chandleri</i> SAN MIGUEL SAVORY	None/ None (1B)	S3.2?	low

**Table 1: Sensitive species and communities potentially present on site.**

Species/Plant Community	Federal/ State Status (CNPS) <sup>1</sup>	State Ranking NDDB <sup>2</sup>	Occurrence Probability
<i>Sidalcea neomexicana</i> SALT SPRING CHECKERBLOOM	None/None (2)	S2S3	low
<i>Streptocephalus woottoni</i> RIVERSIDE FAIRY SHRIMP	Endangered/None	S1	low
<i>Trichocoronis wrightii</i> var. <i>wrightii</i> WRIGHT'S TRICHOCORONIS	None/None (2)	S1.1	low
<i>Vireo bellii pusillus</i> LEAST BELL'S VIREO	Endangered/ Endangered	S2	low
<b>PLANT COMMUNITIES</b>			
RIVERSIDIAN UPLAND SAGE SCRUB	None/None	S3.1	absent
SOUTHERN COAST LIVE OAK RIPARIAN FOREST	None/None	S4	absent
SOUTHERN COTTONWOOD WILLOW RIPARIAN FOREST	None/None	S3.2	absent
SOUTHERN RIPARIAN SCRUB	None/None	S4	absent

**Table 1 Rankings**

1. Species are classified as sensitive according to the following criteria:

**Federal:**

FE = Endangered PE = Proposed for listing as Endangered

FT = Threatened FC = Candidate for Federal Listing (formerly C2)PT = Proposed Threatened

**State:**

SE = Endangered SC = Candidate

ST = Threatened SSC = Species of Special Concern

**CNPS (California Native Plant Society):**

1A = Plants presumed extinct in California

1B = Plants rare, threatened or endangered in California and elsewhere

2 = Plants rare, threatened or endangered in California but more common elsewhere

3 = Plants about which more information is needed

4 = Plants of limited distribution.

2. NDDB state ranking codes (from the CDFG Natural Diversity Data Base):

**S1:** Fewer than 6 occurrences or less than 2000 acres;

Threat rank: S1.1 - Very threatened; S1.2 - Threatened; S1.3.- No current threats known.

**S2:** 6-20 occurrences or 2000-10,000 acres (threat rank same as above).

**S3:** 21-100 occurrences or 10,000-50,000 acres (threat rank same as above)

**S4:** Apparently secure in California; this rank is clearly lower than S3 but factors exist to cause some concern, i.e., there is some threat or somewhat narrow habitat. No threat rank.

**S?:** Status is unknown.

**Table 2: Species Observed in Proposed Project Area During Site Visit**

**PLANTS**

**Asteraceae**

*Baccharis salicifolia*  
*Conyza canadensis*  
*Dimorphotheca sinuata*\*  
*Lactuca serriola*\*  
*Senecio vulgaris*\*  
*Sonchus asper*\*  
*Sonchus oleraceus*\*  
*Stephanomeria sp.*

**Boraginaceae**

*Cryptantha intermedia*

**Brassicaceae**

*Hirschfeldia incana*\* (*Brassica geniculata*)  
*Sisymbrium irio*\*

**Chenopodiaceae**

*Salsola tragus*\*

**Euphorbiaceae**

*Chamaesyce serpens*\*

**Fabaceae**

*Lupinus succulentus*  
*Melilotus alba*\*

**Geraniaceae**

*Erodium moschatum*\*

**Malvaceae**

*Malva parviflora*\*

**Poaceae**

*Bromus diandrus*\*  
*Bromus madritensis rubens*\*  
*Bromus tectorum*\*  
*Eragrostis cilianensis*\*  
*Hordeum murinum*\*  
*Poa annua*\*  
*Schismus barbatus*\*

**Rutaceae**

*Citrus limon*  
*Citrus paradisi*  
*Citrus sinensis*

**Aster Family**

Mule fat  
 Horseweed  
 Cape-marigold  
 Prickly lettuce  
 None  
 Prickly sow thistle  
 Common sow thistle  
 unidentified species

**Borage Family**

White forget-me-not

**Mustard Family**

Short-pod mustard  
 London rocket

**Goosefoot Family**

Tumble weed/Russian thistle

**Spurge Family**

None

**Pea Family**

Arroyo lupine  
 White sweet clover

**Geranium Family**

White-stemmed filaree

**Mallow Family**

Cheeseweed

**Grass Family**

Common rippgut grass  
 Foxtail chess  
 Cheat grass  
 Stink grass  
 Mouse barley  
 Annual bluegrass  
 Mediterranean schismus

**Citrus Family**

Lemon tree  
 Grapefruit tree  
 Orange tree

**ARTHROPODS**

**Coccinellidae**

*Adalia bipunctata*

**Ladybird Beetle Family**

Two-spotted ladybird beetle

**BIRDS**

**Trochilidae**

*Calypte anna*

**Corvidae**

*Corvus brachyrhynchos*

**Troglodytidae**

*Thryomanes bewickii*

**Hummingbirds**

Anna's Hummingbird

**Jays, Magpies, and Crows**

American Crow

**Wrens**

Bewick's Wren



**Table 2: Species Observed in Proposed Project Area During Site Visit**

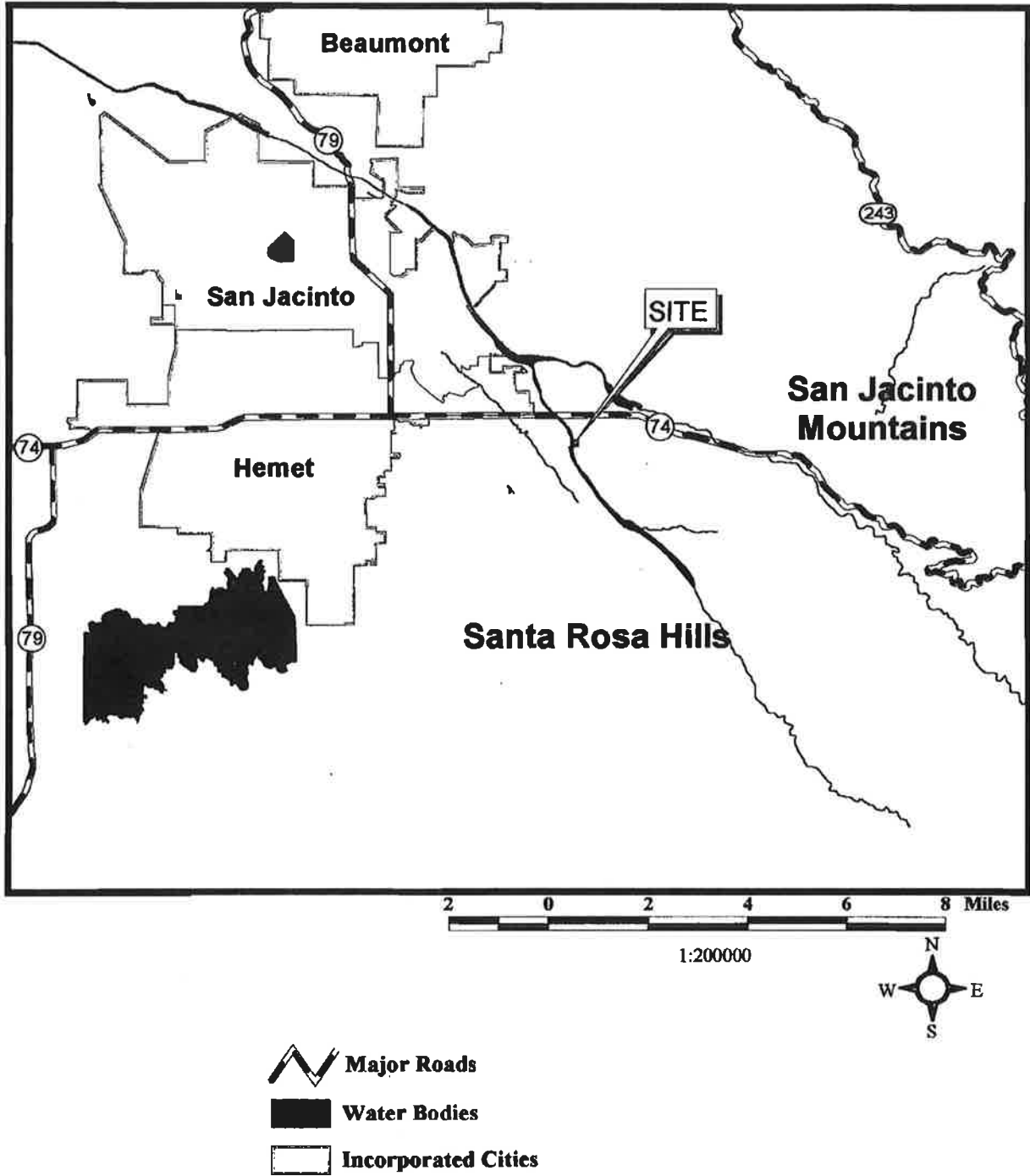
**Fringillidae**

*Carpodacus mexicanus*

**Finches**

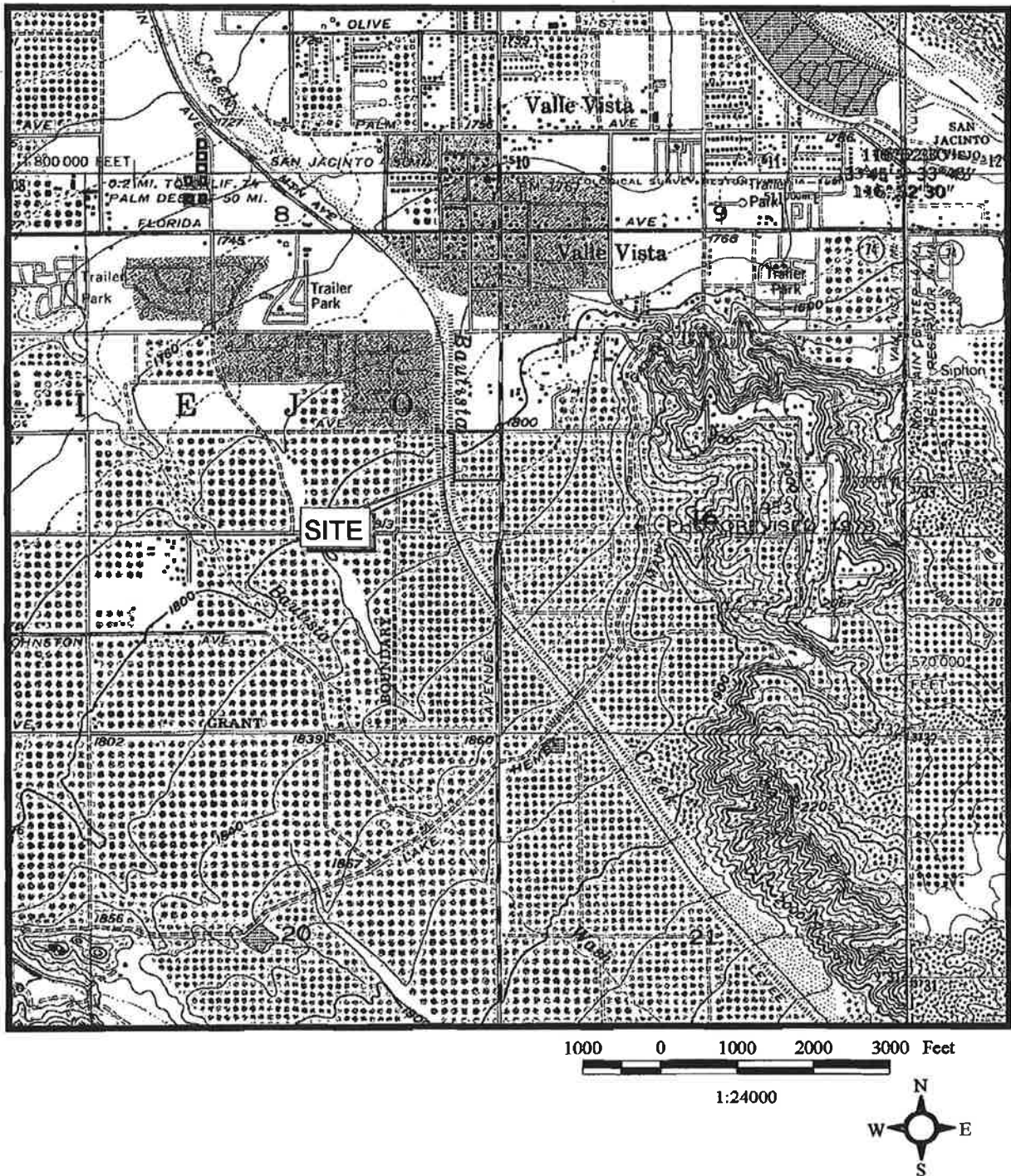
House Finch

\* non-native species



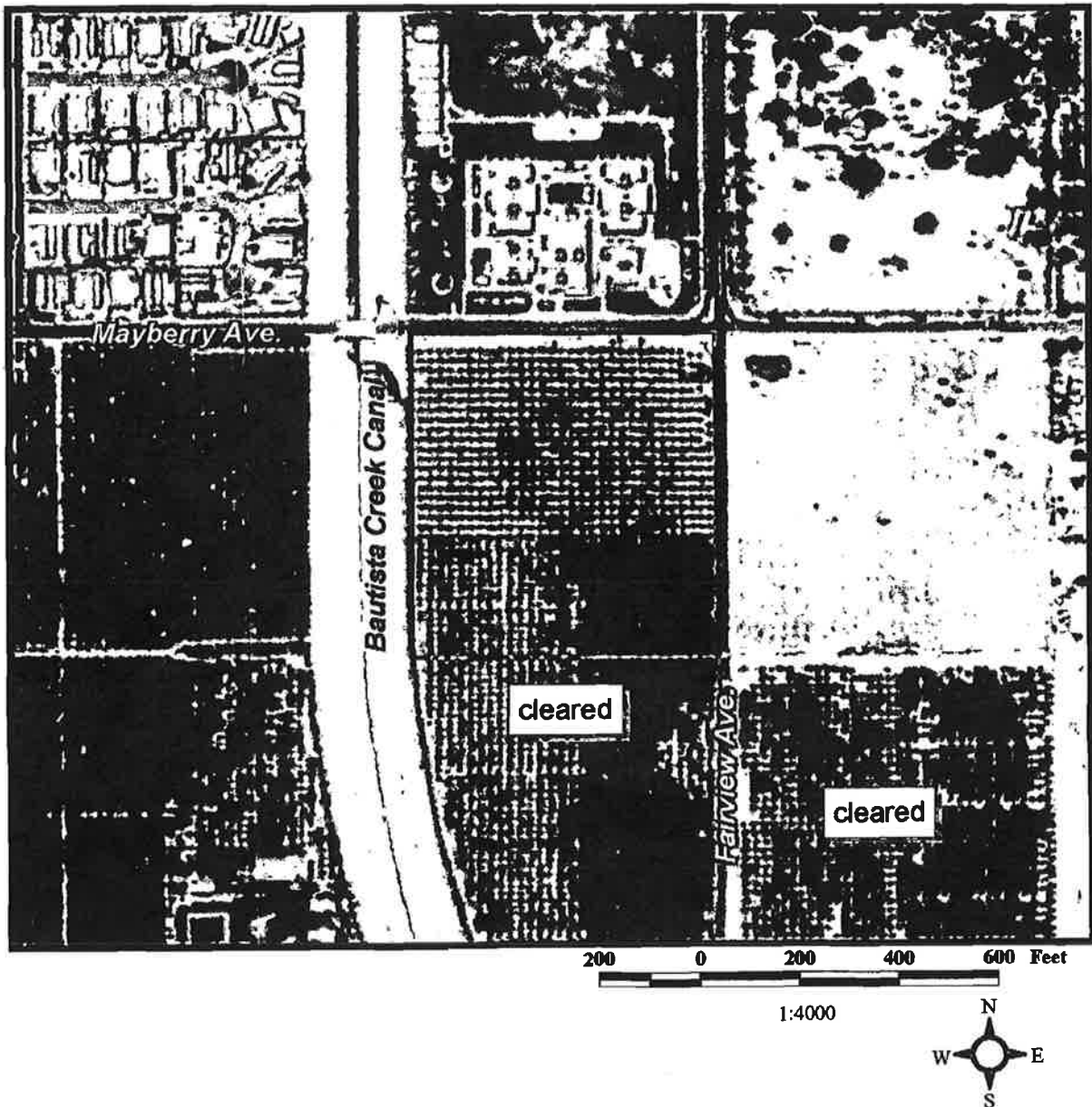
**Figure 1. Site Location**

**Base Map: USGS**



**Figure 2. Site Location**

**Base Map Source: USGS 7.5' Blackburn Canyon, Hemet, Lake Fulmore, and San Jacinto Quads**



Conditions on site and in the vicinity are largely identical to those shown in this aerial photo. The only difference is the citrus fields south and southeast of the site that have been cleared since this photo was taken.

### Figure 3. Site Conditions

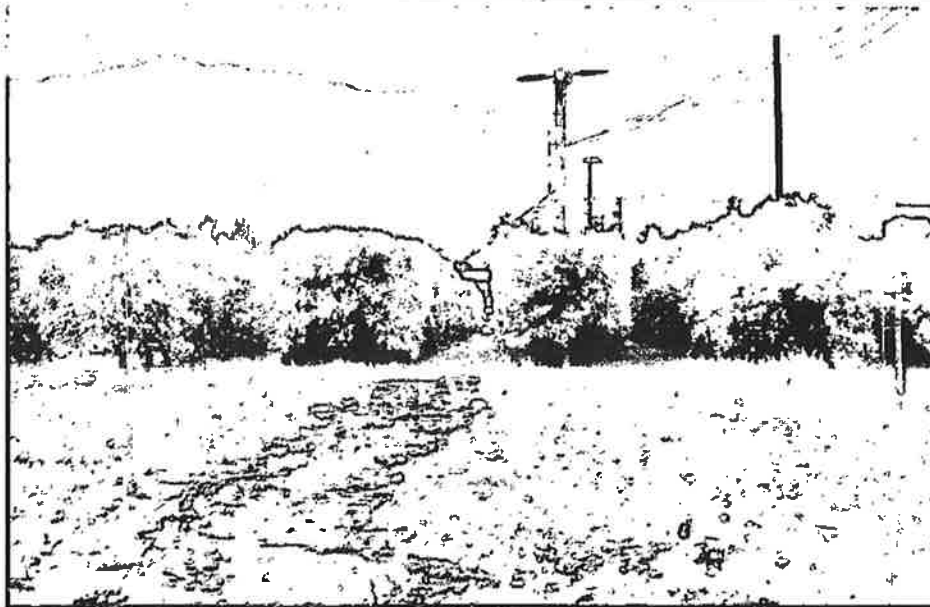
Base Map: USGS/Terraserver (taken 1994)

## REFERENCES AND CITATIONS

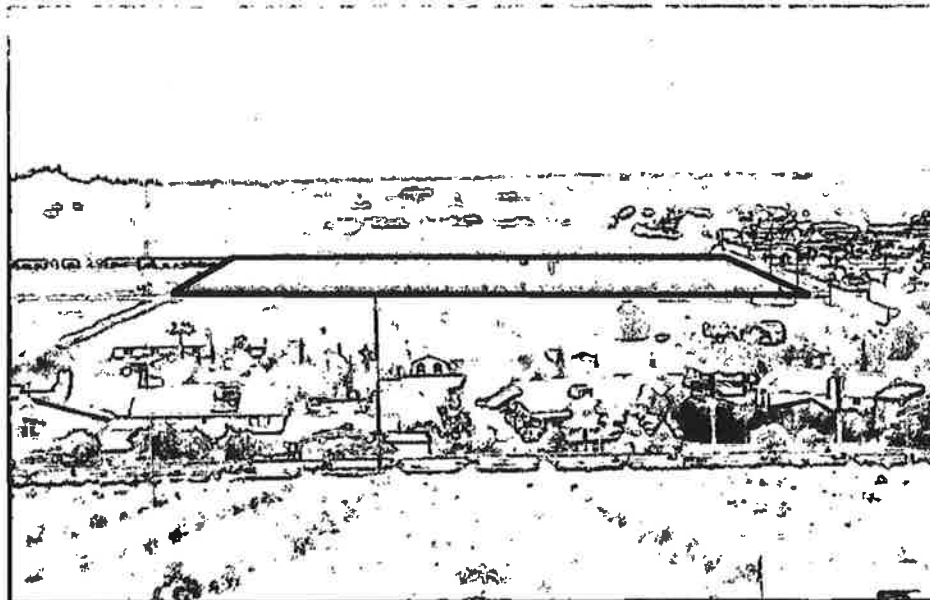
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**APPENDIX - Site Photos**



This photograph shows the prevailing conditions on site. The field in the foreground is not part of the project site but is the field just south of the site and was formerly a part of the orchard. The vegetation on site is dominated by citrus trees with annual grasses and forbs scattered between them. The forbs in the foreground show the kinds of plants that would grow on site if it were not maintained.



This photograph shows the entire site (within the black lines) as viewed from the east. The site is surrounded by undeveloped and agricultural lands to the west, south, and east and by developed properties (a school) to the north.



Exhibit G



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## F A X T R A N S M I T T A L

DATE: April 29, 2005

TO: Tena, PJHM

FAX NO: (949) 496-0269

FROM: Sandra Packham, Director, Facilities

FAX NO: 951.929.9823

PAGES (including cover sheet): 5

COMMENTS:

Here is the CEQA Exemption for Valle Vista Annex.

If you did not receive the complete FAX, please call (951) 791-2493.

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200400664

Lead Agency: VALLEY - WIDE RECREATION Date: 06/16/2004

County Agency of Filing: Riverside Document No: 200400664

Project Title: COMMUNITY PARK FACILITY

Project Applicant Name: VALLEY - WIDE RECREATION Phone Number: \_\_\_\_\_

Project Applicant Address: P.O. BOX 907 SAN JACINTO CA 92581

Project Applicant: Local Public Agency

**CHECK APPLICABLE FEES:**

- Environmental Impact Report \_\_\_\_\_
  - Negative Declaration \_\_\_\_\_
  - Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
  - Project Subject to Certified Regulatory Programs \_\_\_\_\_
  - County Administration Fee \$64.00
  - Project that is exempt from fees (DeMinimis Exemption)
  - Project that is exempt from fees (Notice of Exemption)
- Total Received** \$64.00

Signature and title of person receiving payment: *Tammie Marshall*

Notes:

**FILED**  
RIVERSIDE COUNTY

JUN 16 2004

NOTICE OF EXEMPTION

GARY L. ORSO

By



C. Kohler  
Deputy

TO:      Clerk of the Board of Supervisors  
or  
  X   County Clerk

FROM: Valley-Wide Recreation  
P.O. Box 907  
San Jacinto, CA 92581

County of: Riverside

1. Project Title: Community Park Facility
2. Project Location - Specific: Southwest corner of Mayberry & Fairview, Hemet, CA
3. (a) Project Location - City: Hemet  
(b) Project Location - County: Riverside
4. Description of nature, purpose, and beneficiaries of Project: Project to benefit the residents of Valley-Wide Recreation and Park District
5. Name of Public Agency approving project: Valley-Wide Recreation & Park District
6. Name of Person or Agency carrying out project: Valley-Wide Recreation
7. Exempt status: (Check one)
  - (a)      Ministerial project.
  - (b)      Not a project.
  - (c)      Emergency Project.
  - (d)   X   Categorical Exemption. State type and class number: Public Park
  - (e)      Declared Emergency.
  - (f)      Statutory Exemption. State Code section number: \_\_\_\_\_
  - (g)      Other. Explanation: \_\_\_\_\_
8. Reason why project was exempt: \_\_\_\_\_
9. Contact Person: Samuel W. Goepf  
Telephone: (909) 654-1505
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date Received for Filing: \_\_\_\_\_

(Clerk Stamp Here)

Signature (Lead Agency Representative)

General Manager  
Title

COUNTY CLERK  
Neg. Declaration/Nic Determination  
Filed per P.R.C. 21152  
POSTED

JUN 16 2004

Removed: JUL 19 2004

By:  Dept.  
County of Riverside, State of California

**PRELIMINARY EXEMPTION ASSESSMENT**

(Certificate of Determination When Attached to Notice of Exemption)

1. Name or description of project: **Public Park**

2. Location: **APN 552-150-042**

3. Entity or person undertaking project:

X A. **Valley-Wide Recreation and Park District**

\_\_\_\_\_ B. Other (Private)

(1) Name: \_\_\_\_\_

(2) Address: \_\_\_\_\_

4. Staff Determination:

The District's Staff, having undertaken and completed a preliminary review of this project in accordance with the District's "Environmental Review Guidelines for the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

a. \_\_\_\_\_ The proposed action does not constitute a project under CEQA.

b. \_\_\_\_\_ The project is a Ministerial Project.

c. \_\_\_\_\_ The project is an Emergency Project.

d. \_\_\_\_\_ The project constitutes a feasibility or planning study.

e. X The project is categorically exempt.

Applicable Exemption Class: **Public Park**


f. \_\_\_\_\_ The project is statutorily exempt.

Applicable Exemption: \_\_\_\_\_

g. \_\_\_\_\_ The project is otherwise exempt on the following basis: \_\_\_\_\_

h. \_\_\_\_\_ The project involves another public agency which constitutes the Lead Agency. Name of Lead Agency: \_\_\_\_\_

Date: **June 7, 2004**

Staff 

**CERTIFICATE OF FEE EXEMPTION****De Minimis Impact Finding**

**Project Title/Location (include county):** Southwest corner of Fairview and Mayberry,  
Hemet, CA, Riverside County, APN 552-150-042

**Name and Address of Project Applicant:** Valley-Wide Recreation & Park District  
P.O. Box 907  
San Jacinto, CA 92581

**Project Description:**  
**Community Park Facility for Valley-Wide Recreation & Park District**

**Findings of Exemption:**

1. An Initial Study has been prepared by the Lead Agency to evaluate the project's effects on wildlife resources, if any.
2. The Lead Agency hereby finds that there is no evidence before the City that the project will have any potential for adverse effect on the environment.
3. The project \_\_\_\_\_ \*will X will not result in any changes to the following resources:
  - (A) Riparian land, rivers, streams, watercourses and wetlands;
  - (B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
  - (C) Rare and unique plant life and ecological communities dependant on plant life;
  - (D) Listed threatened and endangered plants and animals and the habitat in which they are believed to reside;
  - (E) All species listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, the Water Code or regulations adopted thereunder;
  - (F) All marine and terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside; and
  - (G) All air and water resources, the degradation of which will individually or cumulatively result in a loss of biological diversity among the plants and animals residing in that air and water.

\* *If the project will result in changes to any of these resources, the City has, on the basis of substantial evidence, "rebutted" the presumption of adverse effect to these resources. A statement in support of this rebuttal is attached.*

**CERTIFICATION:**

I hereby certify that the Lead Agency has made the above finding(s) of fact and based upon the Initial Study and the hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

**Samuel W. Goepf**  
Lead Agency Representative

Title: **General Manager**

Lead Agency: **Valley-Wide Recreation and Park District**

Date: **June 7, 2004**



Valley-Wide Recreation & Park District  
P.O. Box 907, San Jacinto, CA 92581  
(951) 654-1505 Fax (951) 654-5279

# FAX COVER SHEET

Date: 4-28-05

Fax # 929-9823

ATTENTION:

Sandy

COMPANY:

HUSD

FROM:

Valerie Rangel

NUMBER OF PAGES:  
(INCLUDING COVER)

5

SUBJECT:

Exchange Club Park / Joint Project  
Environmental Filing

MESSAGE:

Call me if you need anything  
else

**OUR FAX NUMBER IS (909) 654-5279. IF THE MESSAGE YOU RECEIVE IS INCOMPLETE, PLEASE CALL (951) 654-1505.**

Exhibit E



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JUN 20 2005

FACILITIES/PLANNING

Department of Toxic Substances Control



Arnold Schwarzenegger  
Governor



Alan C. Lloyd, Ph.D.  
Agency Secretary  
Cal/EPA

5796 Corporate Avenue  
Cypress, California 90630

June 15, 2005

Ms. Sandra Packham  
Director of Facilities  
Hemet Unified School District  
2350 West Latham District  
Hemet, California 92543

APPROVAL OF PRELIMINARY ENDANGERMENT ASSESSMENT REPORT, HEMET UNIFIED SCHOOL DISTRICT, PROPOSED VALLE VISTA SCHOOL ANNEX, SOUTHWEST CORNER OF FAIRVIEW AND MAYBERRY AVENUES, HEMET, RIVERSIDE COUNTY, CALIFORNIA (SITE CODE: 404586 -11)

Dear Ms. Packham:

The Department of Toxic Substances Control (DTSC) has reviewed the Preliminary Endangerment Assessment Report (PEA), prepared by Tetra Tech EM, Inc., dated February 14, 2005, and received by DTSC on March 2, 2005 for the proposed Valle Vista School Annex (Site). The PEA presents investigation results and conclusions based on a human health risk screening evaluation for the Site.

The Hemet Unified School District (District) notified DTSC on May 24, 2005, that it has complied with all public review and comment requirements for the PEA pursuant to Option A (Education Code § 17213.1, subsection (a)(6)(A)). The District made the PEA available for public review and comment from April 22, 2005 through May 23, 2005, and a public hearing was held on May 3, 2005. No comments were received regarding the PEA.

The approximately 8.3 acre Site has been used for agricultural purposes. The agricultural activities may have included cultivation of citrus crops from at least 1953. Currently, the Site is occupied by grapefruit and orange trees. The Site is cooperatively owned by the City of Hemet and the Hemet Unified School District. One pole mounted with two transformers and miscellaneous trash were also present on the Site. Investigation was conducted to evaluate whether residual pesticides, polychlorinated biphenyls, and metals are present in soil at the Site from past uses.

Based on the review of the PEA, neither a release of hazardous material nor the presence of a naturally occurring hazardous material, which may pose a threat to public health or the environment under unrestricted land use, was indicated at the Site.

Ms. Sandra Packham  
June 15, 2005  
Page 2

Therefore, DTSC concurs with the conclusion of the PEA that further environmental investigation of the Site is not required and hereby approves the PEA.

Pursuant to Education Code § 17213.2, subsection (e), if a previously unidentified release or threatened release of a hazardous material or presence of a naturally occurring hazardous material is discovered anytime during construction at the Site, the District shall cease all construction activities at the Site and notify DTSC. Additional ~~assessment, investigation and/or cleanup may be required.~~

If you have any questions regarding this project, please contact Ms. Manju Chakrabarti, Project Manager, at (714) 484-5345 or me at (714) 484-5310.

Sincerely,



Peter A. Garcia, Chief  
Cypress Branch  
School Property Evaluation and Cleanup Division

cc: Mr. Michael O'Neill, Consultant  
School Facilities Planning Division  
California Department of Education  
1430 North Street, Suite 3207  
Sacramento, California 95814

Mr. Steve Geyer, P.E., R.E.A.  
Principal Engineer  
Tetra Tech EMI, Inc.  
1230 Columbia Street, Suite 1000  
San Diego, California 92101

Ms. Jennifer Guigliano  
Project Manager  
Tetra Tech EMI, Inc.  
1230 Columbia Street, Suite 1000  
San Diego, California 92101



Exhibit H



INLAND FOUNDATION ENGINEERING, INC.  
Geotechnical/Environmental

EST. 1978

**PRELIMINARY GEOTECHNICAL INVESTIGATION  
PROPOSED VALLE VISTA JOINT USE PROJECT  
SWC FAIRVIEW AVE. AND MAYBERRY AVE.  
VALLE VISTA, CALIFORNIA**

**PREPARED FOR:**

**HEMET UNIFIED SCHOOL DISTRICT  
2350 West Latham Avenue  
Hemet, California 92545**

**PREPARED BY:**

**INLAND FOUNDATION ENGINEERING, INC.  
1310 South Santa Fe Avenue  
San Jacinto, California 92583**

**June 11, 2004  
Project No. H170-164**

**INLAND FOUNDATION ENGINEERING, INC.**  
*Consulting Geotechnical Engineers*  
*1310 South Santa Fe Avenue*  
*San Jacinto, California 92583-4638*  
*(909) 654-1555*  
*FAX (909) 654-0551*

June 11, 2004

Project No. H170-164

Attention: Ms. Sandra Packham, Director of Facilities  
**HEMET UNIFIED SCHOOL DISTRICT**  
2350 West Latham Avenue  
Hemet, California 92545

Re: Preliminary Geotechnical Investigation  
Proposed Valle Vista Joint Use Project  
SWC Fairview Avenue and Mayberry Avenue  
Valle Vista Area of Riverside County, California

Ladies and Gentlemen:

We are pleased to submit the results of our preliminary geotechnical investigation conducted for the referenced project. The site is located southwest of and adjacent to the intersection of Fairview and Mayberry Avenues in the Valle Vista area of Riverside County, California.

Our investigation indicates that the proposed development is feasible from a Geotechnical Engineering standpoint. Our report includes design recommendations along with the field and laboratory data. We have also included recommendations for site grading.

We appreciate the opportunity of being of service to you on this project. If there are any questions, please contact our office.

Respectfully,

**INLAND FOUNDATION ENGINEERING, INC.**



Lawrence E. Strahm, President

P.E. 26409/G.E. 959

DRL:LES:mc

Distribution: Addressee (4)

## TABLE OF CONTENTS

INTRODUCTION .....	1
SCOPE OF SERVICES .....	1
PROJECT DESCRIPTION.....	3
GEOLOGIC SETTING .....	5
SUBSURFACE CONDITIONS .....	8
CONCLUSIONS AND RECOMMENDATIONS .....	9
Foundation Design.....	9
Lateral Design.....	10
Seismically-Induced Settlement.....	10
Liquefaction Mitigation.....	11
Trench Wall Stability .....	11
Retaining Wall.....	11
Concrete Slabs-on-Grade .....	12
Expansive Soils .....	13
Tentative Pavement Design.....	13
Shrinkage and Subsidence .....	14
General Site Grading .....	14
GENERAL.....	17
APPENDICES	
APPENDIX A - Field Exploration .....	A-1 - A-7
Exploratory Trenches.....	A-2-A-6
Plot Plan .....	A-7
APPENDIX B - Laboratory and Soil Mechanic's Testing.....	B-1 - B-9
Maximum Density-Optimum Moisture Determinations.....	B-3
Classification Testing .....	B-4 and B-5
Direct Shear Testing .....	B-6
Consolidation Testing .....	B-7 through B-9
ANALYTICAL TESTING .....	B-2
GENERAL.....	B-2
APPENDIX C - International Conference of Building Officials Maps of Known Active Fault Near Source Zones .....	C-1

## **INTRODUCTION**

This report presents the results of a preliminary geotechnical investigation conducted at the site of the proposed Valle Vista Joint Use Project Site. The proposed facility is to be located on a parcel located southwest of and adjacent to the intersection of Fairview and Mayberry Avenues in the Valle Vista area of Riverside County, California. A copy of a conceptual site plan provided by the District was used as a reference during our investigation. This report will provide preliminary design parameters that may be applied to the proposed development on the site.

## **SCOPE OF SERVICES**

The purpose of the geotechnical investigation was to provide geotechnical parameters for design and construction of the proposed project. The scope of the geotechnical investigation included:

- *A review of the general geologic conditions and specific subsurface conditions of the project site.*
- *An evaluation of the engineering and geologic data collected for the project.*
- *Preparation of a formal report providing geotechnical conclusions and recommendations for design and construction.*

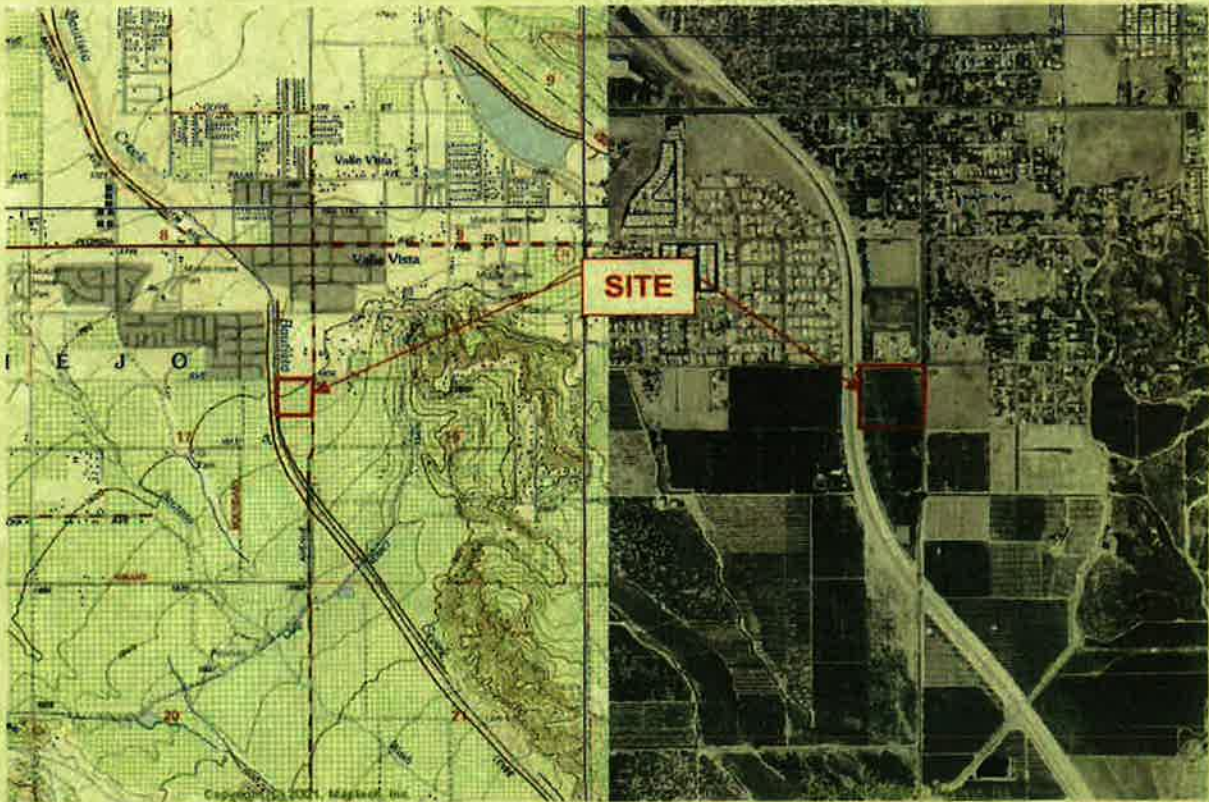
The tasks performed in order to achieve these objectives included:

- *The collection and review of data in order to develop an exploration program.*
- *Subsurface exploration to determine the nature and stratigraphy of the subsurface soils and to obtain representative samples for laboratory testing.*
- *A visual reconnaissance of the site and surrounding area to ascertain the existence of any unstable or adverse geologic conditions.*
- *Laboratory testing of representative samples in order to establish the classification and engineering properties of the soils.*
- *Analysis of the data collected and the preparation of this report presenting our geotechnical conclusions and recommendations.*

Evaluation of hazardous wastes was not within the scope of services provided. The evaluation of seismic hazards was based upon field mapping, literature review and limited subsurface investigation. Because the site is not located in a defined active fault zone, a detailed investigation in this regard was not warranted. The information in this report represents professional opinions that have been developed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical consultants practicing in this or similar localities. No other warranty, either expressed or implied, is made as to the professional advice included in this report.

## **PROJECT DESCRIPTION**

The site rests in the northeasterly portion of Section 17, Township 5 South, Range 1 East, S.B.B.&M. The subject site rests southwest of and adjacent to the intersection of Fairview and Mayberry Avenues in the Valle Vista area of Riverside County, California. The site is located in a mixed usage area of Valle Vista, California. The site consists of approximately 10 acres and is bounded on the east by Fairview Avenue, north by Mayberry Avenue, west by the Bautista Creek Flood Channel and south by citrus groves. The Valle Vista Elementary School is located just north of the site.



U.S.G.S. Topographic Map, Hemet Quadrangle (1996) and Aerial Photograph (1996)

At the present time, the site consists of a citrus grove. The topography may be described as relatively planar with a gradient of approximately two percent to the northwest. A well is located near the south center portion of the site. Irrigation systems are present through the grove.

The proposed construction is to consist of a joint venture project between Hemet Unified School District and Valley Wide Recreation District. A preliminary plan provided to us indicates that two relocatable classroom buildings will be placed on the northwesterly portion of the site. The remaining northerly portion of the site will be used as a parking

area. Soccer fields are planned for the southerly portion of the site. A concession stand is planned near the center of the site. It is our understanding that the proposed structure is to be supported by a combination of isolated square and continuous wall type foundations. We have not been provided with specific foundation loads. We anticipate however, that continuous wall loads will not exceed 2000 pounds per linear foot. Isolated column loads of up to 20 kips have been considered in the generation of our geotechnical design parameters.



## **GEOLOGIC SETTING**

**Regional Geology:** The project is located in the San Jacinto Valley, a part of the Peninsular Ranges province of Southern California that is described as northwest-southeast trending complex blocks separated by faults with similar strike (Morton, 1977). The San Jacinto fault zone traverses the valley in a northwest-southeast direction, with an alluvial-filled "pull-apart" graben having been formed by right stepping *en echelon* faulting. The Casa Loma fault defines the southwest structural boundary and the Claremont fault defines the northeast structural boundary. Basement rock is presumably composed of Southern California batholith and/or Pre-Batholith metamorphic rocks, which crop out in surrounding hills (Schlehuber, 1989).

The San Jacinto Valley is located in the vicinity of the Southern California Batholith, a complex of plutonic rock that dates back to the Cretaceous Period. Other geologic formations include Jurassic Age metasedimentary rocks, Pliocene marine and non-marine formations, Pleistocene non-marine formations, and Quaternary alluvium (Norris, 1976).

**Local Geology:** The subject site lies on a shallow northwest facing slope just east of and adjacent to the Bautista Creek drainage channel. Low hills rise to over 200 feet several hundred feet east of the site and consist of an incised and perched alluvial fan. Bautista Creek has cut through the alluvial fan due to structural down dropping of the San Jacinto Valley trough. The site is underlain by recent alluvium overlying great thicknesses of older and ancient alluvium. The site may be characterized as being underlain by predominately granular materials consisting of sands with silt and silty sands. This is typical of the alluvial soils encountered in the Valle Vista area. Most of the soils encountered may be described as sands with silt. Shallow surface layers of silty sands were also encountered within the upper one to two feet. Below that depth, cleaner sands were encountered. The soils we encountered in our exploratory borings were generally in a dense to very dense condition.

Groundwater data compiled by Western Municipal Water District reveals that there are several wells in the nearby vicinity of the project. State Well No. 5S1E16F01S, located approximately 1/4 mile east of the subject property was monitored on November 28, 2003. At that time, the depth to groundwater was 319.6 feet. A second well, State Well No. 5S1E16M02S, located approximately 1/4 mile southeast of the site was monitored on November 13, 2003. At that time, the depth to groundwater was 306.6 feet beneath the existing ground surface.

Historical groundwater data was also reviewed for this project. According to a report entitled "Ground Water in the San Jacinto and Temecula Basins, California", dated 1919 and prepared by Gerald A. Waring, the approximate depth to groundwater beneath the site in 1915 was 60 feet.

The site is located in a seismically active area, typical for Southern California. According to maps compiled by the California Department of Conservation, Division of Mines and Geology (DMG) the major faults influencing the site, distances and maximum earthquake magnitudes are as follows:

Fault Zone	Distance (Km)	Earthquake Magnitude ( $M_w$ )	Slip Rate (Mm/Yr)
San Jacinto (Anza)	1.3	7.2	12.0
San Jacinto (San Jacinto Valley)	2.2	6.9	12.0
San Andreas (Southern)	28.9	7.4	24.0

The primary geologic hazard affecting the project is that of ground shaking. Probabilistic site parameters developed using FRISKSP (Blake, 2000) indicate that there is a 10% probability that a site acceleration of 1.08g will be exceeded in a 100-year period.

Our exploratory borings were advanced to depths of up to 50 feet. On the basis of Standard Penetration Testing (SPT), it is our opinion that the Soil Profile Type may be assumed to be  $S_D$  for the purpose of developing seismic design criteria in accordance with the Uniform Building Code.

On the bases of the subsurface conditions and local fault characteristics, the Uniform Building Code provides the following seismic design parameters:

Ubc-Chap.16 Table No.	Seismic Parameter	Recommended Value
16-I	Seismic Zone Factor Z	0.40
16-J	Soil Profile Type	$S_D$
16-Q	Seismic Coefficient ( $C_a$ )	0.66
16-R	Seismic Coefficient ( $C_v$ )	1.28
16-S	Near Source Factor $N_a$	1.5
16-T	Near Source Factor $N_v$	2.0
16-U	Seismic Source Type	A

It should be noted that these provisions are intended to be the minimum design condition and are often used as the maximum level to which structures are designed. The minimum code criteria are designed to allow occupants to safely evacuate a structure after an earthquake. The structure may no longer be safe for inhabitants and may ultimately have to be demolished.

The depth to groundwater beneath the site is in excess of 50 feet beneath the surface. Therefore, the potential for liquefaction is considered nil. Seismically-induced settlement is estimated to be significant on the bases of the estimated ground-shaking parameters and the low blow counts recorded during Standard Penetration Testing (SPT). Other secondary effects and geologic hazards include slope failure, lurching, seiches, tsunamis and surface rupture. These are not considered to be of significance to the project.

A copy of the International Building Conference Active Fault Near-Source Zones Map for this vicinity is appended. This map is intended to be used in conjunction with the 1997 Uniform Building Code, Tables 16-S and 16-T.

## **SUBSURFACE CONDITIONS**

The results of our investigation indicate that the site may be characterized as being underlain by predominately alluvial soils materials consisting of silty sands and sands in a loose to medium dense condition. In addition, minor quantities of man-made fill associated with the construction of the channel on the west may be present.

Within our exploratory borings, the relative compaction of the native undisturbed soil is as low as 73 percent within the upper five to seven feet. Below that depth, the consistency of the soil improves somewhat.

The onsite soils are non-plastic and may be assumed to be non-expansive.

Analytical testing indicates the concentration of sulfates in the soil is on the order of 0.001 to 0.002 percent which is considered to be negligible with respect to sulfate attack on concrete. Chloride concentrations are less than 500 parts per million. The soil is neutral to slightly alkaline with pH values of 7.2 to 7.7. Saturated Resistivities ranged from 2,700 to 14,000 ohm-cm.

Groundwater was not encountered within our exploratory borings. Groundwater data reviewed during this assessment reveals the depth to groundwater beneath the site is in excess of 300 feet beneath the existing ground surface.

## **CONCLUSIONS AND RECOMMENDATIONS**

On the basis of our field and laboratory investigation, it is our opinion that the proposed construction will be feasible from a geotechnical engineering standpoint. Soils are typically in a loose to medium dense condition and should be suitable for providing foundation support with proper recompaction.

The primary issues requiring some mitigation are related to loose soils resulting from the demolition of the grove on the site, collapsible soils, seismically-induced settlement and non-uniform soil consistencies. These items could result in intolerable settlements and may be mitigated by removing and recompacting the soil and by developing a foundation design that can withstand stresses imposed by seismically-induced settlements. During the site grading process, roots and subsurface irrigation systems may also be removed.

On-site soils are observed to be predominately granular and non-plastic. Our testing indicates that these soils may be assumed to be non-expansive. Expansive soil design criteria will not be necessary for foundations and concrete slabs-on-grade.

Analytical testing indicates sulfates concentrations are very low. In accordance with Table 19-A-4 of the Uniform Building Code, the sulfate exposure is considered to be negligible. Chloride concentrations are also very low. Resistivities and pH values do not indicate a significant corrosion hazard.

Groundwater was not encountered within our exploratory borings. Historical data suggests that groundwater is on the order of 300 feet below the existing ground surface. It is our opinion that groundwater will not influence the proposed construction. This includes the effects of soil liquefaction during a seismic event.

The following paragraphs present more detailed design criteria which have been developed on the basis of our field and laboratory investigation.

**Foundation Design:** The results of our investigation indicate that either continuous wall or isolated square footings, which are supported upon properly recompacted native materials, may be expected to provide satisfactory support for the proposed structure. All footings should be underlain by a minimum compacted fill thickness equal to one times the width of the footing. This may be performed as described in the Site Grading Section of this report.

Footings should have a minimum width of twelve inches and should be founded a minimum of twelve inches beneath the lowest adjacent final grade. Foundations

supporting two floors should have a minimum width of fifteen inches and should be supported a minimum of eighteen inches beneath the lowest adjacent final grade. For design, we recommend an allowable soil bearing capacity of 1260 pounds per square foot. This value may be increased by 300 pounds per square foot for each additional foot of footing width up to a maximum value of 2460 pounds per square foot.

The recommendations made in the preceding paragraph are based on the assumption that all footings will be supported upon properly compacted soil. All grading shall be performed under the testing and inspection of the Soil Engineer or his representative. Prior to the placement of concrete, we recommend that the footing excavations be inspected in order to verify that they extend into satisfactory soil and are free of loose and disturbed materials. If concrete is to be placed on a dry absorptive subgrade in hot and dry weather, dampen the subgrade but not to a point that there is freestanding water prior to placement. The formwork and reinforcement should also be dampened.

Settlements of properly designed and constructed footings are expected to be within tolerable limits for the proposed structure. Both continuous wall and isolated square footings carrying the design loads within the limits of the allowable bearing capacity are expected to experience a maximum settlement of one inch. Differential settlements of the proposed structure are expected to be less than one-half inch vertical over 20 feet horizontal.

**Lateral Design:** The allowable bearing capacity provided in the preceding section is for the total of dead and frequently applied live loads. These may be increased by 33 percent to provide for lateral loads of short duration such as those caused by wind or seismic forces.

Resistance to lateral loads will be provided by a combination of friction acting at the base of the slab or foundation and passive earth pressure. A coefficient of friction of 0.35 between soil and concrete may be used with dead load forces only. A passive earth pressure of 230 pounds per square foot, per foot of depth, may be used for the sides of footings poured against recompacted or dense native material. Passive earth pressure should be ignored within the upper one foot except where confined as beneath a floor slab, for example.

**Seismically-Induced Settlement:** The analysis for seismically induced settlement was based upon Tokamatsu and Seed (1984). The corrections for Fines Content (FC) were based upon Seed et al (1985) for the "triggering" analysis. The seismic

parameters included a horizontal acceleration of 0.91g and a modal Magnitude of 6.75 based upon a hazard deaggregation analysis. The horizontal acceleration was reduced from 1.08g which represents the higher horizontal value in the Boore attenuation relationships. The average value is used in this analysis because the computed value is doubled to provide for bidirectional effects. The results indicate a total estimated settlement of over seven inches inch due to seismic shaking. Based upon recompaction of the upper ten feet, this may be reduced to approximately six inches. Because the site is level, we would expect differential settlement to be very small. Conservatively, the differential settlement due to a seismic event is expected to be less than three inches.

**Liquefaction Mitigation:** Liquefaction is a phenomenon where soil temporarily loses strength due to cyclic stresses such as those caused by an earthquake. The primary effects of liquefaction are loss of support of the foundation, sand boils, lateral spreading and seismically induced settlement. Liquefaction is generally considered a hazard in relatively loose sandy soils with the groundwater table within fifty feet of the surface. A more detailed liquefaction study is not necessary due to the depth of groundwater beneath the site.

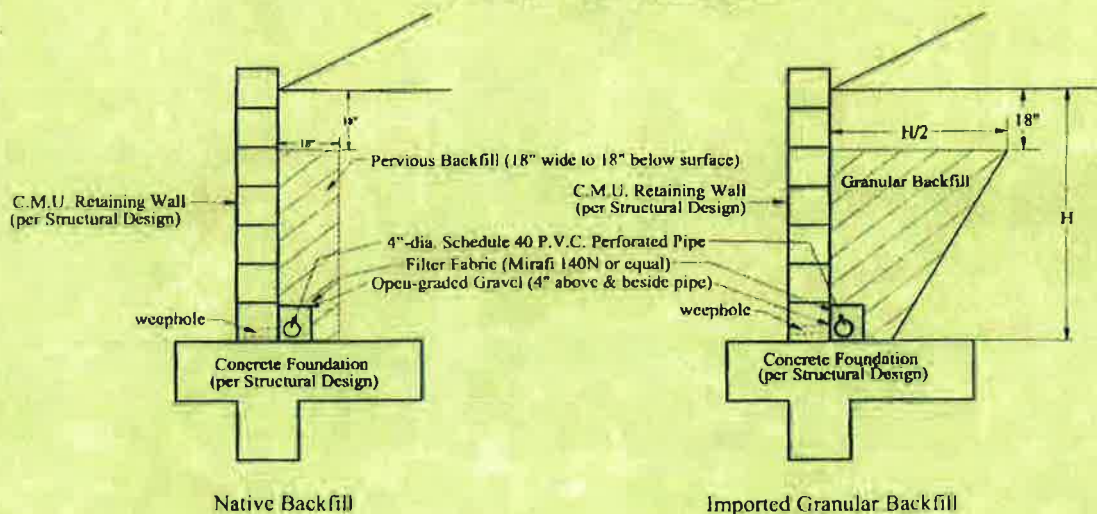
**Trench Wall Stability:** Significant caving did not occur within our exploratory borings. However, the soils are cohesionless and will be subject to caving within construction excavations. All excavations should be configured in accordance with the requirements of CalOSHA. We would classify the soils as Type C. The classification of the soil and the shoring and/or slope configuration should be the responsibility of the contractor on the basis of the trench depth and the soil encountered. The contractor should have a "competent person" on-site for the purpose of assuring safety within and about all construction excavations.

**Retaining Walls:** Retaining walls may be necessary during construction and/or landscaping. The retaining walls may be designed for an active earth pressure equivalent to that exerted by a fluid weighing not less than that shown in the following table:

Surface Slope of Retained Material Horizontal:Vertical	If clean sand and/or gravel with $\phi = 38^\circ$ is used to backfill	If native soils are used to backfill
Level	30	42
2 to 1	43	67

Any applicable construction and seismic surcharges should be added to the above pressures. At least 12 inches of granular material should be used in the backfill behind the walls and water pressure should not be permitted to build up behind retaining walls. The upper 12 to 18 inches of the backfill should consist of impervious soil. A subdrain should be constructed along the base of the backfill.

RETAINING WALL - TYPICAL PROFILE



**Concrete Slabs-on-Grade:** All surfaces to receive concrete slabs-on-grade shall be underlain by a minimum compacted fill thickness of 12 inches, placed as described in the Site Grading Section of this report. Where slabs are to receive moisture sensitive floor coverings, we recommend the use of a vapor retarder. Vapor retarders should have a minimum thickness of 6 mil and should be protected by two, two-inch thick layers of sand in order to reduce the possibility of puncture and to aid in obtaining a satisfactory concrete cure.

The soils under the slab will likely become saturated during the life of the structure. The vapor retarder recommended in the preceding paragraph is a common method of reducing the migration of moisture through the slab. It will not prevent all moisture migration through the slab nor will it prohibit the formation of mold or other



moisture related problems. For moisture sensitive floor coverings, an expert in that field should be consulted to properly design a moisture barrier suitable for the specific application.

If concrete is to be placed on a dry absorptive subgrade in hot and dry weather, dampen the subgrade but not to a point that there is freestanding water prior to placement. The formwork and reinforcement should also be dampened.

Shrinkage of concrete should be anticipated. This will result in cracks in all concrete slabs-on-grade. Shrinkage cracks may be directed to saw-cut "control joints" spaced on the basis of slab thickness and reinforcement. The placement of reinforcing steel will help in reducing crack width and propagation as well as providing for an increase in the control joint spacing.

**Expansive Soils:** Our observations and testing indicate the soils are non-plastic. On-site soils are not considered to be significantly expansive. Special design criteria for expansive soils will not be necessary. Specifically, reinforcement and thickening of foundations and slabs-on-grade in order to resist expansive soil pressures will not be necessary. Reinforcement may be required for other purposes related to structural properties. Nominal reinforcement is recommended for all foundations and concrete slabs-on-grade.

**Tentative Pavement Design:** All surfaces to receive asphalt concrete paving should be underlain by a minimum compacted fill thickness of 12 inches (excluding aggregate base). This may be performed as described in the Site Grading Section of this report. On the basis of an estimated R-Value of 40, we make the following tentative recommendations for structural street section design:

Service	Asphalt Concrete Thickness (ft.)	Base Course Thickness (ft.)
Parking Areas (Assumed TI=4.5)	0.25	0.33
Bus Lanes (Assumed TI=5.5)	0.25	0.5
Exterior Streets (Assume TI=7.5)	0.36	0.67

These recommendations are provided for estimating purposes only. At the completion of rough grading, when the actual soils are more accurately defined, samples will be obtained for actual R-Value testing which will serve as a basis for the actual structural street section design. All work within the roadway area will be performed under the inspection of the County of Riverside.

**Shrinkage and Subsidence:** Volumetric shrinkage of the material which is excavated and replaced as controlled compacted fill should be anticipated. We estimate that this shrinkage will be on the order of fifteen percent. Subsidence of the surfaces which are scarified and compacted will be on the order of 0.1 feet per foot of recompaction. The effects of the recompaction of the soil "in-place" may extend up to two feet beneath the surface which is compacted. Therefore, subsidence due to such recompaction, may be up to 0.2 feet. This will vary depending upon the type of equipment used and the moisture content of the soil at the time of grading. These values for shrinkage and subsidence are exclusive of losses which will occur due to the stripping of the organic material from the site and the removal of trees, utility or irrigation lines, and other subsurface obstructions.

**General Site Grading:** All grading should be performed in accordance with the applicable provisions of the California Building Code. The following specifications have been developed on the basis of our field and laboratory testing:

1. **Clearing and Grubbing:** All surfaces to receive compacted fill and all building, slab and pavement areas should be cleared of existing loose soil, vegetation, debris, and other unsuitable materials. We recommend a minimum over-excavation of at least 36 inches to provide assurance of root removal and to expose abandoned utility and irrigation lines. Roots from the grove shall be removed entirely and disposed of off-site. All abandoned underground utility lines should be traced out and completely removed from the site. Each end of the abandoned utility line should be securely capped at the entrance and exit to the site to prevent any water from entering the site. Concrete irrigation lines may be capped at their entrance and exit to the site, crushed in place and distributed throughout the fill as directed by the Soil Engineer. Soils which are loosened due to the removal of trees should be removed and replaced as controlled compacted fill under the direction of the Soil Engineer.

2. **Preparation of Surfaces to Receive Compacted Fill:** All surfaces to receive compacted fill shall be subjected to compaction testing prior to processing. Testing should indicate a Relative Compaction of at least 85 percent within the unprocessed native soils. If roots or other deleterious materials are encountered or if the Relative Compaction fails to meet the acceptance criterion, additional over-excavation will be required until satisfactory conditions are encountered. Upon approval, surfaces to receive fill shall be scarified, brought to near optimum moisture content, and compacted to a minimum of 90 percent relative compaction.

**3. Placement of Compacted Fill:** Fill materials consisting of on-site soils or approved imported granular soils, shall be spread in shallow lifts, and compacted at near optimum moisture content to a minimum of 90 percent relative compaction. Our observations of the material encountered during our investigation indicate that compaction will be most readily obtained by means of heavy rubber-wheeled or sheepsfoot compactors. If grading is performed during a dry period, pre-watering of the soil may provide a means of obtaining a more uniform moisture content through the soils which were encountered. This should be investigated by the grading contractor prior to the commencement of site grading.

**4. Preparation of Building Areas:** All building areas should be underlain by a minimum compacted fill thickness of one times the footing width beneath the footing base elevation. This zone of recompaction should extend a minimum of five feet outside the building lines, and a minimum of ten feet below the existing or final ground surface, whichever is deeper. The surface of the over-excavation should then been reviewed for compliance with the criteria of Item 2 under this section. Upon approval the surface shall be scarified, brought to near optimum moisture content and compacted to a minimum of 90 percent relative compaction. An inspection should then be made by the Soil Engineer or his representative, in order to verify the depth of the over-excavation and the relative compaction obtained. The excavated material may then be replaced as controlled compacted fill.

**5. Preparation of Slab and Paving Areas:** All surfaces to receive asphalt concrete paving or concrete slabs-on-grade, should be underlain by a minimum compacted fill thickness of 12 inches. This may be accomplished by a combination of over-excavation, scarification and recompaction of the surface, and replacement of the excavated material as controlled compacted fill. Compaction of the slab areas shall be to a minimum of 90 percent relative compaction. Compaction within the proposed pavement areas shall be to a minimum of 95 percent relative compaction.

**6. Utility Trench Backfill:** It is our opinion that utility trench backfill consisting of the on-site soil types should be placed by mechanical compaction to a minimum of 90 percent relative compaction. Jetting of the surficial soils present across the site may not be a feasible means of compaction and is not recommended. Use of clean granular shading material jetted to 90 percent relative compaction may be considered above non-structural conduits, if so indicated by the Civil Engineer.

**7. Testing and Inspection:** During grading tests and observations shall be performed by the Soil Engineer or his representative in order to verify that the grading is being performed in accordance with the project specifications. Field density testing shall be performed in accordance with the ASTM D1556-00 test method. The minimum acceptable degree of compaction shall be 90 percent of the maximum dry density as obtained by the ASTM D1557-00 test method. Where testing indicates insufficient density, additional compactive effort shall be applied until retesting indicates satisfactory compaction.

Testing will also be conducted to verify that the soils will not subject concrete to sulfate attack and are not corrosive. Testing of any proposed import will be necessary prior to placement on the site. Testing of on-site soils may be done on either a selective or random basis as site conditions indicate.

## **GENERAL**

The findings and recommendations presented in this report are based upon an interpolation of the soil conditions between boring locations. Should conditions be encountered during grading that appears to be different than those indicated by this report, this office should be notified.

Our investigation was performed prior to the preparation of a grading plan for the project. We recommend that a pre-job conference be held on the site prior to the initiation of site grading. The purpose of this meeting will be to assure a complete understanding of the recommendations presented in this report as they apply to the actual grading performed.

Our investigation was conducted for Hemet Unified School District for their use in the design of the Valle Vista Joint Use Project. This report may only be used by Hemet Unified School District for this purpose. The use of this report by parties other than Hemet Unified School District or for other purposes is not authorized without written permission by Inland Foundation Engineering, Inc. Inland Foundation Engineering, Inc. will not be liable for any projects connected with the unauthorized use of this report.

The recommendations of this report are considered to be preliminary. The final design parameters may only be determined or confirmed at the completion of site grading on the basis of observations made during the site grading operation. To this extent, this investigation is not considered to be complete until the completion of both the design process and the site preparation.

## APPENDIX A

### FIELD EXPLORATION

For our field investigation, five exploratory borings were excavated by means of a truck mounted rotary auger rig at the approximate locations shown on Figure No. A-7. Continuous logs of the materials encountered were made on the site by a Soil Engineer. These are presented on Figure Nos. A-2 through A-6.

Representative undisturbed samples were obtained within our borings by driving a thin-walled steel penetration sampler with successive 30-inch drops of a 140-pound hammer. The number of blows required to achieve each six inches of penetration were recorded on our boring logs and used for estimating the relative consistencies of the subsoils. Two different samplers were used. The first sampler used was a Standard Penetration Sampler for which published correlations relating the number of hammer blows to the strength of the soil are available. The second sampler type was larger in diameter, carrying brass sample rings having inner diameters of 2.5 inches. Undisturbed samples were removed from the sampler and placed in moisture sealed containers in order to preserve the natural soil moisture content. They were then transported to our laboratory for further observations and testing.

# LOG OF BORING B-01

Elevation: \_\_\_\_\_ Date(s) Drilled: 3/30/04 Logged by: Sven Moller  
 Drilling Method: Rotary Auger Hammer Type: Auto-Trip  
 Drilling Rig: Mobile B-61 Hammer Weight: 140 lb.  
 Boring Diameter: 8-inches Hammer Drop: 30-inches

DEPTH (ft)	GRAPHIC	USCS	SUMMARY OF SUBSURFACE CONDITIONS				SAMPLES			MOISTURE (%)	DRY UNIT WT. (pcf)	RELATIVE COMPACTION (%)
			This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered and is representative of interpretations made during drilling. Contrasting data derived from laboratory analysis may not be reflected in these representations.	DRIVE SAMPLE	BULK SAMPLE	SAMPLE TYPE	BLOWS/6"					
		SP	<b>SAND</b> , fine to medium grained with trace silt, gray, slightly moist, medium dense.									
5		SM	<b>SILTY SAND</b> , fine grained, dark gray, slightly moist, loose.				X		SS	7 11	5	92
							X		SS	2 3	16	89
		SP	<b>SAND</b> , fine to medium grained with trace silt, gray, slightly moist, loose.				X		BULK	3 4	4	105
10							X		SS	3 5	4	104
15		SW	<b>SAND</b> , fine to coarse grained with trace gravel, gray, slightly moist, medium dense.				X		SS	11 14	2	114
20							X		SPT	4 5	3	
			End of boring at 21.5 feet. No groundwater or mottling encountered.									



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Geotechnical Investigation Figure No.  
 Mayberry Ave and Fairview Ave  
 Hemet, CA  
 Project No. H170-164 A-2

# LOG OF BORING B-02

Elevation: _____	Date(s) Drilled: <u>3/30/04</u>	Logged by: <u>Sven Moller</u>
Drilling Method: <u>Rotary Auger</u>		Hammer Type: <u>Auto-Trip</u>
Drilling Rig: <u>Mobile B-61</u>		Hammer Weight: <u>140 lb.</u>
Boring Diameter: <u>8-inches</u>		Hammer Drop: <u>30-inches</u>

DEPTH (ft)	GRAPHIC	USCS	SUMMARY OF SUBSURFACE CONDITIONS			SAMPLES			BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	RELATIVE COMPACTION (%)
			This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered and is representative of interpretations made during drilling. Contrasting data derived from laboratory analysis may not be reflected in these representations.	DRIVE SAMPLE	BULK SAMPLE	SAMPLE TYPE						
		SP	<p><b>SAND</b>, fine to coarse grained with trace silt and trace gravel, gray, slightly moist, loose to medium dense.</p> <p>Coarse gravel in upper 3 to 4 feet. Rootlets at 4 feet.</p> <p>Coarse gravel at 10 feet.</p>			BULK						
5				X	SS	3	3	100				
				X	SS	6	5	106				
10				X	SS	6	3	109				
				X	SS	7	5	109				
15				X	SS	8	5	105				
				X	SS	12						
20		SP	<p><b>SAND</b>, fine to medium grained, interbedded with fine grained silty sand and occasional thin layers of fine to coarse grained sand, dark gray, slightly moist, loose.</p>			X	SPT	2	12			
				X	SPT	3						
25				X	SPT	3	12					
				X	SPT	4						
30		ML	<p><b>SANDY SILT</b>, fine grained, dark grayish brown, moist, firm, with layers of clayey silt.</p>			X	SPT	3	20			
			<p>End of boring at 31.5 feet. No groundwater or mottling encountered.</p>					6				



**INLAND FOUNDATION ENGINEERING, INC.**

Geotechnical Investigation Mayberry Ave and Fairview Ave Hemet, CA Project No. H170-164	Figure No.  <b>A-3</b>
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# LOG OF BORING B-03

Elevation: \_\_\_\_\_ Date(s) Drilled: 3/30/04 Logged by: Sven Moller  
 Drilling Method: Rotary Auger Hammer Type: Auto-Trip  
 Drilling Rig: Mobile B-61 Hammer Weight: 140 lb.  
 Boring Diameter: 8-inches Hammer Drop: 30-inches

DEPTH (ft)	GRAPHIC	USCS	SUMMARY OF SUBSURFACE CONDITIONS <small>This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered and is representative of interpretations made during drilling. Contrasting data derived from laboratory analysis may not be reflected in these representations.</small>	SAMPLES			BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	RELATIVE COMPACTION (%)
				DRIVE SAMPLE	BULK SAMPLE	SAMPLE TYPE				
5	[Dotted pattern]	SW	<b>SAND</b> , fine to coarse grained with trace gravel, gray, slightly moist, medium dense.	X		BULK	11	5	116	
							17			
				X		SS	7	5	110	
10	[Dotted pattern]	SP SM	<b>SAND with SILT</b> , fine to medium grained, dark gray, slightly moist, loose.	X		SS	6	5	109	
							6			
15	[Dotted pattern]	SW	<b>SAND</b> , fine to coarse grained with trace gravel, gray, slightly moist, medium dense.	X		SS	4	12	112	
							5			
20	[Dotted pattern]		High blow count due to coarse gravel.	X		SS	6	5	105	
							13			
			End of boring at 21.5 feet. No groundwater or mottling encountered.	X		SPT	15	3		
							6			



**INLAND FOUNDATION ENGINEERING, INC.**

Geotechnical Investigation Figure No.  
 Mayberry Ave and Fairview Ave  
 Hemet, CA  
 Project No. H170-164 **A-4**

# LOG OF BORING B-04

Elevation: \_\_\_\_\_ Date(s) Drilled: 3/30/04 Logged by: Sven Moller  
 Drilling Method: Rotary Auger Hammer Type: Auto-Trip  
 Drilling Rig: Mobile B-61 Hammer Weight: 140 lb.  
 Boring Diameter: 8-inches Hammer Drop: 30-inches

DEPTH (ft)	GRAPHIC	USCS	SUMMARY OF SUBSURFACE CONDITIONS			SAMPLES			MOISTURE (%)	DRY UNIT WT. (pcf)	RELATIVE COMPACTION (%)
			This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered and is representative of interpretations made during drilling. Contrasting data derived from laboratory analysis may not be reflected in these representations.	DRIVE SAMPLE	BULK SAMPLE	SAMPLE TYPE	BLOWS/6"				
		SP	<b>SAND</b> , fine to medium grained, gray, slightly moist, loose to medium dense.					BULK			
5						×		SS	3	6	98
						×		SS	3		
						×		SS	5	4	101
						×		SS	7		
10			High blow count due to coarse gravel.			×		SS	7	4	
						×		SS	6		
		SM	<b>SILTY SAND</b> , fine grained, grayish brown, slightly moist, loose.			×		SS	3	9	105
15						×		SS	5		
						×		SS	5	10	107
						×		SS	6		
20		SP	<b>SAND</b> , fine grained, gray, slightly moist, loose, interbedded with fine grained silty sand with occasional thin layers of silty sand with clay.			×		SPT	3	21	
						×		SPT	4		
25						×		SPT	3	10	
						×		SPT	5		
30		SM	<b>SILTY SAND</b> , fine to medium grained with trace clay, grayish brown, slightly moist, medium dense.			×		SPT	4	13	
						×		SPT	6		
35		SP	<b>SAND</b> , fine to medium grained, gray, slightly moist, medium dense.			×		SPT	9	4	
						×		SPT	9		
40		SP	<b>SAND</b> , fine to coarse grained with trace gravel, grayish brown, slightly moist, medium dense.			×		SPT	8	3	
						×		SPT	9		
45			High blow count due to coarse gravel.			×		SPT	25	3	
						×		SPT	11		
50			<b>SILTY, SANDY CLAY</b> , fine grained, grayish brown, slightly moist, stiff.			×		SPT	5	17	
			End of boring at 51.5 feet. No groundwater or mottling encountered.						7		



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Geotechnical Investigation Figure No.  
 Mayberry Ave and Fairview Ave  
 Hemet, CA  
 Project No. H170-164 **A-5**

# LOG OF BORING B-05

Elevation: \_\_\_\_\_ Date(s) Drilled: 3/30/04 Logged by: Sven Moller  
 Drilling Method: Rotary Auger Hammer Type: Auto-Trip  
 Drilling Rig: Mobile B-61 Hammer Weight: 140 lb.  
 Boring Diameter: 8-inches Hammer Drop: 30-inches

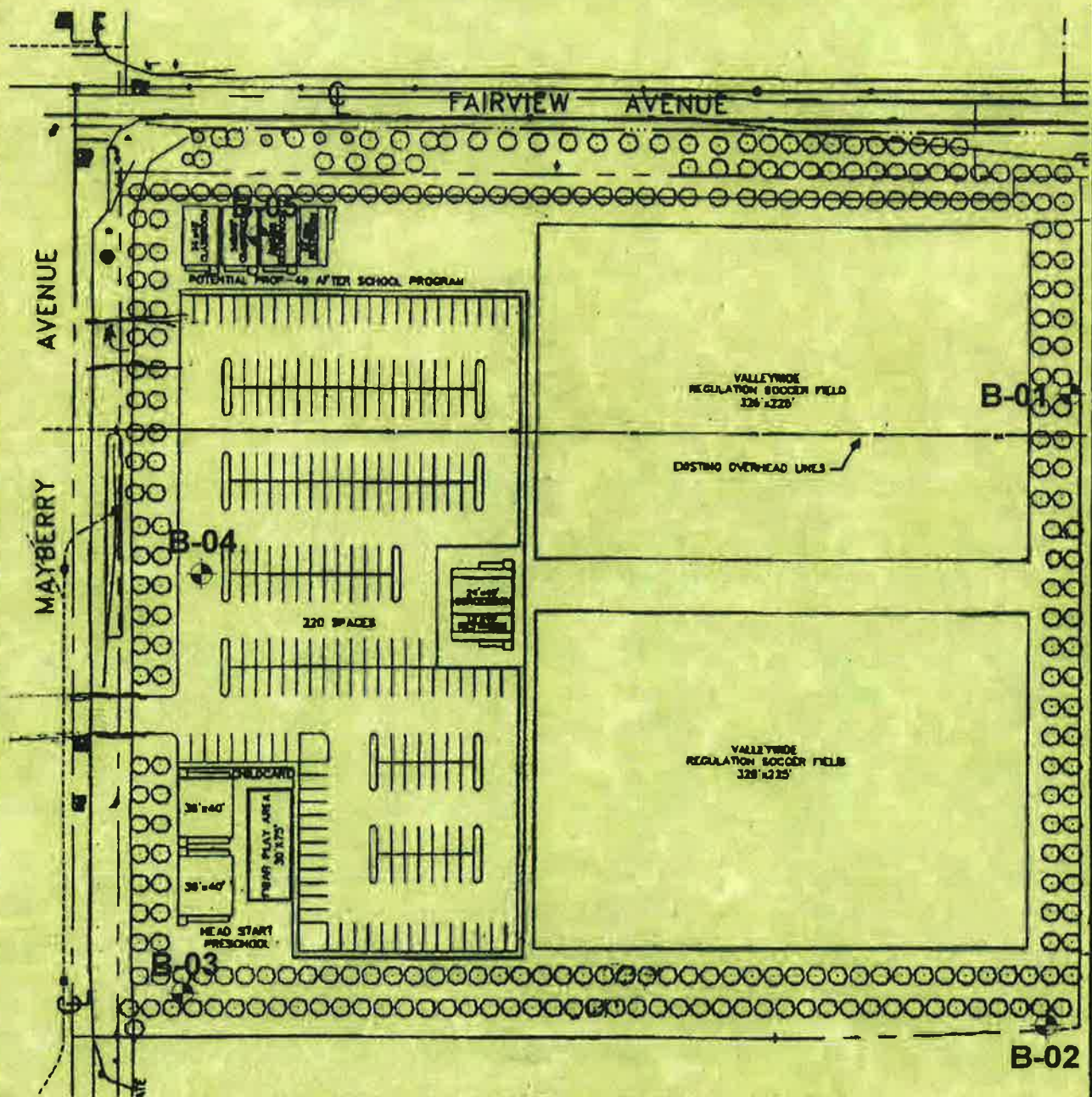
DEPTH (ft)	GRAPHIC	USCS	SUMMARY OF SUBSURFACE CONDITIONS <small>This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered and is representative of interpretations made during drilling. Contrasting data derived from laboratory analysis may not be reflected in these representations.</small>			SAMPLES			BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	RELATIVE COMPACTION (%)
						DRIVE SAMPLE	BULK SAMPLE	SAMPLE TYPE				
5	[Dotted Pattern]	SP	<b>SAND</b> , fine to medium grained, gray, dry, loose.			X		SS	5	5		
		SW	<b>SAND</b> , fine to coarse grained, gray, slightly moist, loose to medium dense.						5			
10	[Dotted Pattern]	SP	<b>SAND</b> , fine to medium grained with occasional thin layers of fine grained silty sand, dark gray, slightly moist, medium dense.			X		SS	5	6	106	
		SW	<b>SAND</b> , fine to coarse grained with trace gravel, grayish brown, slightly moist, medium dense.						7			
15	[Dotted Pattern]					X		SS	4	5	108	
									6			
20	[Dotted Pattern]					X		SS	8	5	107	
									12			
			End of boring at 21.5 feet. No groundwater or mottling encountered.					SPT	5	5		
									6			



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Geotechnical Investigation Figure No.  
 Mayberry Ave and Fairview Ave  
 Hemet, CA  
 Project No. H170-164 **A-6**

**PRELIMINARY GEOTECHNICAL INVESTIGATION  
VALLE VISTA JOINT USE PROJECT**



⊗ = EXPLORATORY BORING LOCATION

DRAFT  
11/26/02



**INLAND FOUNDATION ENGINEERING, INC.**  
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San Jacinto, California  
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HEMET UNIFIED SCHOOL DISTRICT

A-7

DRAWN BY:	MAC	JOB NO.:	H170-164
SCALE:	NOT TO SCALE	DATE:	JUNE 2004

## APPENDIX B

### LABORATORY TESTING

Representative bulk soil samples were obtained in the field and returned to our laboratory for additional observations and testing. Laboratory testing was generally performed in two phases. The first phase consisted of testing in order to determine the compaction of the existing natural soil and the general engineering classifications of the soils across the site. This testing was performed in order to estimate the engineering characteristics of the soil and to serve as a basis for selecting samples for the second phase of testing. The second phase consisted of soil mechanics and analytical testing. This testing included consolidation testing, direct shear testing and testing to estimate the concentration of water-soluble sulfate, pH, chlorides and resistivity. These tests were performed in order to provide a means of developing specific design recommendations based on the strength characteristics of the soil.

### CLASSIFICATION AND COMPACTION TESTING

**Unit Weight and Moisture Content Determinations:** Each undisturbed sample was weighed and measured in order to determine its unit weight. A small portion of each sample was then subjected to testing in order to determine its moisture content. This was used in order to determine the dry density of the soil in its natural condition. The results of this testing are shown on the Boring Logs (Figure Nos. A-2 through A-6).

**Maximum Density-Optimum Moisture Determinations:** Representative soil types were selected for maximum density determinations. This testing was performed in accordance with the ASTM Standard D1557-00 test method A. The results of this testing are presented graphically on Figure No. B-3. The maximum densities are compared to the field densities of the soil in order to determine the existing relative compaction to the soil. This is shown on the Boring Logs, and is useful in estimating the strength and compressibility of the soil.

**Classification Testing:** Nine soil samples were selected for classification testing. This testing consists of mechanical grain size analyses and Atterberg Limits determinations. These provide information for developing classifications for the soil in accordance with the Unified Classification System. This classification system categorizes the soil into groups having similar engineering characteristics. The results of this testing are very useful in detecting variations in the soils and in selecting samples for further testing. The results of this testing are presented on Figure Nos. B-4 and B-5.

## SOIL MECHANIC'S TESTING

**Direct Shear Testing:** Two samples were selected for Direct Shear Testing. This testing measures the shear strength of the soil under various normal pressures and is used in developing parameters for foundation design and lateral design. Testing was performed using recompacted test specimens which were saturated prior to testing. Testing was performed using a strain controlled test apparatus with normal pressures ranging from 934 to 2230 pounds per square foot. The results of this testing are shown on Figure No. B-6.

**Consolidation Testing:** Three samples were selected for consolidation testing. For this test, relatively undisturbed samples were selected and carefully trimmed into a one inch thick by 2.5-inch diameter consolidometer. The consolidometer was moisture sealed in order to preserve the natural moisture content during the initial stages of testing. Loads ranging from 325 to 20,800 pounds per square foot were applied progressively with the rate of settlement declining to a value of 0.0002 inches per hour prior to the application of each subsequent load. At a pre-selected load, water was introduced into the consolidometer in order to observe the potential for saturation collapse. The results of this testing are presented graphically on Figure Nos. B-7 through B-9.

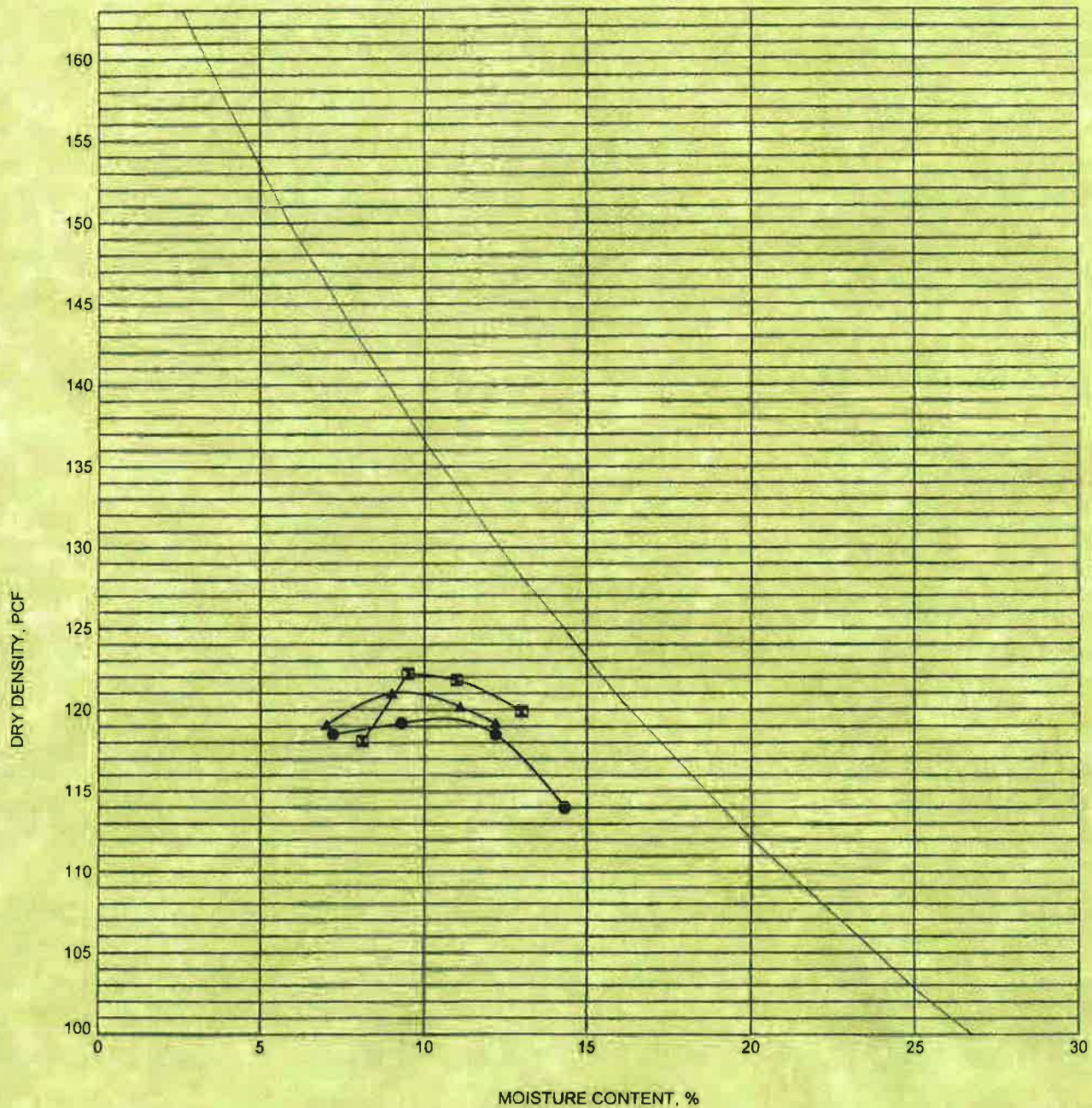
## ANALYTICAL TESTING

Three samples were selected to determine the concentration of soluble sulfates, chlorides, pH level, and resistivity of and within the on-site soils. The following table presents the results of this testing:

Sample Location	Sample Depth (ft.)	Water-Soluble Sulfates (%)	Chlorides (ppm)	Minimum Resistivity (ohm-cm)	PH
B-01	0.0-4.0	0.002	<500	14,000	7.4
B-02	0.0-20.5	<0.001	<500	2,700	7.7
B-04	0.0-11.0	0.002	<500	7,100	7.3

## GENERAL

All laboratory testing has been conducted in conformance with the applicable ASTM test methods by personnel trained and supervised in conformance with our QA/QC policy. Our test data only relates to the specific soils tested. Soil conditions typically vary and any significant variations should be reported to our laboratory for review and possible testing. The data presented in this report are for the use of Hemet Unified School District only and may not be reproduced or used by others without written approval of Inland Foundation Engineering, Inc.



Specimen Identification	Classification	Max. Density	MC%
● B-01 0.0	SILTY SAND - CLEAN SAND SP-SM	121.0	11.5
☒ B-02 0.0	WELL-GRADED SAND with SILT SW-SM	123.0	10.0
▲ B-04 0.0	SILTY SAND SM	122.0	10.0

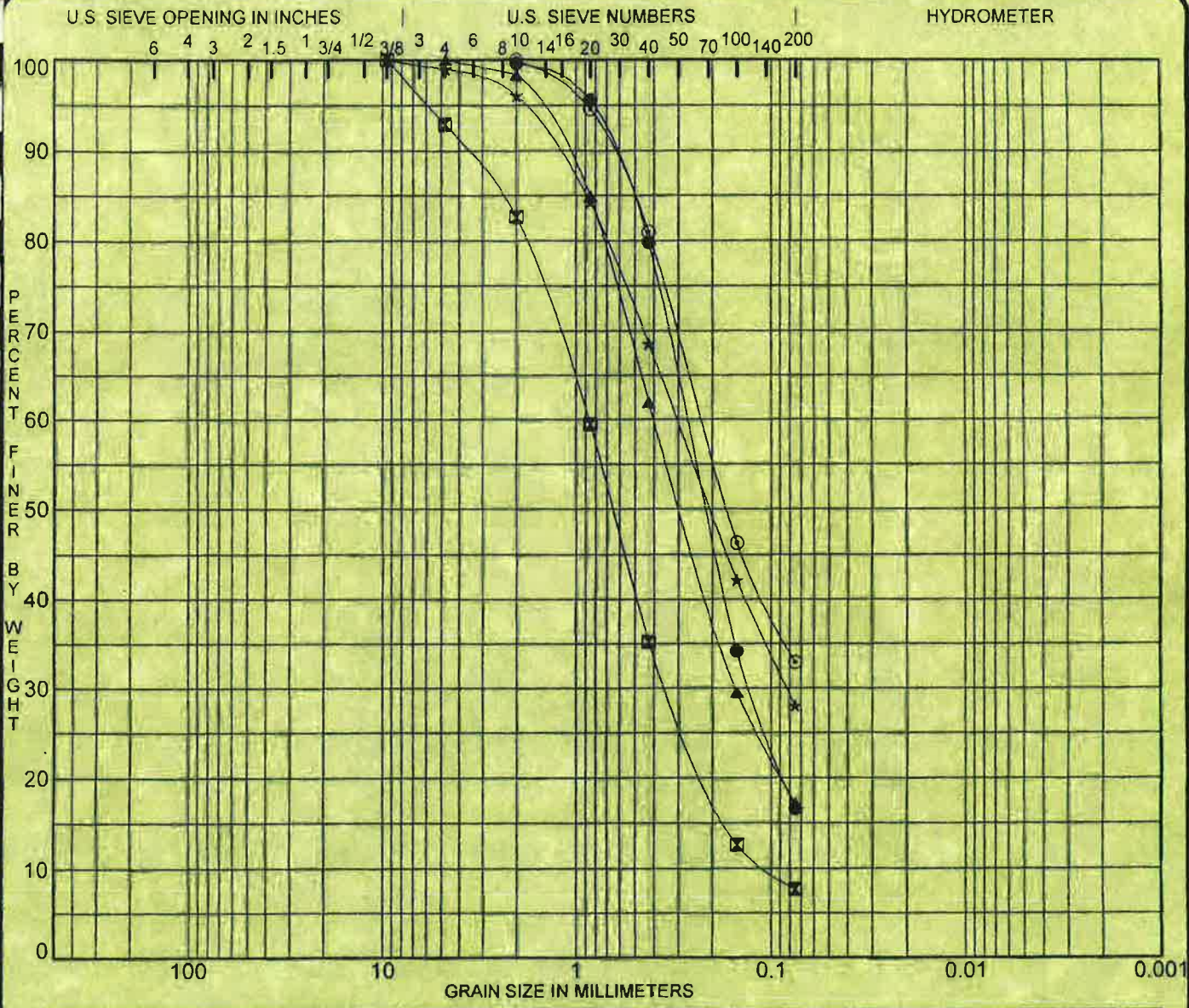
PROJECT Geotechnical Investigation  
Mayberry Ave and Fairview Ave

PROJECT NO. H170-164  
DATE June 11, 2004

**MAXIMUM DENSITY-OPTIMUM MOISTURE CURVES**

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San Jacinto, California 92583

FIGURE NO. B-3



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification	Classification	S.G.	LL	PL	PI	Cc	Cu
● B-01 0.0	SILTY SAND SM		NP	NP	NP		
⊗ B-02 0.0	WELL-GRADED SAND with SILT SW-SM		NP	NP	NP	1.24	8.3
▲ B-04 0.0	SILTY SAND SM		NP	NP	NP		
★ B-04 11.0	SILTY SAND SM		NP	NP	NP		
⊙ B-04 20.5	SILTY SAND SM		NP	NP	NP		

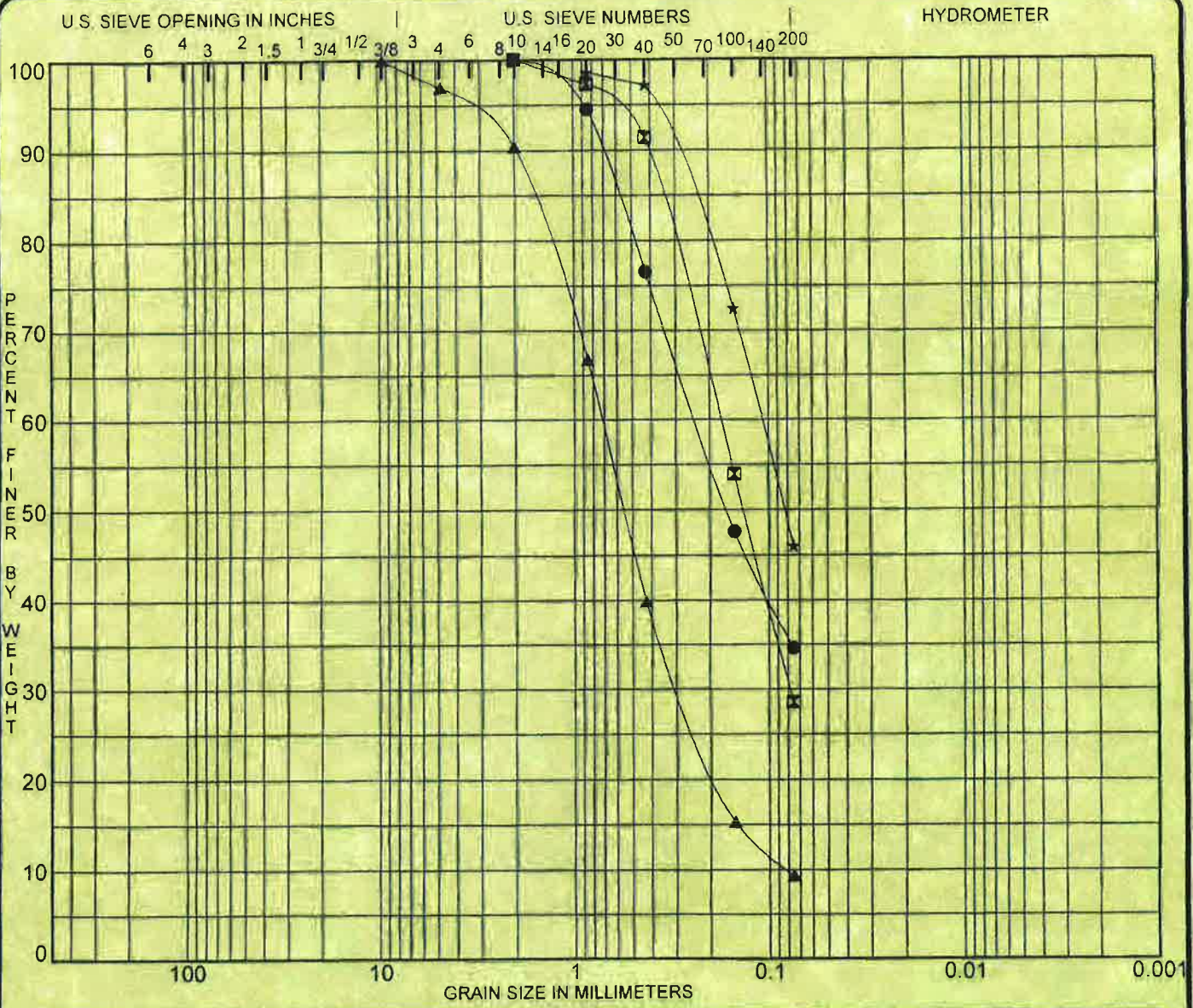
Specimen Identification	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
● B-01 0.0	2.00	0.27	0.127		0.0	83.0		16.6
⊗ B-02 0.0	9.50	0.87	0.334	0.1042	7.1	85.2		7.7
▲ B-04 0.0	4.75	0.40	0.152		0.0	82.8		17.2
★ B-04 11.0	9.50	0.30	0.083		1.1	70.9		28.0
⊙ B-04 20.5	2.00	0.23			0.0	67.1		32.9

PROJECT Geotechnical Investigation PROJECT NO. H170-164  
 Mayberry Ave and Fairview Ave DATE June 11, 2004

**GRADATION CURVES**  
 Inland Foundation Engineering, Inc.  
 San Jacinto, California 92583

FIGURE NO. B-4





COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

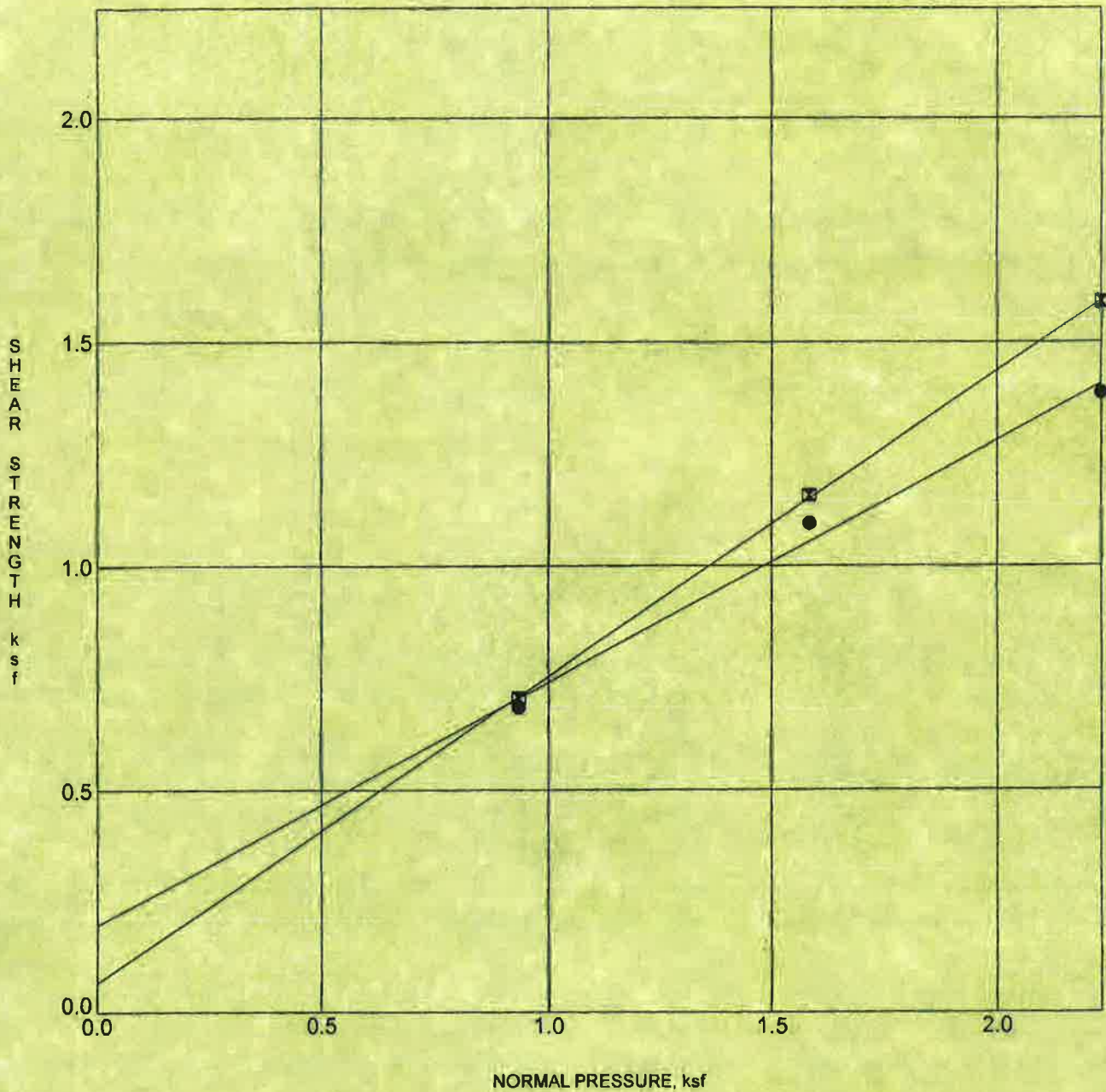
Specimen Identification	Classification		S.G.	LL	PL	PI	Cc	Cu
● B-04 25.5	SILTY SAND SM			NP	NP	NP		
⊠ B-04 30.5	SILTY SAND SM			NP	NP	NP		
▲ B-04 35.5	WELL-GRADED SAND with SILT SW-SM			NP	NP	NP	1.36	8.8
★ B-04 50.5	SILTY SAND SM			NP	NP	NP		

Specimen Identification	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
● B-04 25.5	2.00	0.23			0.0	65.4	34.6	
⊠ B-04 30.5	2.00	0.18	0.078		0.0	71.4	28.6	
▲ B-04 35.5	9.50	0.71	0.280	0.0809	3.1	87.6	9.3	
★ B-04 50.5	0.85	0.11			0.0	52.6	46.0	

PROJECT Geotechnical Investigation PROJECT NO. H170-164  
 Mayberry Ave and Fairview Ave DATE June 11, 2004

**GRADATION CURVES**  
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FIGURE NO. B-5



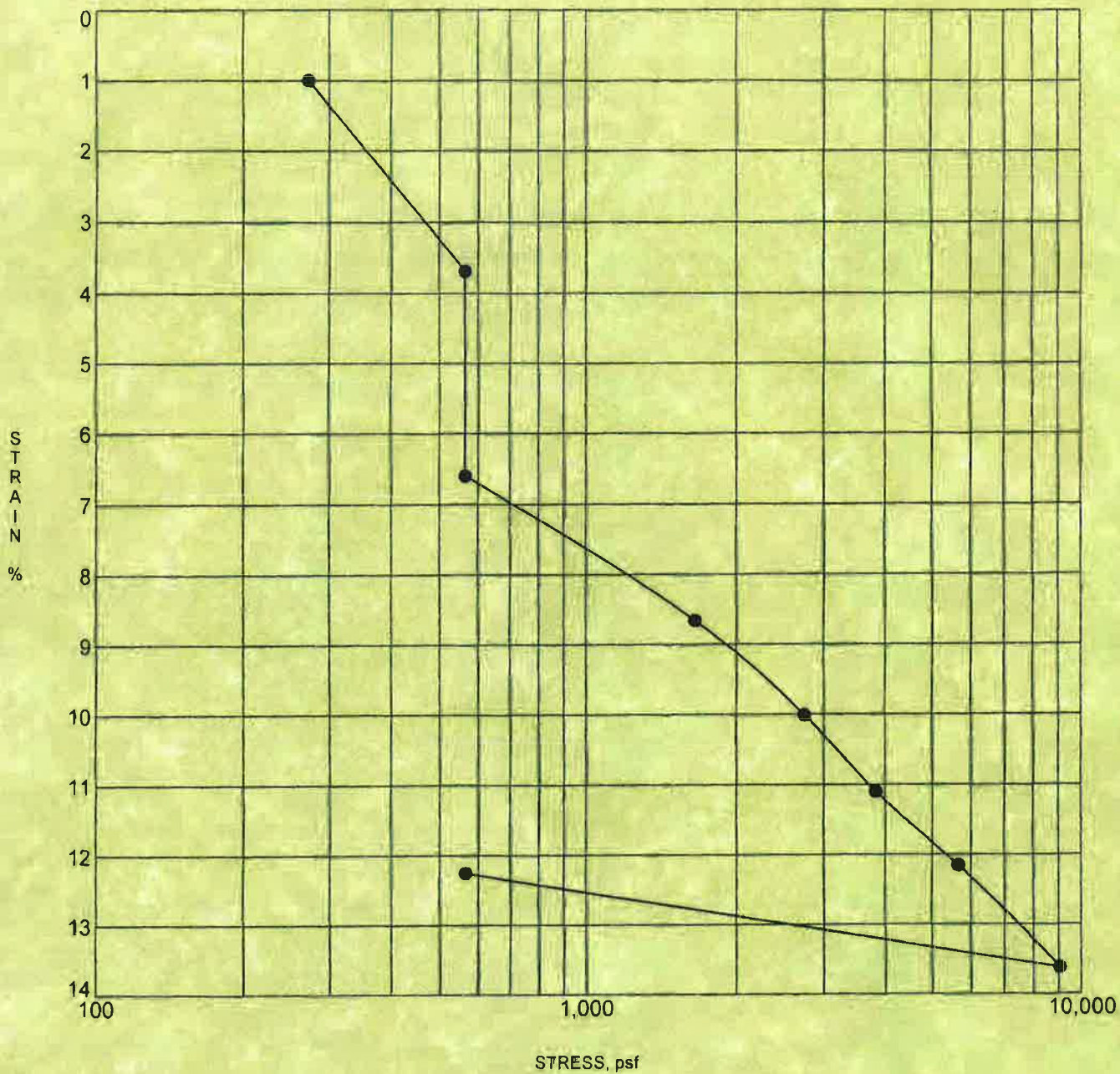
Specimen Identification	Classification	Phi	Cohesion	DD	MC%
● B-01 0.0	SILTY SAND SM	28	0.196	109	13
□ B-04 0.0	SILTY SAND SM	34	0.100	112	11

PROJECT Geotechnical Investigation  
 Mayberry Ave and Fairview Ave

PROJECT NO. H170-164  
 DATE June 11, 2004

**SHEAR TEST DIAGRAM**  
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FIGURE NO. B-6



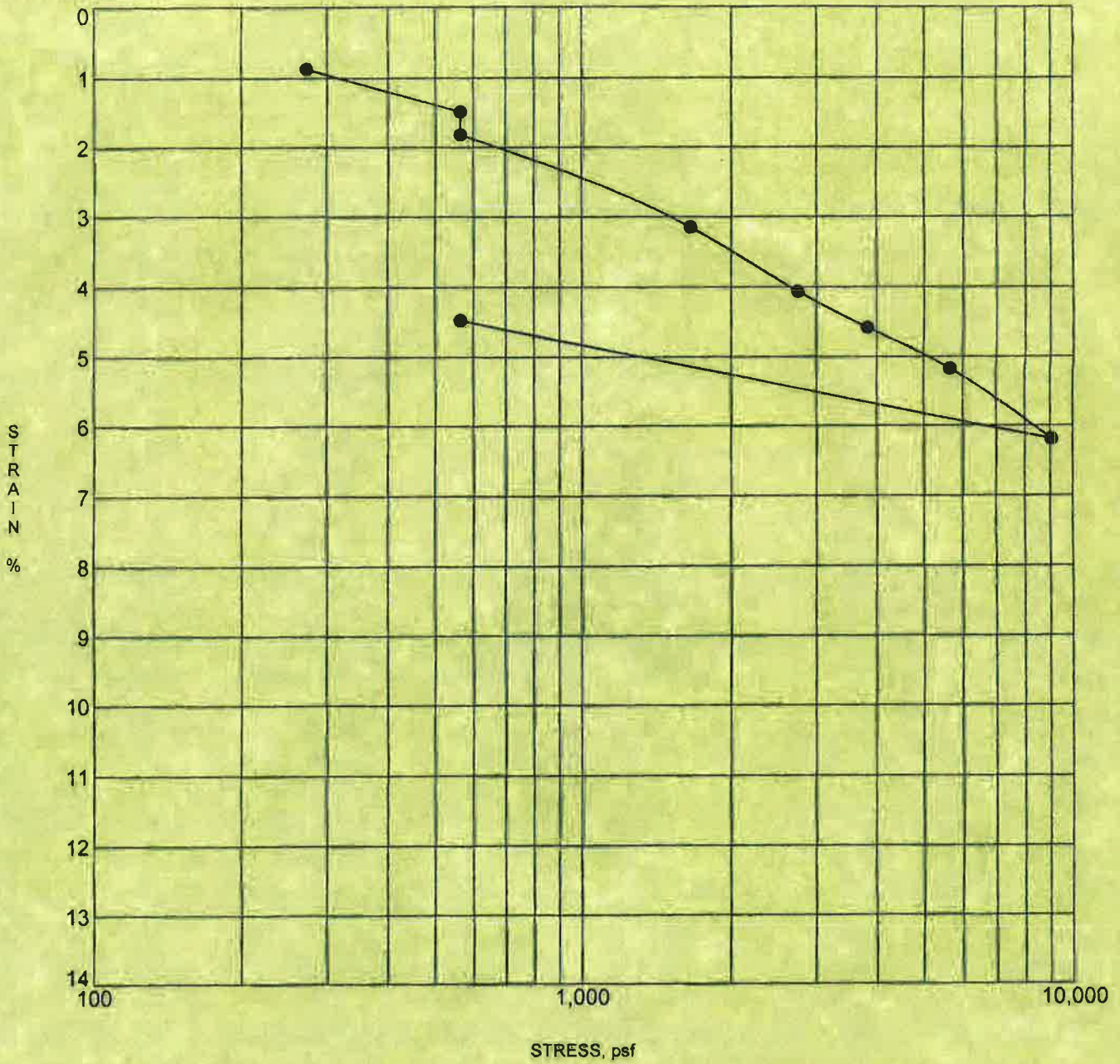
Specimen Identification	Classification	DD	MC%
● B-01      5.5	SILTY SAND SM	89	16

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 Mayberry Ave and Fairview Ave

PROJECT NO. H170-164  
 DATE June 11, 2004

**CONSOLIDATION TEST**  
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FIGURE NO. B-7



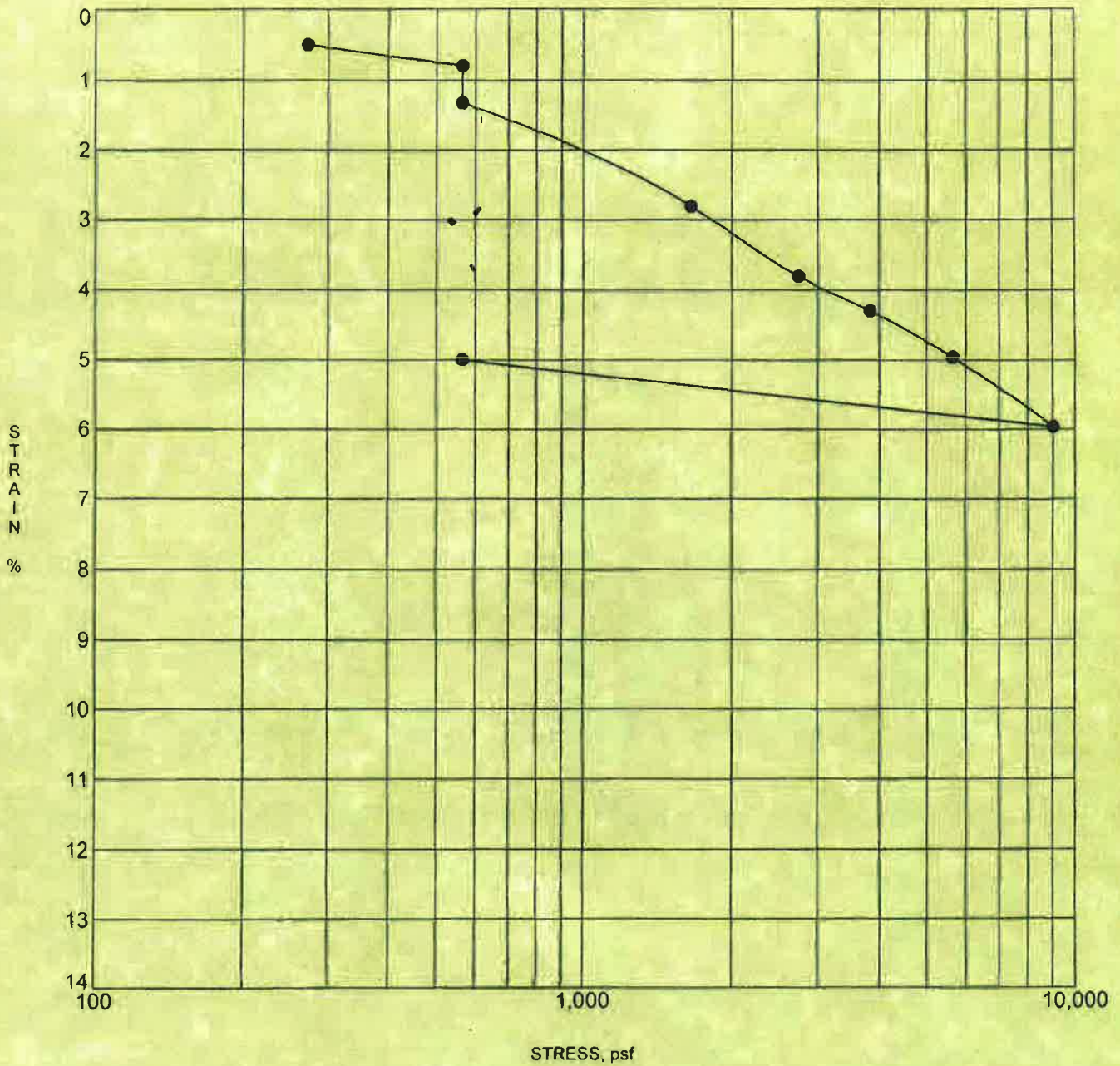
Specimen Identification	Classification	DD	MC%
● B-01      11.5	SILTY SAND SM	103	4

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 Mayberry Ave and Fairview Ave

PROJECT NO. H170-164  
 DATE June 11, 2004

**CONSOLIDATION TEST**  
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FIGURE NO. B-8



Specimen Identification		Classification	DD	MC%
●	B-02      6.5	POORLY GRADED SAND SP	105	5

PROJECT Geotechnical Investigation  
 Mayberry Ave and Fairview Ave

PROJECT NO. H170-164  
 DATE June 11, 2004

**CONSOLIDATION TEST**  
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FIGURE NO. B-9

## APPENDIX C

### INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS MAPS OF KNOWN ACTIVE FAULT NEAR-SOURCE ZONES

Section 1629.4.2 of the 1997 *Uniform Building Code*<sup>™</sup> (UBC) requires that in Seismic Zone 4, each site shall be assigned a near-source factor. To determine if the near-source factor is greater than 1.0, the designer must assess whether the site is located within 10 to 15 km of a known active fault. ICBO has published a volume of *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada*. This map is intended to be used in conjunction with the 1997 Uniform Building Code, Tables 16-S and 16-T. The map of the project vicinity is appended.

It is important to note that ICBO has placed stated limitations on the interpretation of the maps. These limitations, in part stem from previous limitations made by the California Division of Mines and Geology (DMG) indicating that the DMG database was compiled for regional analysis and was not compiled at a scale appropriate for site-specific studies. The information presented may be useful for determining near-source parameter values, but is not of sufficient detail to accurately determine the distance of a site from a fault. The map(s) presented herein are not regulatory, but only provide guidance for the designer or code official in implementing the requirements of 1997 UBC.

We make no warranty as to the accuracy or completeness of the ICBO maps. All of the published ICBO limitations related to the referenced maps are applicable.

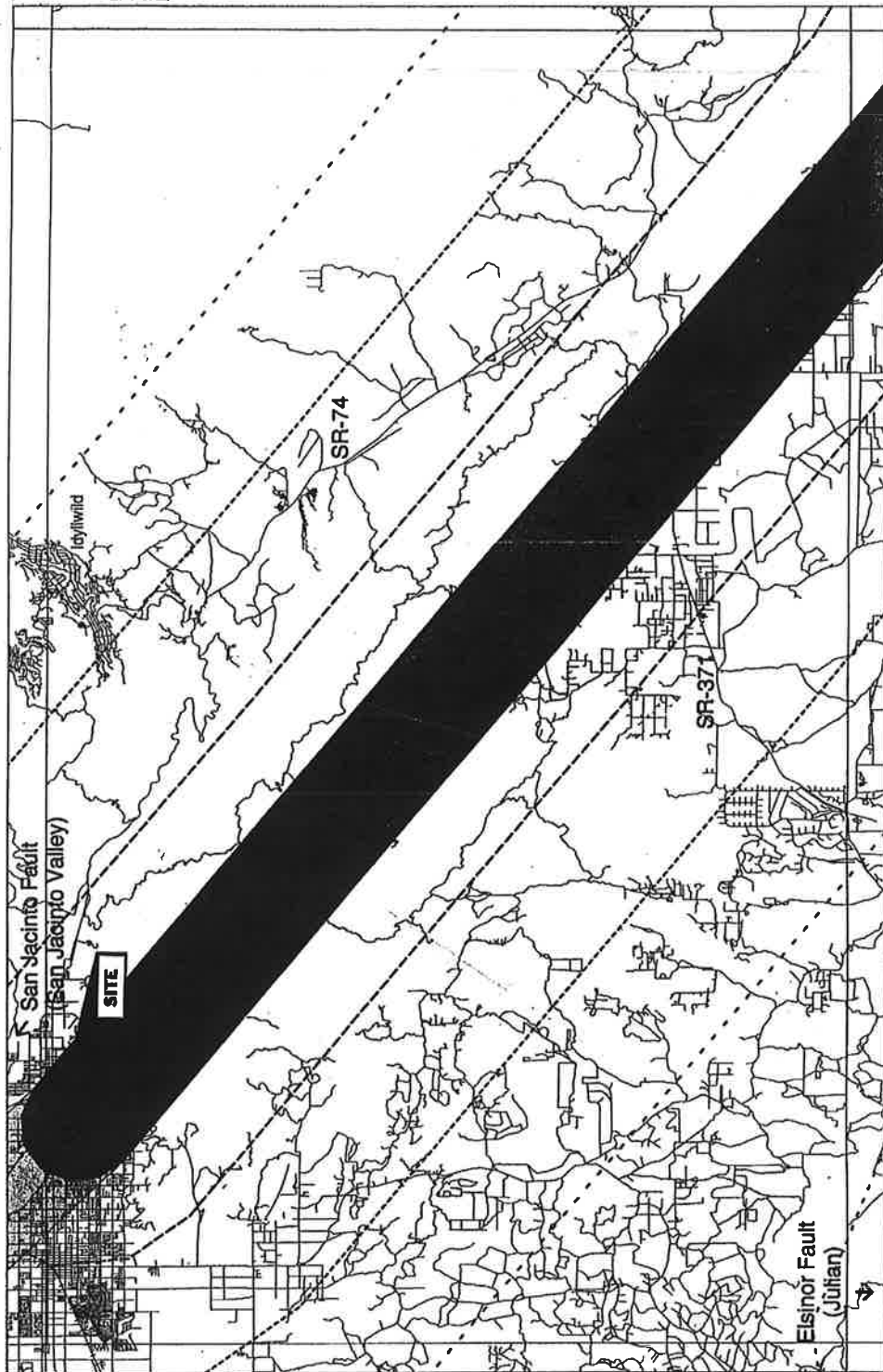
# Active Fault Near-Source Zones

This map is intended to be used in conjunction with the 1997 Uniform Building Code, Tables 16-S and 16-T

P-34

P-34

California Department of Conservation  
Division of Mines and Geology



## LEGEND

See expanded legend and index map

Shaded zones are within 2 km of known seismic sources.



A fault



B fault

Contours of closest horizontal distance to known seismic sources.

5 km

10 km

15 km



Kilometers

1/4" is approximately equal to 1 km

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