

CEQA Comment #3: Preparation of a Mitigated Negative Declaration.

Response: The Mitigated Negative Declaration (MND) was circulated for a 20-day period, starting on October 24, 2014 and ended on November 12, 2014. The public review and comment period is consistent with Section 15105 (b) of the CEQA Guidelines. This letter was received during the public review and comment period.

3. Letter from The City of Hemet to Michael Naggar, October 27, 2014

CEQA Comment #1: Drainage and hydrology within the City of Hemet.

Response: The comment pertaining to Hydrology and Water Quality (Flooding) has been addressed in Sections 25 and 26 of the IS. It is not anticipated that any Army Corps of Engineers (ACOE) resources will be affected by this Project component. No comments were received by the ACOE during the public review and comment period.

CEQA Comment #2: Letter from Riverside County Flood Control & Water Conservation District (RCFC&WCD) to City of Hemet, prior to the issuance of an encroachment permit.

Response: The comment pertaining to Hydrology and Water Quality (Flooding) has been addressed in Sections 25 and 26 of the IS. RCFC&WCD was reviewed the Project facilities, and, based on the design and the Project conditions of approval, all facilities are adequate for the Project.

CEQA Comment #3: Drainage Easements.

Response: The CEQA document analyzes the physical changes to the environment. Easements represent a procedural requirement, and; therefore, did not require any analysis in the IS.

4. Letter from The City of Hemet, November 13, 2014

CEQA Comment #1: Public Hearing Continuance.

Response: The Mitigated Negative Declaration (MND) was circulated for a 20-day period, starting on October 24, 2014 and ended on November 12, 2014. The City of Hemet was included as a public agency on the MND distribution. The public review and comment period is consistent with Section 15105 (b) of the CEQA Guidelines. This City was notified of the Project during this period. The IS, as well as associated technical studies were made available for review.

CEQA Comment #2: City concerns – City of Hemet Letter, April 25, 2011.

Response: The Mitigated Negative Declaration (MND) was circulated for a 20-day period, starting on October 24, 2014 and ended on November 12, 2014. The City of Hemet was included as a public agency on the MND distribution. The public review and comment period is consistent with Section 15105 (b) of the CEQA Guidelines. This City was notified of the Project during this period. The IS, as well as associated technical studies (including hydrology, WQMP and Traffic Impact Analysis), were made available for review.

CEQA Comment #3: Emergency Services.

Response: The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS. The Riverside County Fire Department has reviewed for consistency with County goals and policies as it related to response times and cumulative impacts from the addition of the Project into the existing setting and with other cumulative projects in the vicinity of the Project. Based on this analysis, conditions of approval have been placed on the Project to ensure that service provision requirements shall be met by the Project, and that the Project will not have a substantial unmitigable cumulative impact to fire services. The same applies to the sheriff services. The comment pertaining to Public Services (police) has been addressed in Section 37 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

CEQA Comment #3: Access and Traffic (a-d).

Response a: Please refer to the responses to CEQA Comment #3 regarding emergency services responses and adequacy of emergency evacuation.

Response b: The TIA was prepared in accordance with County of Riverside requirements. TUMF and DIF address cumulative impacts from the Project. The TIA indicated that with implementation of the Project, all study intersections would operate at acceptable levels of service.

Response c: The basis for this request is not substantiated with any analysis which would mandate these improvements.

Response d: According to Section 44.f of the IS, the Project will have an incremental effect the County maintained road system. Increase trips will result in an incremental need for maintenance of the roadways. The Project will offset this impact by being added to the County's list of roadways that have continuing, on-going maintenance as part of the annual County maintenance operations. The same conclusions would apply to the City of Hemet.

CEQA Comment #4: Hydrology (a,b).

Response a: The comment pertaining to Hydrology and Water Quality (Flooding) has been addressed in Sections 25 and 26 of the IS. It is not anticipated that any Army Corps of Engineers (ACOE) resources will be affected by this Project component. No comments were received by the ACOE during the public review and comment period.

Response b: The CEQA document analyzes the physical changes to the environment. The maintenance entity for proposed drainage basins and water quality basins will be determined at final design, but will be required to be a public entity, such as a Community Facilities District, Riverside County Flood Control, Landscape Maintenance District, or equivalent. This is a procedural requirement and did not require any analysis in the IS.

CEQA Comment #5: Requested Conditions (1-7).

Response 1: The Mitigated Negative Declaration (MND) was circulated for a 20-day period, starting on October 24, 2014 and ended on November 12, 2014. The City of Hemet was included as a public agency on the MND distribution. The public review and comment period is consistent with Section 15105 (b) of the CEQA Guidelines. This City was notified of the Project during this period. The IS, as well as associated technical studies (including the Traffic Impact Analysis), was made available for review.

Response 2: The Mitigated Negative Declaration (MND) was circulated for a 20-day period, starting on October 24, 2014 and ended on November 12, 2014. The City of Hemet was included as a public agency on the MND distribution. The public review and comment period is consistent with Section 15105 (b) of the CEQA Guidelines. This City was notified of the Project during this period. The IS, as well as associated technical studies (including the Hydrology Analysis), was made available for review.

Response 3: The comment pertaining to Hydrology and Water Quality (Flooding) has been addressed in Sections 25 and 26 of the IS. It is not anticipated that any Army Corps of Engineers (ACOE) resources will be affected by this Project component. No comments were received by the ACOE during the public review and comment period.

Response 4: As designed, the Project has a system of bio retention basins that will collect and treat "nuisance water". Those basins outfall into the larger flood mitigation basin in the southeast corner of the site. If the condition is changed to "Runoff from nuisance water shall be retained and treated on site prior to discharge into downstream existing facilities owned by the City of Hemet" then the applicant is willing to add this to the County Conditions of Approval.

Response 5: The basis for this request is not substantiated with any analysis which would mandate these improvements.

Response 6: The TIA was prepared in accordance with County of Riverside requirements. TUMF and DIF address cumulative impacts from the Project. The TIA indicated that with implementation of the Project, all study intersections would operate at acceptable levels of service.

Response 7: The Project proposes to mitigate its development impacts onsite.

CEQA Comment #6: City of Hemet Letter, April 25, 2011 (1-7)

Response 1 (Community Compatibility and General Plan Consistency): The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Response 2 (Emergency Services): The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Response 3 (Access and Traffic): The comment pertaining to Transportation/Traffic has been addressed in Section 43 of the IS. Secondary access is included in the Project Description and analyzed in the entirety of the IS. The basis for the California Avenue

improvement request is not substantiated with any analysis which would mandate these improvements.

Response 4 (Hydrology): The comment pertaining to Hydrology and Water Quality has been addressed in Sections 25 and 26 of the IS.

Response 5 (Cultural Resources): The comment pertaining to Cultural Resources (archaeology) has been addressed in Sections 8 and 9 of the IS. The Mitigated Negative Declaration (MND) was circulated for a 20-day period, starting on October 24, 2014 and ended on November 12, 2014. The City of Hemet was included as a public agency on the MND distribution. The public review and comment period is consistent with Section 15105 (b) of the CEQA Guidelines. This City was notified of the Project during this period. The IS, as well as associated technical studies (including the Cultural Resources Analysis), was made available for review.

Response 6 (Biological Resources): The comment pertaining to Biological Resources has been addressed in Section 7 of the IS. The Mitigated Negative Declaration (MND) was circulated for a 20-day period, starting on October 24, 2014 and ended on November 12, 2014. The City of Hemet was included as a public agency on the MND distribution. The public review and comment period is consistent with Section 15105 (b) of the CEQA Guidelines. This City was notified of the Project during this period. The IS, as well as associated technical studies (including the Biological Resources Analysis), was made available for review.

Response 7 (CEQA Documentation). The County determined in the IS that, although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project, described in this document, have been made or agreed to by the Project proponent. A Mitigated Negative Declaration will be prepared. This is consistent with Section 15070 of the CEQA Guidelines.

CEQA Comment #7: City of Hemet Letter to Chris Morgan, September 2, 2012.

Response: The comment pertaining to Hydrology and Water Quality (Flooding) has been addressed in Sections 25 and 26 of the IS. It is not anticipated that any Army Corps of Engineers (ACOE) resources will be affected by this Project component. No comments were received by the ACOE during the public review and comment period.

5. E-mail from Bill Ahlswede, October 27, 2014

CEQA Comment #1 (Traffic increase and emergency access).

Response: The comment pertaining to Transportation/Traffic has been addressed in Section 43 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS.

6. E-mail from Joanne Morello, October 29, 2014

CEQA Comment #1 (Beech Street).

Response: Beech Street will need to be improved to meet Fire Department requirements, to accommodate the weight of the emergency access vehicles.

CEQA Comment # 2 (Hazards – Fire).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

CEQA Comment # 3 (Land Use).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

7. E-mail from John Guerin, October 24, 2014

Response: The Project site is located within Area III of the Hemet-Ryan Airport Influence Area. The IS incorrectly stated that the Project was not located in an Airport Influence Area. The e-mail was provided during the public comment period of the MND. Subsequent to the circulation, and during the public comment period for the MND, the Airport Land Use Commission (ALUC) heard the Project on November 13, 2014 (Item 3.3). The ALUC made a finding that the Project was consistent with the Hemet-Ryan Airport Master Plan. No additional mitigation was required. As designed, no impacts are anticipated from the implementation of the Project. This is consistent with the findings of the IS.



November 14, 2014

Matt Strait
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

Re: Response to City of Hemet Letter dated November 13, 2014 Regards TTM
36337

Dear Mr. Strait,

I am in receipt of the above referenced letter. To say that I am puzzled is a severe understatement. The city of Hemet continues to use delay, obfuscation and feigning ignorance regarding TTM 36337. Their last minute letter is consistent with their actions in the past in an attempt to deny my client their property rights.

However, in the interest of good planning we will objectively answer elements of their letter in the following manner. Attached you will find a response to their letter from our traffic consultant regards traffic issues. Also attached are the pertinent responses from our project engineer.

Some of the issues raised relate to CEQA and the county's CEQA consultant will address those issues.

In the body of this letter are my own comments.

City of Hemet out of compliance with it's own conditions

First and foremost it is important to note that the city of Hemet has conditioned the Heartland Specific Plan to provide emergency access for "The residents of Reinhardt Canyon" Having failed to obtain the required property as a condition of approval in a timely manner, upon our making them aware of it, they then obtained the requisite property now known as "lot N". In obtaining that property (after we pointed it out to them) they reserved an easement to themselves and added the word "existing" to read "existing residents of Reinhardt Canyon". What is important to know is that they have failed to provide this emergency access and are not now in compliance with their own conditions of approval. This has created a condition today where the health, safety and welfare of all the residents in Reinhart Canyon are in jeopardy due to the city's failure to adhere to their own conditions. In order to do so they would need to cross my client's property. The Heartland Specific Plan, as approved by Hemet, cuts off secondary access to Maze Stone Village and all other residents in Reinhardt Canyon. In the event of a fire episode today the culpability of any loss of life or property rest solely with the city of Hemet due to lack of secondary access.

Heartland/Four Seasons is in a High Fire area

The Heartland Specific Plan is in a high fire area. They have mitigated their fire impacts via conditions of approval. TTM 36337 will do the same to the satisfaction of the county Fire Marshall. Please note Hemet's own Fire Marshall, Dave Van Vorst approved fire mitigation measures for 714 units at the Hemet Planning Commission Meeting of March 18th, 2008 (see previously submitted minutes of meeting). Mitigation Measures and conditions of approval were prepared by the city of Hemet staff.

The City was the lead agency for a completed Environmental Impact Report that was taken to hearing in 2008

The city has complete and exhaustive information on this project and property as it relates to traffic, flood control, environmental issues and all other elements by virtue of the fact that they prepared an environmental impact report and technical appendices for a 714-unit project while it was being processed in their city. They still have all these records.

Meetings were held with city officials

Nonetheless we have met with the city of Hemet regards the current project on the following dates:

January 4th, 2012; Attendees Naggar, City Manager Nakamora

February 23, 2012. Attendees Naggar, Alhadeff, Morgan, Biagioni

June 16th 2012, city representatives Failed to attend community meeting put on by applicant at the Landmark Golf Course

October 12, 2011 Attendees Alhadeff, Naggar, Eliano, Biagioni, Vail, Nakamora
Material sent for this meeting on September 15, 2012 (see email from Eliano).

October 31, 2012 City Attorney sends email memorializing October 12th meeting and reviewing all elements mentioned in their current November 13, 2014 letter.

In addition, the city has included in their letter a copy of a letter they sent to the county dated April 25' 2011 making inquiry to TTM 36337, to many of the same topics in their November 13 2014 letter. **It begs the question what were they doing between April 2011 and now, that was prohibitive to seeking these answers over the past 3 and one half years!**

It is important to note that since that time the project density has dropped, the units have been converted to age restricted 55 years and older and all single story, and 200 acres of open space as been added!

In conclusion, this last minute attempt by Hemet is embarrassing to the city and is a further attempt by the city to take my clients property using (or abusing) the land use entitlement process. I wish to remind you that Hemet wished to have this project processed in their city, and post our first planning commission hearing, due to political pressure, called a special meeting of the city council to

change the annexation polices of the area, an area in which they had been processing my clients project/property for three and one half years.

The statement that the city wishes a continuance to "further work with us" is Orwellian in nature as they have worked with us and have been intimate with this project for over 10 years.

It is an attempt to try to extend their reach in denying my client his right to use his property in a manner consistent with the Riverside County General Plan and for which they paid millions of dollars in good faith to do so.

We cannot agree to any continuance and respectfully ask you deny their request.

Most Respectfully,


Michael S. Naggar



united
engineering
group

November 14, 2014

Riverside County Planning Department
PO BOX 1409
Riverside, CA 92502-1409

Attention: Matt Straite, Project Planner

Re: City of Hemet Letter dated 11-13-14 regarding TR 36337 and CZ 07839

Dear M. Straite,

I offer the following responses to concerns raised by the City of Hemet in their letter. My responses are limited to the items that I have the most knowledge on. I understand the project team will respond separately to the other concerns raised in the Hemet letter.

Comment 3.a)

The proposed project has been designed to convey existing offsite drainage around the proposed subdivision. As such no increase in volume of flow rate is proposed. Further, the increased runoff from the development of the project area has been designed to be cleaned through water quality basins, and stored in flood mitigation basins to ensure there is no increased runoff. As such, any downstream troubles the City of Hemet has will not be impacted by our development.

Comment 3.b)

It is the project applicant's intent for Riverside County Flood Control to maintain the channels, inlets, and culvert structures of the main systems (offsite drainage routing). The onsite facilities will be maintained by either a county landscape district, community facilities district, flood control, or a commercially managed HOA.

Requested Condition 2

If this condition is revised to read "The Hydrology and Hydraulics Analysis for TTM No. 36337 shall be submitted to the City of Hemet." then the applicant is willing to add this to the County Conditions of Approval.

Requested Condition 3

This request is not necessary. The proposed project is proposing to mitigate the development to ensure there are no increased runoff. Runoff from the canyon that will enter the City of Hemet system does so currently. Therefore, the applicant should not be required to be party to an existing City of Hemet and Army Corps issue.

Requested Condition 4

As designed, the project has a system of bio retention basins that will collect and treat "nuisance water". Those basins outfall into the larger flood mitigation basin in the southeast corner of the site. If the condition is changed to "Runoff from nuisance water shall be retained and treated on site prior to discharge into downstream existing facilities owned by the City of Hemet." then the applicant is willing to add this to the County Conditions of Approval.

Requested Condition 7

As discussed in Comment 3.a) above, the project proposes to mitigate its development impacts onsite. As such, any downstream runoff troubles the City of Hemet has are existing and will not be impacted by our development. Further, it is my understanding that the issues the City is having is not related to flooding or safety, but rather access rights that were not obtained when the Four Seasons System was constructed. The applicant had no role in the creation of the problem, should not be asked to fix it, and should not have this project encumbered with a condition to participate in its' solution.

Thank you,



Christopher S Morgan
Principal
United Engineering Group
On behalf of Reinhardt Canyon Associates, LLC



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

November 14, 2014

Mr. Mike Naggar
MIKE NAGGAR AND ASSOCIATES, INC
445 South D Street
Perris, CA 92570

Dear Mr. Naggar:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide responses to comments regarding the proposed Reinhardt Canyon project in the County of Riverside. Comments were received from the City of Hemet in a letter dated November 13, 2014 (see Appendix A). The Reinhardt Canyon Traffic Impact Analysis was prepared by Kunzman Associates, Inc. (September 3, 2014).

COMMENT 1

The project is proposing 332 homes with only one point of public access to California Avenue and the site is within a high risk fire area. The City is concerned that ingress/egress is inadequate for this level of density and could hinder the provision of emergency services to the site, while conversely preventing residents from quickly evacuating the area in the event of an emergency. In addition to providing an emergency access point to outlet on a street other than California Avenue, the project should be conditioned to provide an additional access point to California Ave. for normal daily circulation, and to enhance access during an emergency, especially if the Beech Street emergency access route is provided.

RESPONSE TO COMMENT 1

The following condition of approval (50.TRANS 009) from the County of Riverside discusses the need for a secondary emergency access point as required as part of the project:

"Prior to map recordation, the project proponent shall provide secondary emergency access for this Tract Map through one of the following options:

Option 1: Beech Street Extension Said access shall be the northerly extension of Beech Street to Tentative Tract Map No. 30036 ultimately connecting to Qeweewish Avenue (as shown on TR30336) in the City of San Jacinto. Secondary access shall be controlled by the Fire Department on site and via Emergency Command Center remote capability as approved by the Fire Department and not provide public vehicular access except in the event of an emergency. All components of the secondary access

1111 TOWN & COUNTRY ROAD, SUITE 34
ORANGE, CALIFORNIA 92868
(714) 973-8383

WWW.TRAFFIC-ENGINEER.COM

Mr. Mike Naggar
MIKE NAGGAR AND ASSOCIATES, INC
November 14, 201

control systems shall be maintained operational, as approved by the Fire Department, at all times. The secondary access shall be a minimum of 20 feet (20') in width within a 40' right-of-way (typ.) with an all-weather surface capable of supporting Fire Department apparatus as approved by the Fire Department.

Should the project proponent be unable to secure all required access rights to establish the above secondary emergency access, the County may initiate any condemnation proceedings to satisfy this condition.

In addition to above, the tentative map shows Street "A" as the project's primary connection to California Avenue with a secondary connection via a 24' wide private street improved with AC pavement. This private street serving as a secondary connection to California Avenue shall not be gated and shall provide dedication for public utility purposes together with the right of ingress and egress for emergency vehicles.

Option 2: Four Seasons Said access shall be the southerly extension of Street "G" transitioning to Singh Ct. through the Four Seasons development and ultimately accessing Florida Avenue/SR-74. Secondary access shall be controlled by the Fire Department on site and via Emergency Command Center remote capability as approved by the Fire Department and not provide public vehicle access except in the event of an emergency. All components of the secondary access control systems shall be maintained operational, as approved by the Fire Department, at all times. The secondary access shall be a minimum of 20 feet (20') in width with an all-weather surface capable of supporting Fire Department apparatus as approved by the Fire Department.

Should the project proponent be unable to secure all required access rights to establish the secondary emergency access described in this option, the project shall not be recorded and the County will not waive this condition, nor initiate any condemnation proceedings to satisfy this condition.

Option 3: Other The project proponent shall identify and secure easements for a secondary access that is approved by the Transportation and Fire Department.

The project proponent shall disclose this condition of approval to all prospective owners/buyers of this project or as approved by the Director of Transportation. The Director of Transportation, with concurrence of the Fire Chief, may alter or waive any provision of this condition.

COMMENT 2

A Traffic Study has not been submitted to the City of Hemet. This development, 332 senior units, will generate approximately 1200 trips/day, affecting traffic conditions on Hemet roads and signals. All of the impacted intersections noted in the ND are within the City of Hemet, or shared with Hemet/County, however, there is no mitigation to contribute a fair share fee towards these impacted intersections for improvements. DIF paid into the County-wide system is not sufficient mitigation for these signals in the City that are directly impacted.

Mr. Mike Naggar
MIKE NAGGAR AND ASSOCIATES, INC
November 14, 201

RESPONSE TO COMMENT 2

The following condition of approval (50.TRANS 006) from the County of Riverside discusses mitigation measures:

"Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along street "A" from California Avenue to street "B" and between street "B" to street "I" (north side only).
- (2) Street lights on all interior streets.
- (3) Traffic signals located on California Avenue at intersection of Florida Avenue/SR-74 and Warren Avenue at intersection of Esplanade Avenue.
- (4) Graffiti abatement of walls and other permanent structures along all interior streets.
- (5) Street sweeping along all interior streets.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider."

Additionally, while the traffic impact analysis was being conducted the intersection of California Avenue at Florida Avenue (SR-74) was under construction with a traffic signal being installed but not yet operational. This was a part of the California Department of Transportation SR-74 Curve Widening Project. The intersection is projected to operate at an acceptable Level of Service during the peaks hours for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions with the

Mr. Mike Naggar
MIKE NAGGAR AND ASSOCIATES, INC
November 14, 201

installation of this traffic signal and the existing travel lane geometrics prior to the construction of the SR-74 Curve Widening Project.

While the intersection of California Avenue at Devonshire Avenue is currently warranted for a traffic signal under Existing traffic conditions, the intersection is projected to operate at Level of Service B during the peak hours for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions. Thus, without the installation of a traffic signal the intersection is projected to operate at an acceptable Level of Service.

COMMENT 3

The proposed project does not plan for any improvements on California Avenue. The existing road, north of Devonshire Ave., is only a two-lane street with two curves at Tres Cerritos Rd. that also have sub-standard turning radii (approximately 200-ft). Being the main access to the proposed development, California Ave should be required to be brought to a collector status to connect with a similar facility in the City of Hemet, with a turning radius of 600-ft as required by County of Riverside Standard No. 114.

RESPONSE TO COMMENT 3

The following condition of approval (50.TRANS 014) from the County of Riverside discusses California Avenue improvements:

"The intersection of California Avenue (NS) at Street "A" (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane and one through lane Southbound: one through lane Eastbound: one shared left/through/right-turn lane Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer."

It should be noted that as a condition of approval, "All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided."

The average daily traffic volume projected for California Avenue north of Devonshire Avenue for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions is approximately 1,800 vehicle trips.

Mr. Mike Naggar
MIKE NAGGAR AND ASSOCIATES, INC
November 14, 201

A two-lane undivided roadway, as what currently exists, is sufficient for handling the projected traffic volumes. Additionally, California Avenue north of Devonshire Avenue is not classified on the County of Riverside General Plan Circulation Element.

To provide the requested 600 foot turning radius at the two curves on Tres Cerritos Road, the most likely condemnation of existing property (single-family detached residential dwelling units) would need to occur. The County of Riverside has not required these requested changes to California Avenue/Tres Cerritos Road.

COMMENT 4

The MND does not address the impact to the City of Hemet's surface streets during grading and construction of the project. Since all construction traffic will be required to access the site through the city, any damage to City maintained roads should be addressed.

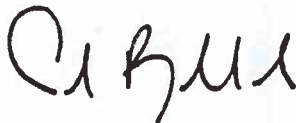
RESPONSE TO COMMENT 4

Comment is so noted.

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.



Carl Ballard, LEED GA
Principal Associate

#5641rtc



KUNZMAN ASSOCIATES, INC.



William Kunzman, P.E.
Principal

CITY OF HEMET COMMENT LETTER

APPENDIX A



City of Hemet

445 EAST FLORIDA AVENUE · HEMET, CALIFORNIA 92543

(951) 765-2375

November 13, 2014

RIVERSIDE COUNTY PLANNING DEPARTMENT
PO BOX 1409
RIVERSIDE, CA 92502-1409

ATTENTION: Matt Straite
Project Planner

**RE: Proposed Tentative Tract Map No. 36337, Change of Zone No. 07839 and
EA 42410 – Reinhart Canyon Associates, LLC (Meadowview Project)**

Dear Mr. Straite,

The City of Hemet is in receipt of the public hearing notice for the above noted project, and respectfully submits this comment letter for consideration by the Planning Commission at the public hearing scheduled for November 17, 2014, and subsequently by the Board of Supervisors at their future hearing concerning the proposed project.

Due to level of changes in the proposed project since 2011 and the potential and unmitigated significant impacts to the City of Hemet, **the City requests that the proposed public hearing be continued** to provide the city an opportunity to review the technical studies, and meet with County staff and the applicant to discuss these impacts and potential mitigation strategies, prior to project approval.

As you know, the project site is located immediately adjacent to the northern boundary of the City of Hemet and is within our sphere of influence. Access to the project site is constrained by its location in Reinhardt Canyon, and therefore currently dependent upon accessibility through the City of Hemet. As such, the potential effects of the project will directly impact the City of Hemet in terms of circulation, drainage, and public safety, as well as the potential secondary effects of concentrating population and housing within a constrained, high fire hazard area.

Several concerns regarding the project were raised previously by the City in a letter to the County dated April 25, 2011, and continue to be applicable to the proposed project (see letter for your reference as Attachment 1). The City had requested in that letter that the County staff and applicant meet with representatives of the City to discuss the issues and potential solutions or mitigation measures to address the City's concerns. To our knowledge, no such

meeting or contact with the City occurred, other than the applicant's engineer submitting a Preliminary Drainage Report in 2012, to which the City responded in a letter dated September 2012 (Attachment 2). Since that time, the project concept and tentative map layout have changed considerably to a new design that is a clustered, small lot, senior age- restricted design, and an associated Change of Zone to Planned Residential R-4. The City has not been provided with a copy of the updated Hydrology Study or the Traffic Study for the project for our review, as was requested in our prior letter, and requests that these studies be made available for our review and comment prior to project approval. Based on our review of the Draft Mitigated Negative Declaration for the project, many of the issues the City expressed previously have still not been addressed, nor has the project been conditioned to alleviate these concerns. In addition, the city has not had the opportunity to obtain and review the supporting technical studies for the project, nor were the studies available to access on the County's website.

In addition to the City's primary request that the public hearing be continued, we offer the following comments regarding the proposed project and Draft Mitigated Negative Declaration (MND) for your consideration, in addition to the City's previous comments:

1. Emergency Services

- a) Of primary concern to the City of Hemet is the impact the project will have on the provision of emergency services. The nearest County fire facilities are in the community of Homeland (Station #54) approximately 6 miles from the project site, and Station #34 in Winchester, over 10 miles from the project. Although the MND states that secondary emergency access could be provided by an access road north to San Jacinto, the City of San Jacinto has recently indicated that they may have to close one of their existing Fire Stations due to budget constraints. Conversely, the City of Hemet's Fire Station #3 is approximately 3 ½ miles from the site and conceivably will be asked to provide a majority of first responder services under mutual aid requests. How will the project affect the County's, or the City's, ability to provide services to the project and what impact will that have on the overall provision of emergency services to other parts of the City?
- b) The City recognizes that the project has been conditioned to provide a fuel modification plan and residential sprinklers, however, the MND provides no discussion regarding fire and sheriff response to the project and response times anticipated. Although the project is clearly introducing considerable residential density into a high fire hazard area, the MND surprisingly concludes there is no impact and no mitigation required to provide public safety for the project.

2. Access and Traffic

- a) The project is proposing 332 homes with only one point of public access to California Avenue and the site is within a high risk fire area. The City is concerned that ingress/egress is inadequate for this level of density and could hinder the provision of emergency services to the site, while conversely preventing residents from quickly evacuating the area in the event of an emergency. In addition to providing an

emergency access point to outlet on a street other than California Avenue, the project should be conditioned to provide an additional access point to California Ave. for normal daily circulation, and to enhance access during an emergency, especially if the Beech Street emergency access route is provided.

- b) A Traffic Study has not been submitted to the City of Hemet. This development, 332 senior units, will generate approximately 1200 trips/day, affecting traffic conditions on Hemet roads and signals. All of the impacted intersections noted in the MND are within the City of Hemet, or shared with Hemet/County, however, there is no mitigation to contribute a fair share fee towards these impacted intersections for improvements. DIF paid into the County-wide system is not sufficient mitigation for these signals in the City that are directly impacted.
- c) The proposed project does not plan for any improvements on California Avenue. The existing road, north of Devonshire Ave., is only a two-lane street with two curves at Tres Cerritos Rd. that also have sub-standard turning radii (approximately 200-ft). Being the main access to the proposed development, California Ave should be required to be brought to a collector status to connect with a similar facility in the City of Hemet, with a turning radius of 600-ft as required by County of Riverside Standard No. 114.
- d) The MND does not address the impact to the City of Hemet's surface streets during grading and construction of the project. Since all construction traffic will be required to access the site through the city, any damage to City maintained roads should be addressed.

3. Hydrology

- a) A Hydrology Study has not been submitted to the City of Hemet. The storm drain system shown on the tentative map indicates that a connection to City of Hemet drainage facilities is necessary. The existing downstream facilities (channel, detention basin and outlet) have heavy restrictions imposed to Four Seasons development that cannot be exceeded. Until a Final Hydrology/Hydraulics Analysis is submitted for review and approval, and a clearance has been issued from the U.S Army Corps of Engineers, the City of Hemet will not issue an Encroachment Permit to allow any proposed storm drain connection to existing city facilities.
- b) What is the maintenance entity for the proposed drainage basins and water quality basins being proposed for the project?

Requested Conditions

The City of Hemet requests that the following Conditions of Approval be added to TTM 36337:

1. The Traffic Study for TTM No. 36337 shall be submitted and approved by the City of Hemet.
2. The Hydrology and Hydraulics Analysis for TTM No. 36337 shall be submitted and approved by the City of Hemet.
3. The Hydrology and Hydraulics Analysis for TTM No. 36337 shall be submitted and approved by the U.S Army Corps of Engineers, to demonstrate that the conditions set for the Four Seasons development will not be exceeded.
4. Runoff from nuisance water shall be retained and treated on-site, and shall not be discharged downstream to existing facilities owned by the City of Hemet.
5. California Avenue shall be improved to Collector Street standards, for consistency with the existing improvements within the City of Hemet.
6. A Cooperative Agreement with the City of Hemet shall be established to mitigate the construction and operation costs for traffic signals at street intersections shared with the County of Riverside.
7. A Cooperative Agreement with the City of Hemet shall be established to actively participates in securing the necessary downstream drainage easements, from the existing detention basin, including negotiations and funding.

Thank you again for the opportunity to provide comments regarding the proposed project. City staff would be pleased to discuss these issues further with you and the applicant, and any potential solutions or mitigation, at your convenience.

Sincerely,



Wally Hill
City Manager
City of Hemet

Attachments:

1. Letter to Riverside County dated April 25, 2011
2. Letter to applicant's Engineer dated September 5, 2012

cc:

Jorge Biagioni, Director of Engineering
Peter Bryan, Interim Fire Chief
Deanna Elliano, Community Development Director
City of Hemet Mayor & Council



City of Hemet

PLANNING

445 EAST FLORIDA AVENUE · HEMET, CALIFORNIA 92543

(951) 765-2375

April 25, 2011

RIVERSIDE COUNTY PLANNING DEPARTMENT
PO BOX 1409
RIVERSIDE, CA 92502-1409

ATTENTION: Matt Straite
Project Planner

RE: **Proposed Tentative Tract Map No. 36337 and
EA 42410 – Reinhart Canyon Association, LLC**

Dear Mr. Straite,

Thank you for the opportunity to comment on the proposed TTM No. 36337 prior to it being scheduled for public hearing. As you know, the project site is located immediately adjacent to the City of Hemet and is within our sphere of influence. In addition, because the site and general area is within a "box" canyon, the potential effects of the project will directly impact the City of Hemet in terms of circulation, drainage, and public safety, as well as the secondary effects of concentrating population and housing within a constrained area. The following comments are offered for your consideration, based on our preliminary review of the tentative tract map.

1. **Community Compatibility and General Plan Consistency**

The City of Hemet is in the process of preparing a comprehensive update to our General Plan (anticipated to be released in June, 2011), and has worked extensively with homeowners and property owners in the Reinhart Canyon area. Without a doubt, the consensus of residents in the area is to keep the area rural. The City of Hemet concurs with the residents and has shown the area as Rural Residential (5-acre minimum lot size) on our draft Land Use Plan. The surrounding hillside areas are designated as Hillside Residential, with a minimum lot size of 10-acres. It is our understanding that these designations are also consistent with the land use recommendations supported by the County of Riverside in its five year update to the county's General Plan.

Following extensive review by our General Plan Advisory Committee and concurrence by the City Council, the City of Hemet made a determination to respect the existing land use pattern, lifestyle, and unique character of the equestrian-oriented neighbourhood in Reinhart Canyon.

The City believes the rural density already established in the area is appropriate given the environmental, public safety, and access constraints apparent within the canyon. The City of Hemet supports the retention of rural estates in this area, as it adds to the overall diversity of housing types within the City and our Sphere of Influence. Therefore, the proposed tentative tract map, as proposed, is inconsistent with our draft General Plan land use categories for the area, and appears to also be inconsistent with the County's recent general plan amendment effort.

2. Emergency Services

Of primary concern to the City of Hemet is the impact the project will have on the provision of emergency services. The nearest County fire facilities are in the community of Homeland (Station #54) approximately 6 miles from the project site, and Station #34 in Winchester, over 10 miles from the project. Conversely, the City of Hemet's Fire Station #3 is approximately 3 ½ miles from the site and conceivably will be expected to provide a majority of first responder services under mutual aid agreements. How will the project affect the County's, or the City's, ability to provide services to the project and what impact will that have on the overall provision of emergency services to other parts of the City?

This project, as proposed, has the potential to significantly encumber the Hemet Fire Department's current delivery system of fire protection and emergency medical services. A response time of 5 minutes or less for 80 percent of the fire and emergency medical calls on both a citywide and response area basis has been established by the adoption of Measure EE by the Hemet voters on November 3, 1992. This Project has been determined to be beyond the established response time criteria. The City of Hemet requests that a plan for mitigation of the impact on additional emergency services required by the proposed project needs to be determined and approved prior to the County's action on the project.

The project is located within an area of High Fire Hazard due to the steep hillsides and native vegetation. In addition, the box canyon configuration of Reinhart Canyon further exacerbates the fire and safety danger for future residents. The City of Hemet respectfully requests that a Fire Protection Plan (FPP) be prepared for the project, and include mitigation measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation, and climate of the proposed site. The FPP should address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management, in accordance with adopted codes and recognized standards.

3. Access and Traffic

~~The project is proposing 340 homes with only one point of public access (California Avenue)~~ and the site is within a high risk fire area. The City is concerned that ingress/egress is inadequate for this level of density and could hinder the provision of emergency services to the site, while conversely preventing residents from quickly evacuating the area in the event of an emergency.

It appears that the project is proposing a secondary emergency access through the Four Seasons project to the south, within the City of Hemet. However, when the Four Seasons project was approved, it was anticipated that adjacent development would remain at rural levels. The project proponent needs to address the potential impacts of the project on Four Seasons, and whether or not the emergency access easement is sufficient for the number of homes proposed. The inability to be able to provide two points of public access into and out of the canyon is one of the reasons that the City has retained the rural density for this area in our general plan.

Although the City has not seen the traffic study or environmental analysis for the project, it is estimated that the proposed project will add over 3,400 trips per day to the road system (based on ITE trip rates of 10+ trips per day), which may impact existing intersections within the City of Hemet. Please coordinate with the City on these potential traffic impacts and mitigation measures.

The proposed map shows that full width construction of California Road will not occur in conjunction with the project. While ½ street section improvements are typical when adjoining development is expected to occur in the future, in this case adjoining properties on the east side of California Avenue are built already, and there is no opportunity to require improvements to complete the roadway to the level shown on the map. The City recommends that the project be required to construct full width improvements for California Avenue. It should also be noted in the environmental assessment that there is no possibility of a future extension of California Avenue to the north to provide a second point of connection. In addition to the significant hillsides that would need to be blasted and graded for this to occur, there is also protected habitat on both sides of the canyon that would be impacted, making any future extension highly unlikely.

4. Hydrology

The submitted map shows Reinhardt Canyon drainage flows being collected into two basins and then conveyed through what appears to be two storm water pipes under California Ave. to the Four Seasons channel. Please provide detailed hydrology studies to the City of Hemet which provides information on flow rates, velocity, peak rates, etc. and how the flows will affect the Four Seasons Channel.

Some of the City's concerns are:

- a. Whether or not the Four Seasons channel has adequate capacity to handle increased flows from the project.
- b. Whether or not changes to hydrology will affect the Four Seasons channel in terms of scour and siltation.
- c. Identification of off-site easements required to convey flows to the Four Seasons channel.
- d. The impact of the flows on downstream properties, including the hydrology of the vernal pool complex located south of Florida Avenue.

5. Cultural Resources

The project site has numerous archaeological areas (RIV-1060, RIV2907, etc) and is just south of the Hemet Maze Stone site and Medicine Cave Site (RIV-2906). It is unclear how the project affects these sites and what mitigation is proposed. The City of Hemet would request that a cultural resources survey be performed for the project and or (if one is prepared) that a copy of the report be provided to the City, with the understanding that the information is to be held in confidentiality.

6. Biological Resources

Previous studies have identified the presence of several habitats on site (Southern Cottonwood-Willow Riparian Forest, Riversidean Sage Scrub, etc.) as well as the presence of sensitive species such as the Smooth Tarplant. Those studies are outdated as they were prepared several years ago. The City recommends that updated studies be prepared for the project, including the need to address the project's impact to the riparian drainages and the adjacent MSHCP criteria cell habitat.

7. CEQA Documentation

Given the potential for significant environmental effects associated with the proposed project, the City of Hemet requests that the County of Riverside require the preparation of an Environmental Impact Report to analyze the project's impacts on the site and surrounding area, as well to the existing services and infrastructure within the City of Hemet, as applicable.

Thank you again for the opportunity to provide comments regarding the proposed project. City staff would like to meet with you and the appropriate county staff to discuss these issues further, and any potential solutions or mitigation, at your convenience. The City of Hemet respectfully requests to be notified of any public hearings regarding the proposed project, and to receive a copy of the identified environmental studies or project EIR, as noted in this letter.

Sincerely,



Deanna Elliano
Community Development Director
City of Hemet

cc: - Brian Nakamura, Hemet City Manager

Jorge Biagioni, Principal Engineer
William Whelan, Interim Fire Chief



City of Hemet

ENGINEERING DEPARTMENT

510 E. Florida Avenue • Hemet, CA 92543 • (951) 765-2360

September 5, 2012

Mr. Christopher Morgan
United Engineering Group
3595 Inland Empire Blvd. – Suite 2200
Ontario, CA 91764

**Subject: Meadowview Project, County of Riverside
Preliminary Drainage Report Review**

Dear Mr. Morgan:

This is in response to your submittal for review of the Preliminary Drainage Report, dated July 24, 2012, for the subject project.

The Preliminary Drainage Report has been developed by using approved procedures by the County of Riverside and its results seem to be in accordance to them, although a more detailed analysis shall be made when the final design is reached.

Because Reinhardt Canyon and now the proposed project will direct the runoff into the existing detention basin located on the east side of California Road, between Florida Avenue and Devonshire Avenue, we recommend that you consult with the US Army Corps of Engineers to determine if the type of onsite water quality facilities that you are proposing will be acceptable to discharge stormwater into that basin.

I shall also note that, at this present time, the City does not own the proper drainage easements through private properties, East of the basin, to outlet the required flows to feed the vernal pool complex located on the South side of Florida Avenue.

The intent of this letter is to respond to the adequacy of the proposed storm drain system and does not constitute an agreement or support for the project.

If you have any questions, please do not hesitate to contact me at (951) 765-2362, or at ibiagioni@cityofhemet.org.

Sincerely,

Jorge Blagioni, P.E.
Director of Engineering/City Engineer

cc: Mark Orme, Interim City Manager
Eric Vail, City Attorney

Chris Morgan

From: Alhadeff, Samuel C. [samuel.alhadeff@bipc.com]
Sent: Monday, October 31, 2011 5:07 PM
To: Michael Naggar; Chris Morgan
Subject: RE: Reinhardt Canyon

yes discuss tomorrow they are covering their hind end

From: Michael Naggar [mailto:mike@mikenaggar.com]
Sent: Monday, October 31, 2011 3:55 PM
To: Alhadeff, Samuel C.; Chris Morgan
Subject: FW: Reinhardt Canyon

Thoughts?



Mike Naggar & Associates Inc.
445 S. D Street
Perris, CA 92570
(951)657-4281 x 302
(951)667-3448 (FAX)

From: Vall, Eric S. [mailto:EVall@bwslaw.com]
Sent: Monday, October 31, 2011 3:48 PM
To: Alhadeff, Samuel C.
Cc: Michael Naggar; Deanna Ellano; Jorge Blagioni
Subject: RE: Reinhardt Canyon

Sam,

Thank you for your memo dated October 18, 2011 memorializing our meeting with representatives of the applicant for the Reinhardt Canyon project and representatives of the City of Hemet regarding emergency access, land use, and drainage issues. I have been able to review your memo with Jorge Blagioni, Hemet City Engineer and Deanna Ellano, Hemet Community Development Director, both of whom were in attendance at the meeting. On behalf of the City allow me to say that we were pleased to meet with the applicant's representatives and felt that the meeting was positive and informative. We have the following specific comments regarding your memo:

1. **Emergency Access.** In your memo you state that: "... It is very clear and we agreed, that there is the emergency fire access as provided under the conditions of approvals Specific Plan and Development Agreement over Tract 28286 for the residents and future residents of Reinhardt Canyon." City staff agrees that the referenced documents do contemplate an access route through the Four Seasons development to Reinhardt Canyon for emergency vehicles and for the emergency evacuation of the residents of Reinhardt Canyon. However, we pointed out that this route may not be a safe or effective route for the emergency evacuation of an increased number of residents in the Canyon. We encouraged your client to conduct further study of this issue. Your client's project contemplates a density of residential occupants within the Canyon that we believe was not contemplated at the time the emergency access route was conditioned and, therefore, it may be inadequate. We also pointed out that the residents of Four Seasons are likely to have negative comments regarding use of the route for ingress or egress and encouraged you to conduct outreach efforts within Four Seasons.

2. Emergency Access. In your memo you state that: "We also understand that there is one final map to be recorded which provides for the "missing link" and I know we can cooperate and work together with regard to that particular questions and issue." If you mean that the tentative tract map for the area commonly known as Planning Area 12 is required to be conditioned to dedicate or otherwise convey an easement over a portion of the property so that the emergency access route will abut your client's property, then we agree.

3. Drainage. City staff agrees that there are mutual drainage issues to be worked out between the City and the applicant for the Reinhardt Canyon project. At this time the City has not granted access to its flood control facilities, but is certainly willing to discuss such access with your client as part of an overall resolution of drainage issues within the area. The City will need to review your client's drainage plans and supporting technical studies in order to proceed further on this issue.

4. Access. At the meeting, the City representatives raised issue as to the adequacy the proposed radius on the street affording primary ingress and egress from the Canyon. It appears to the City's engineering department that the proposed curve radius of 300ft does not comply with County standard No. 114 that requires a 600ft curve radius.

5. Other Concerns. I will refer you Deanna Elliano's letter to the County in response to the project's filling with the County. That letter specifies a number of concerns the City has with the project as proposed. Should you need a copy of this letter please let me know. As of this time, the City has not received the proposed tract map as revised that was discussed at the meeting nor any design plans or technical studies. While we realize that the City is not the approving jurisdiction for your client's existing application with the County, we understand your desire to have a cooperative working relationship with the City. A courtesy copy of such documents would assist the City in assess the potential impacts of your client's project on the City and in resolve any resulting issues.

Thanks

Eric S. Vall
Chair of the Public Law Practice Group
Burke, Williams & Sorensen, LLP
evall@bwslaw.com
ph: 951.788.0100
fx: 951.788.5785

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From: Herrera, Debbie L. [<mailto:debbie.herrera@bipc.com>] On Behalf Of Alhadeff, Samuel C.
Sent: Tuesday, October 18, 2011 2:36 PM
To: Vall, Eric S.
Cc: Michael Naggar
Subject: Reinhardt Canyon

Buchanan Ingersoll & Rooney LLP
Attorneys & Government Relations Professionals

Debbie L. Herrera

thank you sam

From: Deanna Elliano [<mailto:DElliano@cityofhemet.org>]

Sent: Thursday, September 15, 2011 6:17 PM

To: Alhadeff, Samuel C.; Naggar, Michael; Nakamura, Brian; Vail, Eric S.

Cc: Biagioni, Jorge; Shaw, Nancie

Subject: RE: Fire Access

Hi Sam:

Thank you for sending the materials. I'll take a look early next week and set up a time to meet with you and our city Engineer, Jorge Biagioni. Let me coordinate schedules and send you a couple dates on Monday. I'm also including my Admin. Assistant Nancie Shaw in this e-mail so she can help set up the meeting on our end.

Deanna

Deanna Elliano

LOCATION: City of Hemet - Board Room

.....

Nancie Shaw

Administrative Assistant

City of Hemet Planning Dept.

Phone: (951) 765-2375

Fax: (951) 765-2359

OFFICE HOURS:

Mon. - Thurs.: 7:30 A.M. to 5:30 P.M.

CLOSED ON FRIDAYS

>>> "Mike Naggar" <mike@mikenaggar.com> 9/15/2011 7:47 PM >>>

Deanna/Nancie, Please include Chris Morgan, our engineer.

From: Alhadeff, Samuel C. [<mailto:samuel.alhadeff@bjpc.com>]

Sent: Thursday, September 15, 2011 7:26 PM

To: Deanna Elliano; Naggar, Michael; Nakamura, Brian; Vail, Eric S.

Cc: Biagioni, Jorge; Shaw, Nancie; Herrera, Debbie L.

Subject: RE: Fire Access

Community Development Director
City of Hemet

445 E. Florida Avenue
Hemet, CA. 92543
951-765-2370
delliano@cityofhemet.org

>>> "Alhadeff, Samuel C." <samuel.alhadeff@bipc.com> 9/15/2011 9:52 AM >>>

Deanna Good morning. Mike Naggar and I would like to visit with you and go through an outline of the facts relating to this "fire access" and Heartland COA's and TTM 26973 and reach a consensus on going forward, based on prior city conditions/requirements and county conditions. Please give us a couple of dates convenient with your schedule. We will also prepare an outline of the operative facts and action items for your use. thank you, sam

From: Vail, Eric S. [<mailto:EVail@bwslaw.com>]

Sent: Wednesday, September 14, 2011 3:35 PM

To: Michael Naggar; Brian Nakamura; Alhadeff, Samuel C.

Cc: Chris Morgan; Benjamin Weiss; Deanna Elliano

Subject: RE: Fire Access

Mike,

I have forwarded you e-mail to Deanna Elliano our Community Services
Director for review.

Thanks

Eric S. Vail, Esq.

Chair of the Public Law Practice Group

BURKE, WILLIAMS & SORENSEN, LLP

2280 Market Street

Suite 300

Riverside, CA 92501-2121

951.788.0100 phone

951.788.5785 fax

951.801.6625 direct

evail@bwsllaw.com

www.bwsllaw.com <<http://www.bwsllaw.com/>>

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From: Michael Naggar [<mailto:mike@mikenaggar.com>]

Sent: Wednesday, September 14, 2011 3:17 PM

To: Vail, Eric S.; Brian Nakamura; Alhadeff, Samuel C.

Cc: Chris Morgan; Benjamin Weiss; Mike Naggar

Subject: FW: Fire Access

Gents,

Sam and I need to come in a discuss with you an easement that concerns the Heartland Specific Plan as it relates to our clients property to the north.

The Heartland SP and subsequent tract maps are conditioned to provide emergency access to the north. Portions of easements for this access have indeed been obtained. However, there is one section that has yet to be obtained.

An easement across Lot N for the extension of Weir Drive is still required. All phases of this Heartland SP have been completed with the exception of phase 12. Phase 12 of TTM no. 28286 is attached. Please condition #39 for TTM 28286 for the exact requirements of the condition (attached).

Upon looking at the final version of this map it appears that dedication for access to Phase 12 is provided, but the extension North to our property line as required has been left off. Please see the copies we obtained of the unrecorded final map for tract 28286 phase 12.

Please let us a know a time convenient for you.

Regards,

Mike

Mike Naggar & Associates Inc.

445 S. D Street

Perris, CA 92570

(951)657-4281 x 302

(951)667-3448 (FAX)

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PEOPLE FIRST, THEN BUSINESS

Mike Naggar

DRE NO. 886278

Mike Naggar and Associates Inc.

445 S. D St.

Perris, CA 92570

951-551-7730 Cell

951-667-3448 FAX



Agenda Item No.: 3.11
Area Plan: San Jacinto Valley
Zoning Area: Temescal
Supervisorial District: Third/Third
Project Planner: Matt Straite
Planning Commission: November 17, 2014
Previously before the Commission: October 29, 2014

TENTATIVE TRACT MAP NO. 36337
CHANGE OF ZONE NO. 7839
ENVIRONMENTAL ASSESSMENT NO. 42410
Applicant: Reinhart Canyon Association, LLC
Engineer: United Engineering Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 36337 proposes a Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3,500 square feet. Lots 1 through 332 will occupy 33.42 acres of the project area. The designated lettered lots will be used for landscaping, water quality, storm drain, and open space purposes and encompass 126.12 acres of the project area. Open Space features within the project site will consist of a designated Open Space area of approximately 105 acres (Lot U), a club house of 1.1 acres (Lot V), an 0.07 acre Open Space Paseo (Lot M), and a Recreation Facility of 0.49 acres (Lot N).

CHANGE OF ZONE NO. 7839 proposes to amend the zoning designation on the project area from Controlled Development Areas (W-2) to Planned Residential (R-4) zoning.

Due to the proposed project being located within a high fire area zone, two proposed emergency access routes have been identified by staff for the ingress and egress of emergency personnel that are located on Beech Street and "G" Street.

The project is located in the San Jacinto Area Plan, more specifically it is located in Reinhart Canyon, northerly of the Heartland Village (Four Seasons) Specific Plan in the City of Hemet and Parry Drive, southerly of Jelanie Lane and westerly of California Avenue.

FURTHER PLANNING CONSIDERATIONS:

November 5, 2014

This project was before the Planning Commission on October 29th. The item was before the Commission with a recommendation of Discuss and Continue, no final action was recommended. The California Environmental Quality Act (CEQA) document had yet to be completed at the time the October 29th hearing was scheduled. The CEQA document (a Mitigated Negative Declaration and Environmental Assessment) was prepared and the required public review period has been completed.

PROJECT BACKGROUND:

In 1995 three Tentative Tract Maps were approved by the Board on the project site TR26973, on the southern portion of the property, and TR26974 on the northern portion (no longer part of the proposed TR36337), and TR26934 where some offsite hydrology infrastructure is proposed as part of



TR36337. On June 15, 1994 the Planning Commission denied all three maps based mostly on a lack of adequate access. On appeal, the Board heard and approved the maps with the addition of a condition of approval requiring secondary access prior to the maps recordation. The maps have all expired.

Prior to the 2003 General Plan the site was designated Rural Residential which features a five (5) acre minimum lot size. In 2003 the Board elected to change the designation for most of the site to Community Development: Low Density Residential (CD:LDR) which features a half (1/2) acre minimum lot size. Based on input from the General Plan Advisory Committee (GPAC) the 2008 update to the General Plan is proposing to revert a portion of the acreage back to Rural: Rural Residential- 5 Acre Minimum. The General Plan update has not yet been approved.

The application for the project was submitted in December of 2010. The map went through several changes including:

- The first application submittal covered a larger area of 361.6 acres proposing 340 half acre lots that included significant encroachment into the hills and rocky slope areas. This version of the map covered area between the Maze Stone Village and First Dirt Road as well as the area between the Maze Stone Village and the Four Seasons project.
- The project was then revised. The acreage stayed the same but the design was revised to reduce the impact area, leaving the slope areas mostly unaffected. The lot sizes were reduced to 12,000 square feet and employed clustering to achieve the density permitted by the General Plan. This version continued to have significant issues regarding access.
- The third iteration of the project reduced the acreage to 176.62 acres, basically only proposing a subdivision on the lower half of the site, south of the Maze Stone Village. The number of lots was reduced to 173 lots with a minimum lot size of 11,718 square feet.
- The fourth version of the map maintained the acreage of 176.62 acres, south of Maze Stone Village, but increased the lot count 332 lots with a minimum lot size of 3,500 square feet. As explained below in greater detail, the intent of the smaller lots was to echo the design of the Four Seasons project to the south.

ISSUES OF POTENTIAL CONCERN:

Fire Hazard Compliance

The project will be required to comply with all fuel modification requirements, which will include brush clearance at least 100 feet from all structures. Secondary access will also have to be provided to assure the community can evacuate in the event of an emergency, including a fire. The Fire Hazard section of the Riverside County General Plan requires that a secondary access route be provided for any proposed development which is located within a Hazardous Fire area. To comply with the secondary access requirements described in the Safety Element of the Riverside County General Plan, two potential secondary access routes have been identified by the Riverside County Transportation Department and may be designated for emergency ingress and egress access only. A condition of approval has been added to the project that will require the applicant to secure either one of these two routes, or provide an alternative agreeable to the Director of Planning, prior to map recordation. Each of the two identified routes is described below. Each has had a full review in the CEQA document.

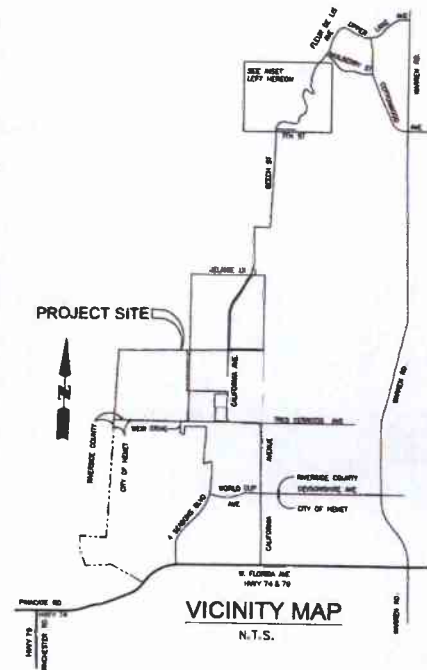
Through the Four Seasons Specific Plan:

The project abuts a built out Specific Plan on the south of the project site called Four Seasons, located in the City of Hemet. The Four Seasons project contains a road, Weir Drive, which features a cul-de-sac that abuts the northern most edge of the community. At the end of the cul-de-sac is a locked gate. The applicant contends that the Four Seasons project is required to provide emergency access through the gate at Weir Drive and following through the Four Seasons community to ultimately meet a circulating road outlet; the "K Hovanian's Four Seasons at Hemet Community Association Inc" has indicated they are not in support of access through their project. County Staff's opinion is that the secondary access documentation regarding access requirements through the Four Season's project does not currently meet our requirements for unobstructed secondary access required under Ordinance No. 460 to record the map. More specifically the easement granted by the City of Hemet, required to access the Four Seasons property, specifically used the work "existing" residents when referencing who could use the access. The proposed project would not fit that description, in the opinion of County Staff. Should the applicant elect to use this route for secondary emergency access, they will have to provide documentation for approval by the Director of Planning, that legal access exists to the satisfaction of the County. The street that would access this point from within the proposed map is the "G" street access road proposed to be a 32 foot paved emergency access road that will ultimately serve the current and future residents of Reinhardt Canyon. It should be noted that the Four Seasons project is currently required to provide emergency access through their project to all existing residents of Reinhardt Canyon.

Through an extension of Beech Street:

The second possible secondary access would be through an extension of Beech Street. This would also include the use of an easement along the southern part of the map itself along Street "G". The primary case exhibit for the map shows the possible extension of Beech Street on the Vicinity map inset of the exhibit, also shown in the image to the next page.

The secondary access route along Beech Street would provide emergency access for the entire canyon. The access would start at the intersection of California Avenue and Street "A". From this intersection the proposed route would continue in a northerly direction along California Avenue towards Firecat Road, where it would then proceed in an easterly direction. Upon reaching Beech Street, the secondary access road would then proceed north to the intersection of Beech Street and 7th Street. Until this point, the proposed access road would be on existing, paved, and County maintained roads. The access is then proposed to proceed northerly through the pass and terminate on a proposed street (which is already graded) in a KB Homes project located in the City of San Jacinto northerly of Reinhardt Canyon.



The roadway would have a 40 foot Right of Way (ROW) and it is also anticipated that the roadway will have an average width of 24 feet with a minimum width of 20 feet where terrain and other constraints dictate. It should be noted that the proposed secondary access road along Beech Street will transverse through two parcels that are privately owned, one parcel that is owned by the Riverside Conservation Agency (RCA), and a fourth parcel owned by KB homes. It

is not anticipated that any of the parcels will present any development constraints that would prohibit the construction of this roadway.

This proposed access would traverse property that is within a Western Riverside County Multi Species Habitat Conservation Plan (WRMSHCP) Criteria Cell. A minor change to the MSHCP has been processed by the County to permit a road through this location, as is a Habitat Acquisition and Negotiation Strategy (HANS) and Joint Project (JPR) Process. The proposed extension of Beech Street will impact approximately 3.49 acres of land described for conservation under Criteria Cell 2679 of Cell Group A' of the San Jacinto Valley Area Plan.

Design Manual

Based on the proposed unit increase, the project is not consistent with the existing zoning. The applicant has proposed to revise the zoning to R-4 (Planned Residential). The R-4 zoning is unique in that it has a number of specific requirements not seen in other zoning classifications. The idea of R-4 zoning is that the applicant can create smaller lots than most other residential zones permit (down to 3,500 square feet), however, the average lot size must be at least 6,000 square feet. The project meets all the criterion of the R-4 zone, including the required average 6,000 square feet. The intent is to have a community with parks and open space that offset the smaller lot sizes. Additionally, the R-4 zoning requires the inclusion of a Design Manual which shows more detail than most subdivisions at the tentative map stage. A copy of the proposed Design Manual is attached for review.

Compatibility with surrounding communities

The project is located between the Maze Stone Village and the Four Seasons Specific Plan. The intent of the project was to cluster the units (see below) and have the project designed in a way that was similar to the Four Seasons project. The units are all intended to be age restricted, and single story. Both requirements have been added through conditions of approval. The lot sizes are similar and the recreational aspects of the project include a recreation center and several pocket parks.

The proposed project will be bringing sewer up from World Cup way and California to the project site. In addition, a stub will be run to the Maze Stone Village allowing them to connect to sewer as well in the future, should they wish to do so.

Clustering

The project is clustering the units in order to preserve hillsides near the proposed lots. The hillsides are developable, but contain many rock outcroppings that are being preserved through the clustering of structures.

The areas that do not feature significant slopes in 2003 were changed to CD:LDR. The areas with significant slopes were changed to Rural: Rural Mountainous (RM). The proposed area of disturbance for the map does include areas within the Rural Mountainous designation, however these portions of the map, and the density proposed by these lots, is consistent with the General Plan designation of RM because the project is using clustering. 'Clustering' means they are proposing to capture the density permitted in the RM area of the map and use that density (allowed units based on a 1 per 10 acre allotment outlined in the General Plan) on the other sections of the map; a density transfer. This is permitted by the General Plan as long as the area used to transfer density (the RM area) is dedicated to a permanent open space or other form of conservation. This project is required to conserve the RM area of the project site. Additional offsite areas, also currently owned by the applicant, are required to

be conserved for additional clustering in order to reach the allocation of 332 lots proposed on the map. The conservation of the offsite areas have been required by condition of approval 50.PLANNING.32.

There is an area to the north of the Maze Stone Village that could still be developed, even after the clustering described above. The current General Plan and zoning would permit half acre lots or a density of 2 dwelling units per acre.

Ordinance No. 460 Section 3.2.J

The project is proposing to use improvements on a number of offsite properties. More specifically the project requires:

- Use of the existing channel located to the south of the project site;
- Use of a 30 foot strip of land east of the Maze Stone Village to run an offsite drainage pipe under the property; and,
- Use of the property north of Beech Street for a possible extension of secondary access to the Canyon.

Such offsite access is administered by the Subdivision Ordinance, No. 460. As a result of Section 3.2.I of Ordinance No. 460, and in accordance with Section 3.2.J., the applicant has attempted to secure written assurances from the owners of the properties underlying the off-site improvement/alignment (as shown on the proposed map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors. Copies of the applicant's attempts to gain authorization are attached. Authorization has not yet been granted. Appropriate findings have been included as required by Ordinance No. 460.

Flood Control Improvements

California Avenue has long been a focal point for 1.7 square miles of drainage that floods the street in rain events. The proposed project will add a debris basin on the east side of California Ave. and channel the flows under California (through a culvert) and then along the west side of the street, through three more culverts, including the access to the Maze Stone Village, placing the flood water into the existing channel near the bend in California Ave. Additionally the project will collect flows from the west side of the project, along the hillsides, and channel them also to the earthen channel located south of the project site. The project is proposing regional solutions to long standing drainage issues in Reinhardt Canyon.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development-Low Density Residential (CD: LDR) and Rural-Rural Mountainous (R: RM).
2. Surrounding General Plan Land Use (Ex. #5): Rural-Rural Mountainous (R:RM), High Density Residential (CD:HDR), Low density Residential (CD:LDR), and Open-Space Recreation (OS:R) to the north, Rural-Rural Mountainous (R-RM) to the west, High Density Residential (CD:HDR), Low Density Residential (CD:LDR), and Open-Space Recreation (OS:R) and the City of Hemet to the

3. Proposed Zoning (Ex. #2): south.
4. Surrounding Zoning (Ex. #2): Planned Residential (R-4)
Controlled Development Areas (W-2), Mobile Home Subdivisions and Mobile Home Parks (R-T). Open Area Combining Zone-Residential Developments (R-5) and Residential Agriculture (R-A-2 ½)(2 ½ Acre Minimum) to the north, Residential Agriculture (R-A-10)(10 Acre Minimum) to the west, Controlled Development Areas (W-2), Mobile Home Subdivisions and Mobile Home Parks (R-T). Open Area Combining Zone-Residential Developments (R-5) and Residential Agriculture (R-A-2 ½)(2 ½ Acre Minimum) to the east and the City of Hemet to the south [Specific Plan (SP)].
5. Existing Land Use (Ex. #1): The project area is currently undeveloped
6. Surrounding Land Use (Ex. #1): The project area is vacant to the north and west, single family residential to the east, and the City of Hemet is located to the south.
7. Project Data:
Total Acreage: 176.62
Total Proposed Lots: 332
Proposed Minimum Lot: 3,500 Square Feet
Schedule: A
8. Environmental Concerns: Environmental Assessment No. 42410 will be publicly noticed when completed.

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42410** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment through mitigation; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36337**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CHANGE OF ZONE NO. 7839** amending the zoning classification, for the subject property from Controlled Development Areas (W-2) to Planned Residential (R-4) in accordance with Exhibit No. 3, subject to adoption of zoning ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those that will be incorporated in the summary of findings and in the Environmental Assessment No. 42410.

1. The proposed project is in conformance with the Community Development: Low Density Residential Land Use Designation and with all other elements of the Riverside County General Plan.
2. The project is employing clustering in order to be consistent with the density provisions of the General Plan. Units that would have been permitted on the project site and on some off-site areas, based on General Plan density allocations, have been transferred to the area within the subdivision, thus making the proposed project consistent with the Low Density Residential Designation (LDR). A condition of approval has been added requiring the conservation of offsite areas.

More specifically as outlined on the attached exhibit- "RCIP Consistency Map for TR36337" including the project area and some offsite areas there are 125.8 acres of Rural Mountainous area, contributing 12 units; a total of 164 acres of Low Density Residential, contributing 328 units. The total unit count permitted by the existing general Plan Land Use Designations of the project area and the offsite portions totals 340 units in order to be consistent with the clustering provisions. The map features 332 units, thus is consistent with the density provisions of the General Plan.
3. The proposed project is consistent with the San Jacinto Valley Area Plan from the General Plan.
4. The project site features Rural-Rural Mountainous (R:RM), High Density Residential (CD:HDR), Low density Residential (CD:LDR), and Open-Space Recreation (OS:R) to the north, Rural-Rural Mountainous (R:RM) to the west, High Density Residential (CD:HDR), Low density Residential (CD:LDR), and Open-Space Recreation (OS:R) to the east, and the City of Hemet to the south.
5. The project is consistent with the proposed Planned Residential (R-4) zoning and classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
6. Controlled Development Areas (W-2), Mobile Home Subdivisions and Mobile Home Parks (R-T). Open Area Combining Zone-Residential Developments (R-5) and Residential Agriculture (R-A-2 ½)(2 ½ Acre Minimum) to the north, Residential Agriculture (R-A-10)(10 Acre Minimum) to the west, Controlled Development Areas (W-2), Mobile Home Subdivisions and Mobile Home Parks (R-T). Open Area Combining Zone-Residential Developments (R-5) and Residential Agriculture (R-A-2 ½)(2 ½ Acre Minimum) to the east and the City of Hemet to the south [Specific Plan (SP)].
7. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided attempts to secure written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment (as shown on the Tentative Map and outlined in the staff report) that sufficient right-of-way can and will be provided. At the time the staff report was drafted, no assurance was secured or provided. In the event the above referenced property owners or their successors-in-interest does not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be exercised by the Riverside County Board of Supervisors.
8. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with all provisions of the Ordinance.
9. The project site is surrounded by properties which are vacant to the north and west, single family residential to the east, and the City of Hemet is located to the south.

10. The proposed project is not located within a Criteria Cell of the Western Riverside (MHSCP) and thus, is not required to designate conservation areas within the project area.
11. The eastern portion of the project area is located within the City of Hemet Sphere of Influence.
12. This land division is located within a high fire area.
13. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of pad site, requiring that the site has fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
14. Fire protection and suppression services will all be available for the subdivision through Riverside County Fire Department.
15. Environmental Assessment No. 42410 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geological Resources
 - e. Hazards & Hazardous Materials
 - f. Noise
 - g. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed R-4 zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Through the implementation of a secondary access route, the public's health, safety, and general welfare are protected through project design.
4. The Tentative Tract Map proposal is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The proposed project is conditionally compatible with the present and future logical development of the area.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. County Service Area;
 - c. Dam Inundation Area; and
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The City of Hemet Sphere of Influence;
 - b. The Hemet-Ryan Airport Influence Area;
 - c. The boundaries of the Hemet Unified School District;
 - d. A High Fire Area;
 - e. A 100 year flood zone;
 - f. San Jacinto Valley Watershed;
 - g. A low and moderate liquefaction potential; and
 - h. Valley Wide Parks and Recreation District;
4. The subject site is currently designated as Assessor's Parcel Number (Onsite): 455-080-004, 455-080-021, 455-090-009, 455-090-024, 455-090-025, 455-090-027, 455-090-029, 455-090-031, 455-090-037, 455-090-038, 455-090-041, 455-090-044, 455-090-046, and 455-090-051.

Offsite(Beech Street Extension): 432-050-003, 432-050-004, 432-050-005, and 432-050-008.

**Change of Zone No. 7839 and Tentative Tract Map No. 36337
Planning Commission – October 29, 2014
Responses to Speaker Comments**

The following is a list of speakers who provided comments during the public comment portion of the public hearing; a general depiction of the CEQA related comments raised, and the County's response to those comments.

Speaker # 1 – Jim Gannon

CEQA Comments pertaining to: Utilities and Service Systems (sewer), Utilities and Service Systems (water), Transportation/Traffic (road construction impacts), Hydrology and Water Quality (Flooding).

Response: The comment pertaining to Transportation/Traffic (road construction impacts) has been addressed in Section 43.g of the IS. The comment pertaining to Hydrology and Water Quality (Flooding) has been addressed in Sections 25 and 26 of the IS.

Speaker # 2 – Marisol Bielman (time given by Larry Danielson)

CEQA Comments pertaining to: N/A.

Response: N/A.

Speaker # 3 – Ron Guidotti (time given by Walt Jaeger)

CEQA Comments pertaining to: Hydrology and Water Quality (flooding, subsurface disposal), Biological Resources, Noise, Air Quality, Aesthetic Resources, and Transportation/Traffic (TIA, ingress/egress).

Response: The comments pertaining to Hydrology and Water Quality (flooding, subsurface disposal) has been addressed in Sections 25 and 26 of the IS. The comment pertaining to Biological Resources has been addressed in Section 7 of the IS. The comment pertaining to Noise has been address in Sections 30-34 of the IS. The comment pertaining to Air Quality has been addressed in Section 6 of the IS. The comment pertaining to Aesthetic Resources has been addressed in Sections 1-3 of the IS. The comment pertaining to Transportation/Traffic (TIA, ingress/egress) has been addressed in Section 43 of the IS.

Speaker # 4 – Gene Hikel (time given by Amy Hogquist and Ana Schon)

CEQA Comments pertaining to: Land Use and Planning (project density), Hazards (fire).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comments pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Speaker # 5 – Brett Grundl

CEQA Comments pertaining to: Hydrology and Water Quality (flooding), Land Use and Planning (project density), Hazards (fire), Transportation/Traffic, Air Quality, Noise, and Light Pollution.

Response: The comment pertaining to Hydrology and Water Quality (flooding) has been addressed in Sections 25 and 26 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Transportation/Traffic has been addressed in Section 43 of the IS. The comment pertaining to Air Quality has been addressed in Section 6 of the IS. The comment pertaining to Noise has been address in Sections 30-34 of the IS. The comment pertaining to Light Pollution has been addressed in Sections 2 and 3 of the IS.

Speaker # 6 – Kathy Smigun (time given by Gerri Rogers and Candy Wales)

CEQA Comments pertaining to: Cultural Resources, Hazards (fire), Land Use and Planning (project density), Transportation/Traffic (emergency access), and Hydrology and Water Quality (flooding).

Response: The comment pertaining to Cultural Resources has been addressed in Sections 8 and 9 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Transportation/Traffic (emergency access) has been addressed in Section 43 of the IS. The comment pertaining to Hydrology and Water Quality (flooding) has been addressed in Sections 25 and 26 of the IS.

Speaker # 7 – Russ Brown

CEQA Comments pertaining to: Land Use and Planning (project density).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 8 – John Harrington

CEQA Comments pertaining to: Transportation/Traffic, and Hazards (fire).

Response: The comment pertaining to Transportation/Traffic (emergency access) has been addressed in Section 43 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Speaker # 9 – Bruce Cowie (time given by Shirley Waller Ball)

CEQA Comments pertaining to: Hazards (fire), and Public Service (fire).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS.

Speaker # 10 – Deborah Joy Gould (time given by Louise Campbell)

CEQA Comments pertaining to: N/A.

Response: N/A.

Speaker # 11 – Jack Schlaman (time given by Amy Hogquist and Ana Schon)

CEQA Comments pertaining to: Utilities and Service Systems (water) and Land Use and Planning (project density).

Response: The comment pertaining to Utilities and Service Systems (water) has been addressed in Section 46 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 12 – Allan Bovee

CEQA Comments pertaining to: Aesthetic Resources (views).

Response: The comment pertaining to Aesthetic Resources (views) has been addressed in Section 1 of the IS.

Speaker # 13 – Kirk Van Orsdel (time given by David Perrthutl and Theresa Booth)

CEQA Comments pertaining to: Hazards (fire), Land Use and Planning (project density), Noise (blasting), Air Quality (blasting), Cultural Resources (archaeology), and Biological Resources (wildlife).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Noise (blasting) has been address in Section 34 of the IS. The comment pertaining to Air Quality (blasting) has been addressed in Section 6 of the IS. The comment pertaining to Cultural Resources (archaeology) has been addressed in Sections 8 and 9 of the IS. The comment pertaining to Biological Resources (wildlife) has been addressed in Section 7 of the IS.

Speaker # 14 – Dee Hydinger (time given by David Dupree)

CEQA Comments pertaining to: Hydrology and Water Quality (flooding), and Public Services (fire).

Response: The comment pertaining to Hydrology and Water Quality (flooding) has been addressed in Sections 25 and 26 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS.

Speaker # 15 – Sherri West Gannon

CEQA Comments pertaining to: Aesthetic Resources.

Response: The comment pertaining to Aesthetic Resources has been addressed in Section 1 of the IS.

Speaker # 16 – Alan Jaffee (time given by Charles Ball)

CEQA Comments pertaining to: N/A.

Response: N/A.

Speaker # 17 – Peggie Sherman (time given by Ellen Brugman and Doris Stephan)

CEQA Comments pertaining to: Hazards (fire), Land Use and Planning (project density), Noise (blasting), Air Quality (blasting), Public Services (fire), and Transportation/Traffic (California Avenue).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Noise (blasting) has been address in Section 34 of the IS. The comment pertaining to Air Quality (blasting) has been addressed in Section 6 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS. The comment pertaining to Transportation/Traffic (California Avenue) has been addressed in Section 43 of the IS.

Speaker # 18 – Sharon Deuber (time given by Carolyn Lebo, Ray Booth, and John Casoli)

CEQA Comments pertaining to: Land Use and Planning (project density).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 19 – David Perrault (time given by Linda Skea and Joan Atkinson)

CEQA Comments pertaining to: Hazards (fire), Public Services (fire), Air Quality (dust), Land Use and Planning (project density), and Transportation/Traffic (traffic).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS. The comment pertaining to Air Quality (dust) has been addressed in Section 6 of the IS. The comment pertaining to Land Use and Planning (project density) has been

addressed in Sections 28 and 29 of the IS. The comment pertaining to Transportation/Traffic (traffic) has been addressed in Section 43 of the IS.

Speaker # 20 – Murray Harris

CEQA Comments pertaining to: Public Services (police), and Land Use and Planning (project density).

Response: The comment pertaining to Public Services (police) has been addressed in Section 37 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 21 – Constance Harris

CEQA Comments pertaining to: Land Use and Planning (project density/compatibility), Transportation/Traffic (roadways), and Hydrology and Water Quality (flooding).

Response: The comment pertaining to Land Use and Planning (project density/compatibility) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Transportation/Traffic (roadways) has been addressed in Section 43 of the IS. The comment pertaining to Hydrology and Water Quality (flooding) has been addressed in Sections 25 and 26 of the IS.

Speaker # 22 – Cash Hovivian

CEQA Comments pertaining to: Land Use and Planning (project density).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 23 – Jerome Jacobs

CEQA Comments pertaining to: Public Services (fire), Utilities and Service Systems (water), and Land Use and Planning (project density).

Response: The comment pertaining to Public Services (fire) has been addressed in Section 36 of the IS. The comment pertaining to Utilities and Service Systems (water) has been addressed in Section 46 of the IS. The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS.

Speaker # 24 – CW Cecchi

CEQA Comments pertaining to: Land Use and Planning (project density), Transportation/Traffic (California Avenue), and Hazards (fire).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to

Transportation/Traffic (California Avenue) has been addressed in Section 43 of the IS. The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Speaker # 25 – Dorothy Cecchi

CEQA Comments pertaining to: Hazards (fire).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS.

Speaker # 26 – Carol Blasingame

CEQA Comments pertaining to: Hazards (fire), and Transportation/Traffic (California Avenue).

Response: The comment pertaining to Hazards (fire) has been addressed in Section 24 of the IS. The comment pertaining to Transportation/Traffic (California Avenue) has been addressed in Section 43 of the IS.

Speaker # 27 – Herbert Bernstein

CEQA Comments pertaining to: Land Use and Planning (project density), Transportation/Traffic, Air Quality, and Utilities and Service Systems (water).

Response: The comment pertaining to Land Use and Planning (project density) has been addressed in Sections 28 and 29 of the IS. The comment pertaining to Transportation/Traffic has been addressed in Section 43 of the IS. The comment pertaining to Air Quality has been addressed in Section 6 of the IS. The comment pertaining to Utilities and Service Systems (water) has been addressed in Section 46 of the IS.



November 5, 2014

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Legal Counsel

Lemieux & O'Neill

Mr. Mike Naggar
Mike Naggar and Associates
445 South D Street
Perris, CA 92570

Dear Mr. Naggar:

Subject: Senior Mobile Home Parks

Following up on our recent telephone conversation, the District's current Financial Participation Charge (FPC) policy for mobile homes within designated parks that are restricted to senior citizens, are assessed a reduced FPC set at 75 percent of our normal charge. It is my understanding that the mobile home park in question is restricted to senior citizens, but we require that this condition be validated.

In similar situations where a mobile home park is serviced by a centralized septic tank/leach field system, we have allowed a single point of connection to our sewer collection system. The on-site collection facilities remain the mobile home park's responsibility to operate and maintain, which will be acknowledged through execution of a "Hold Harmless Agreement." Individual residents or mobile home parks that are currently being serviced by on-site treatment systems are not required to connect to EMWD's collection system.

I hope that this addresses your needs. If you require additional clarification, please feel free to call me at (951) 928-3777, ext. 4461.

Sincerely,

Charles J. Bachmann
Assistant General Manager
Planning, Engineering, & Construction

CJB:cdd
Delivered by Electronic mail

c: Juan Perez
Maria Sambito
Alicia Arana

c:\letters\2014 Senior MH Park Sewer.docx

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: 12/01/2010 PARCELS/LOTS: 340 SF Lots
RE: SUBDIVISION NO. _____ ZONING: W-2
PARCEL MAP NO. TR 36337 MAP SCHEDULE: _____
MOBILEHOME, T.T., R.V., PARK _____ OTHER: _____

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Eastern Municipal WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED per mail.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(CLASS C. CLASS D, OTHER SUBDIVISION _____.)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

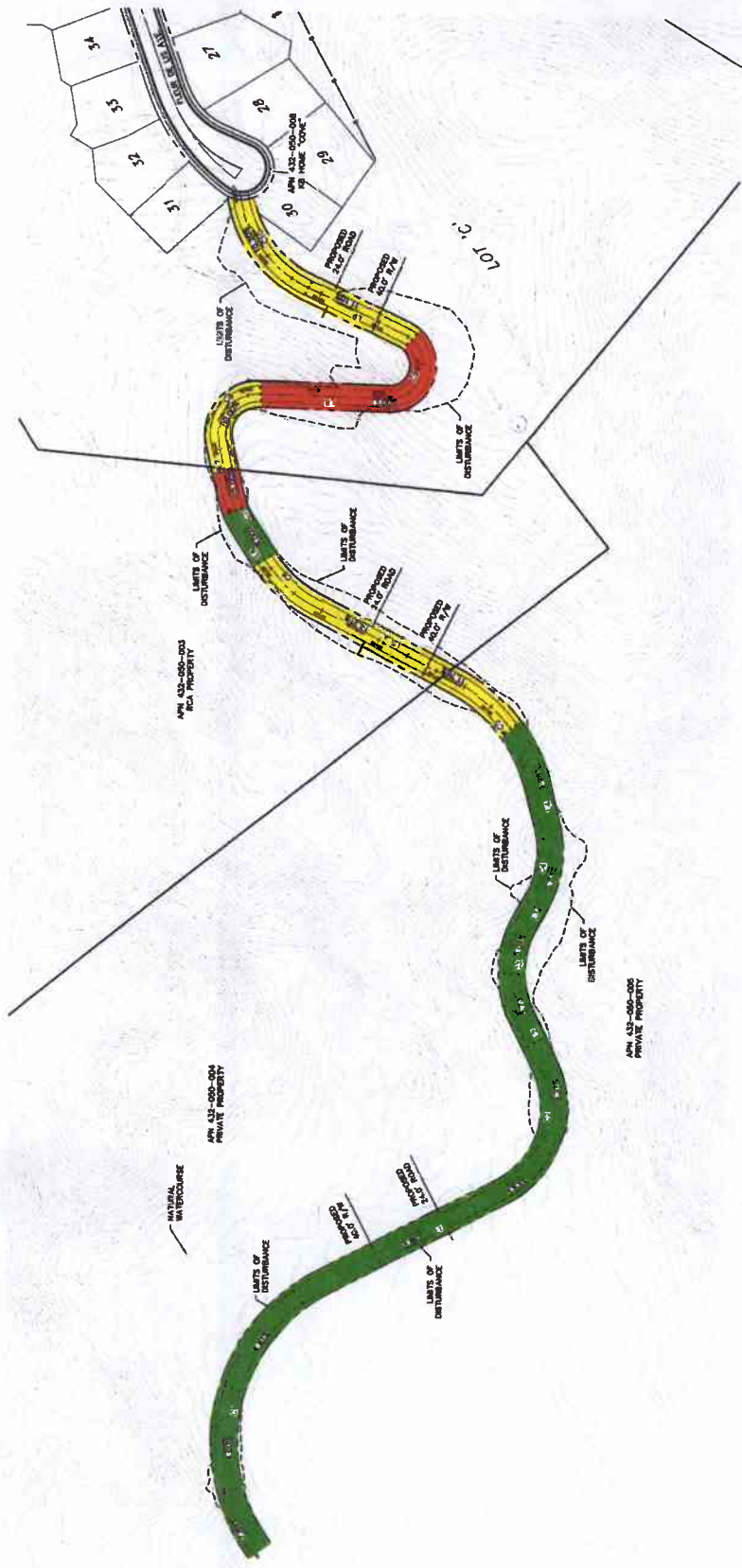
- CONNECTION TO Eastern Municipal Water District SEWER SYSTEM AS PER LETTER DATED per mail.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY _____
JOB/PROJECT # _____ DATED _____.
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
 - 1. LEACH LINES WITH _____ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
 - 2. SEEPAGE PITS WITH _____ GAL/SQ. FT/DAY OR _____ VERT. FT. (5' DIA.) _____ VERT. FT. (6' DIA.)
PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD _____
REGION: APPROVAL LETTER DATED _____ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA
 REQUIRED

REMARKS: _____

BY [Signature]
ENVIRONMENTAL HEALTH SPECIALIST



SLOPE INFORMATION

Slope Percent Table
0.00% - 9.99% Slope
10.00% - 14.99% Slope
15.00% Slope

- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CENTERLINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED RIGHT-OF-WAY LINE
 - LIMITS OF DISTURBANCE
 - GRADE BREAK

CURVE TABLE

Curve #	Length	Radius	Delta
C1	476.782	279.000	046.537°
C2	234.049	180.000	068.369°
C3	148.634	150.000	055.812°
C4	114.023	150.000	042.853°
C5	221.352	150.000	068.879°
C6	150.111	200.000	048.879°
C7	55.000	150.000	020.000°
C8	101.180	150.000	046.208°
C9	160.000	21.000	156.801°
C10	180.308	181.000	027.889°

CENTERLINE INFORMATION

Line #	Length	Direction
L1	303.773	177° 02' 16.827°
L2	78.508	81° 31' 43.967°
L3	36.954	82° 28' 44.179°
L4	80.488	82° 58' 31.077°
L5	248.948	28° 43' 33.077°
L6	54.646	80° 29' 38.077°
L7	80.433	82° 28' 44.179°
L8	197.720	80° 18' 38.679°
L9	184.000	82° 08' 44.267°

APN 432-000-001
 PRIVATE PROPERTY

APN 432-000-002
 PRIVATE PROPERTY

APN 432-000-003
 PRIVATE PROPERTY

LOT C





RIVERSIDE COUNTY

PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MEMO

To: Planning Commission

From: Matt Straite, project planner

Date: October 29, 2014

RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 4.1

Additional Information

The following additional letters have been received since the staff report was published-

Neutral

- Airport Land Use Commission 10-24-14
 - The email explains that the project requires review by the Airport Land Use Commission. The project will be before the ALUC in November.
- The Loftin Firm, P.C. representing the Maze Stone Village
 - The letter requests clarification on a number of issues. First, the letter request that all access to the Village not be blocked during any construction. Access to the Village will be kept or provided during all construction. A condition of approval to this effect could be added. The letter also contends that the 3.2.J provisions and required findings may act as a pre-condemnation. The letter requests that the findings be removed. Staff cannot accommodate this request as any removal of the findings would make the project inconsistent with the provisions of the Ordinance. Lastly the letter outlines the Villages understanding of the private sewer agreement between them and the applicant. All matters regarding sewer agreements between the two parties are a private civil matter between the applicant and the Maze Stone Village.
- BB&K representing Camille McElhinney
 - The letter requests a number of additions be made to the map regarding easements and other agreements between Ms. McElhinney and the applicants. It is the opinion of staff that these requests are civil in nature and are not required to be added to the map. The design of the map does not preclude the access or other requests expressed in the letter.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

- City of Hemet- 10-27-14
 - Mr. Naggar, representing the applicant, sent a letter to the City regarding the Ordinance No. 460, Section 3.2.J requirements for offsite improvements. The letter is replying to the request, indicating that City is willing to work with the applicant to address the offsite infrastructure needs.
- Joanne Morello and Mike Denver- 10-28-14
 - The letter requests that should Beech Street be used that it be paved. No response from staff is needed. They also site concerns with the high fire area, and the need for park space which is addressed in the CEQA document.

In opposition

- Bill Ahlswede- 10-27-14
 - The email sites the need for emergency access which is addressed in the CEQA document and the project design.
- R.W. Aubert- 10-15-14
 - The letter sites concerns with fire, water, smaller lots, and concerns with higher crime. The first three topics were addressed in the CEQA document. Regarding crime, the project is proposing an age restricted community which normally does not present any increases in crime.

Staff Report Correction

The staff report outlined three maps that were previously approved in the Canyon; however the unit counts were incorrect. The numbers are corrected below-

TR26973 (~~542~~ 43 residential lots), on the southern portion of the property, and TR26974 (~~544~~ 20 residential lots) on the northern portion (no longer part of the proposed TR36337), and TR26934 (~~544~~ 7 residential lots) where some offsite hydrology infrastructure is proposed as part of TR36337.

From: Guerin, John
To: Straite, Matt
Cc: Cooper, Ed; Santos, Barbara
Subject: Change of Zone No. 7839 and Tentative Tract Map No. 36337
Date: Friday, October 24, 2014 10:45:24 AM

Thank you for providing a Notice of Public Hearing to the Riverside County Airport Land Use Commission regarding Change of Zone Case No. 7839 and Tentative Tract Map No. 36337. (Please note that we have not received the standard project transmittal.) The applicant proposes to change the zoning on the property located northerly of Tres Cerritos Avenue and generally westerly of California Avenue from W-2 to R-4 and to divide 176.62 acres into 332 residential lots and 29 lettered lots.

The notice of public hearing identifies the project as quasi-judicial, but, since a change of zone is involved, that portion of the project lifts it into the legislative project category. The site is partially located within Area III of the Hemet-Ryan Airport Influence Area. Since the project involves a change of zone, ALUC Commission review is required pursuant to Section 21676(b) of the California Public Utilities Code. Additionally, if the project is located within 20,000 linear feet of the runways at Hemet-Ryan Airport and at a higher elevation, Federal Aviation Administration Obstruction Evaluation Service review of individual structures may be required. (More detail would be needed to confirm or refute the need for FAA review.)

Please ask the applicant to submit the Change of Zone and Tentative Tract Map projects to ALUC for review.

Please feel free to call me if you have any questions.

John Guerin
Principal Planner
(951) 955-0982

THE LOFTIN FIRM, P.C.



ATTORNEYS AT LAW

VIA U.S. MAIL AND ELECTRONIC MAIL (mstraite@rctlma.org, mcstark@rctlma.org)

October 28, 2014

Matt Straite
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Planning Commission
Attn: Mary Stark, Planning Commission Secretary
4080 Lemon Street, 12th Floor
Riverside, CA 92502

RE: Planning Commission Hearing October 29, 2014, Agenda Item 4.1
Comments of Maze Stone Village to Reinhart Canyon Association, LLC,
TM No. 36337, Zone Change No. 07389

Dear Mr. Straite and Honorable Planning Commissioners:

The Loftin Firm, P.C. is counsel of record to Maze Stone Village, Inc., (“**Maze Stone Village**”) the association of residents in the Maze Stone Village mobilehome park. We have received and reviewed the staff report for the October 29, 2014 Planning Commission hearing, considering the development proposed by Reinhart Canyon Association, LLC (the “**Applicant**”), at Agenda item 4.1 (the “**Project**”). This correspondence is intended as comment to that Agenda item, for inclusion in the administrative record, and as supplement to previous correspondence sent by Maze Stone Village, Inc. and voiced at the hearing on October 29, 2014.

Maze Stone Village additionally notifies the County of its rights in a portion of the Project property, pursuant to the exclusive Sewer System Easement Agreement attached hereto as Attachment 1. Maze Stone Village has not consented to Project development in this exclusive easement area, and denies any prior agency authorization, express or implied.

Flood Control and Eminent Domain

As you have noted in the staff report, “[t]he proposed project will...channel the flows under California (through a culvert) and then along the west side of the street, through three more culverts, *including the access to the Maze Stone Village...*” Staff Report, Page 6 (emphasis added). Staff has informed us that improvements on Maze Stone Village property will be limited to a box culvert and portion of flood control channel under access to Maze Stone Village.

Maze Stone Village is concerned that residents’ access to their homes could be adversely affected through this diversion of water and construction of improvements. Therefore, we request

5760 FLEET STREET, SUITE 110 • CARLSBAD • CALIFORNIA • 92008
T: 760.431.2111 • F: 760.431.2003 • WWW.LOFTINFIRM.COM • AMANISCALCO@LOFTINFIRM.COM

THE LOFTIN FIRM, P.C.
Matt Straite and Honorable Planning Commissioners
County of Riverside
October 28, 2014
Page 2 of 4

assurance from the County and Applicant, preferably through a condition of approval, that access to neighboring property will not be obstructed as a result of the Project.

Further, the County discusses eminent domain with regard to offsite improvements (including the Maze Stone Village culvert):

“7. In accordance with Section 3.2.J of Ordinance No. 450, the applicant has provided attempts to secure written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment...that sufficient right-of-way can and will be provided. At the time the staff report was drafted, no assurance was secured or provided. *In the event the above referenced property owners or their successors-in-interest does not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be exercised by the Riverside County Board of Supervisors.* Although it should be made clear that condition of approval (50.Trans.9) states that the County will not initiate any condemnation or eminent domain for the purposes of this access.”

Staff Report, Page 8.

Here, the discussion of eminent domain on Page 6, and finding Number “7” on Page 8 appears a veritable resolution of necessity affecting the offsite property. The Report makes an incomplete retraction, which appears to relate only to emergency access through the K. Hovnanian “Four Seasons” property.

While the scope of the proposed improvements is reportedly minimal, Maze Stone Village believes the County’s eminent domain language will adversely impact negotiation between itself and the Applicant—causing pre-condemnation injury under *Klopping v. City of Whittier*, 8 Cal. 3d 39, 54 (1972) (“*Klopping*”). By allowing for eminent domain in the event of Applicant’s failure to obtain property from offsite owners, Applicant has little incentive to negotiate with offsite property owners—impacting Maze Stone Village’s property value under *Klopping*.¹ We request clarification of the County’s position in this regard, and removal of any statements supporting eminent domain against offsite property owners.

¹ Additionally, as this project will result in physical invasion of Maze Stone Village property for construction of the flood control project, *Hauselt v. County of Butte* is inapplicable. 172 Cal. App. 4th 550, 557 (2009).

THE LOFTIN FIRM, P.C.
Matt Straite and Honorable Planning Commissioners
County of Riverside
October 28, 2014
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Compatibility with Surrounding Communities: Sewer

With regard to “Compatibility with surrounding communities,” Maze Stone Village is concerned that the Project may result in termination of essential services to its residents—particularly septic service.

As discussed above, Maze Stone Village is the beneficiary of an exclusive Sewer System Easement Agreement, encumbering the Applicant’s property, recorded on December 27, 1989 as Document Number 451814, Official Records, (the “**Septic Agreement**”). Attachment 1. That agreement provides “[t]he parties agree that the Easement shall remain in full force and effect for so long as the *Sewer Septic System is required to remain in operation by the County of Riverside or any other appropriate governmental authority.*” Septic Agreement, Page 2 (emphasis added).

Under the Septic Agreement, Maze Stone Village holds an exclusive easement encumbering the Applicant’s property, ensuring septic service to Maze Stone Village residents. The County requires septic service for Maze Stone Village consistent with 25 Cal. Code of Regs. § 1248, acting on behalf of the California Department of Housing and Community Development (“**HCD**”) as the responsible permitting agency (known as a “**Local Enforcement Agency**” or “**LEA**”) for Maze Stone Village, under the Mobilehome Parks Act, Cal. Health and Safety Code §§ 18300 et seq., and Title 25, 25 Cal. Code of Regulations §§ 1000 et seq. (“**Title 25**”).

Based on communication with County Staff, the Applicant has reportedly made representations that the proposed project will either not terminate the Septic Agreement, or if it does, the service may be unilaterally terminated so long as Applicant provides a “stub” to Maze Stone Village:

“The proposed project will be bringing sewer up from World Cup way and California to the project site. In addition, a stub will be run to the Maze Stone Village allowing them to connect to sewer as well should the Village wish to pursue that in the future through [Eastern Municipal Water District].”
Staff Report, Page 5.

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Matt Straite and Honorable Planning Commissioners
County of Riverside
October 28, 2014
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As discussed above, Applicant does not have a right to unilaterally terminate septic service to Maze Stone Village. Should Applicant be seeking a County decree that septic service is no longer required, it is clear that a "stub" is not adequate to meet the requirements of sewer service under 25 Cal. Code of Regs. § 1248.²

As Staff Report and conditions are currently written, Maze Stone Village seeks assurance that the Project does not seek invasion of the Septic Agreement exclusive easement area. If the Project, by design or condition, impacts the exclusive use area in the Septic Agreement, Maze Stone Village would be forced to vigorously defend their rights thereunder—potentially impacting the Applicant's ability to meet County conditions of approval in that area.


Preparation of a Mitigated Negative Declaration

We must reserve comment as to the Mitigated Negative Declaration, having just received it. However, we anticipate that our comments above may also relate to whether a potentially significant impact exists.

As a concluding matter, we appreciate Mr. Straite's willingness to discuss this project, and provision of the mitigated negative declaration and hydrology report upon our request. We hope that this correspondence may facilitate further dialog with Staff and the Applicant, and tangible assurances to Maze Stone Village that its residents will not suffer an adverse impact from the Project in support of the current proposed findings.

Best Regards,

THE LOFTIN FIRM, P.C.



Alexander S. Maniscalco, Esq.

cc: Client

Encls.

² As Maze Stone Village is a vested use as a mobilehome park, it is entitled to continue in existence without interference or revocation. *See, e.g. Pescosolido v. Smith*, 142 Cal. App. 3d 964, 969-970 (1983). If the County terminates the septic requirement as a result of the provision of a "stub", Maze Stone Village believes this would be an action contrary to the County's duties as an LEA in contravention of 25 Cal. Code of Regs. § 1248, and a revocation injuring Maze Stone Village's ability to operate as a mobilehome park. *See, e.g. Kavanau v. Santa Monica Rent Control Board*, 16 Cal. 4th 761 (1997); *Penn Central Transportation Company v. City of New York*, 438 U.S. 104 (1978).

ATTACHMENT 1

451814

RECORDING REQUESTED BY
TICOR TITLE INSURANCE

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Jonathan E. Friedman
Long Beach Equities, Inc.
2038 Armacost Ave.
W. Los Angeles, California 90025

RECORDED FOR RECORD
AT 8:58 OCTOBER 11, 1989
AS REQUESTED BY
TICOR TITLE INSURANCE CO.

DEC 27 1989

Recorded in Office of
Recorder of Deeds, County of
Orange, California

William E. Brady
Recorder

Fees \$ 26.25

(Above Space for Recorder's Use Only)

SEWER SYSTEM EASEMENT AGREEMENT

THIS SEWER SYSTEM EASEMENT AGREEMENT ("Easement Agreement") is made as of the 29th day of August, 1989, by and between LONG BEACH EQUITIES, INC., a California corporation ("Grantor") and VALLE DEL SOL ESTATES, INC., a California corporation ("Grantee").

RECITALS:

df 6460157

A. Grantor is the owner of the real property located in the County of Riverside, California, and consisting of approximately 54 acres (the "Encumbered Property"), as more particularly described on Exhibit "A" attached hereto and made a part hereof.

B. Grantor recently conveyed to Grantee the real property immediately adjacent to the Encumbered Property, and consisting of approximately 21.34 acres (the "Benefitted Property"), as more particularly described on Exhibit "B" attached hereto and made a part hereof, together with the improvements located thereon consisting of a sixty-two (62) space mobile home park referred to as "Maze Stone Village".

C. There currently exists on the Encumbered Property a sewer septic system consisting of a septic tank and a system of underground lines and pipes leading to and from a leach field (collectively, the "Sewer Septic System"). The Sewer Septic System has been, and continues to be, in operation for the benefit of Maze Stone Village.

D. Grantor conveyed the Benefitted Property to Grantee with the understanding that the Sewer Septic System would continue to be used for the benefit of the Benefitted Property.

E. Subject to the terms and conditions set forth herein, Grantor has agreed that it will grant certain easement rights over certain portions of the Encumbered Property.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to Grantee an easement pursuant and subject to the provisions described below.

1. In order to allow Grantee to continue to operate and maintain the Sewer Septic System for the benefit of the Benefitted Property, Grantor grants Grantee an exclusive easement and right of way (the "Easement") in, on, over, under, and through that portion of the Encumbered Property (the "Easement Area") designated as the Easement Area on Exhibit "C" attached hereto and made a part hereof in order to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time the Sewer Septic System. Grantor acknowledges that the Sewer Septic System is the sole property of Grantee, and that its use is limited to Grantee's mobile home park.
2. Grantee and its representatives, employees, contractors, agents and designees shall have the right, at Grantee's sole cost and expense, to enter upon the Easement Area, and to have free access to the Sewer Septic System, at any time without prior notice to Grantor or any subsequent owners or occupants of the Encumbered Property. In connection with its entry upon the Easement Area, Grantee shall use reasonable efforts not to interfere with the conduct of the business of the legal occupants of the Encumbered Property.
3. Grantee shall have the right to pave, landscape and construct fences and other similar improvements, or any other improvements required by Grantee in connection with or related to the operation of the Sewer Septic System on the Easement Area. Grantee's work on the Easement Area shall be completed lien free and performed promptly.
4. The terms, covenants and conditions herein contained shall be appurtenant to and run with the land affected hereby and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto until terminated in accordance with the provisions hereof.
5. The parties agree that the Easement shall remain in full force and effect for as long as the Sewer Septic System is required to remain in operation by the County of Riverside or any other appropriate governmental authority. Upon the termination of the Easement, Grantee shall execute such documents as Grantor may reasonably request to evidence such termination.
6. Grantor covenants and agrees that if following the recordation of this Easement Agreement a public sewer system becomes available for service to the Benefitted Property, Grantor will grant to Grantee an easement over the Encumbered Property in a location mutually satisfactory to the parties and sufficient to

451814

enable Grantee to connect the sewer system for the Benefitted Parcel to such public sewer system and to maintain such system once it is connected.

7. This Easement Agreement contains the entire understanding between the parties hereto relating to the rights herein granted and the obligations herein assumed. No oral representations or modifications of this Easement Agreement shall be effective unless the same are set forth in a subsequent written modification signed by the party to be charged.

IN WITNESS WHEREOF, the parties hereto have executed this Sewer System Easement Agreement as of the day and year first above written.

"GRANTOR"

LONG BRACH EQUITIES, INC.,
a California corporation

By: *Joseph L. L...*
Its: *Asst. Secy*

"GRANTEE"

VALLE DEL SOL ESTATES, INC.,
a California corporation

By: *Vernon B. Pleasant*
Its: *Vice President*
By: *Doris C. Plummer*
Its: *Secretary*

451814

EXHIBIT "A"

LEGAL DESCRIPTION OF ENCUMBERED PROPERTY

Remainder Parcel as shown on Parcel Map Number 22771 in
the County of Riverside, California, all as recorded on
November 28, 1989, in Book 60, Pages 43-44 of Maps.

451814

EXHIBIT "B"

LEGAL DESCRIPTION OF BENEFITTED PROPERTY

Parcel 1 of Parcel Map Number 22771 in the County of
Riverside, California, all as recorded, on November 28, 1989, in
Book 60, Pages 43-44 of Maps.

EXHIBIT "C"
LEGAL DESCRIPTION OF EASEMENT AREA
LEACH FIELD SITE

A portion of that certain parcel of land described in a deed recorded May 7, 1987 as Instrument No. 128708, Official Records of Riverside County, California lying within Section 2, Township 5 South, Range 2 West of the San Bernardino Base and Meridian, described as follows:

Commencing at the northeast corner of said Section 2;

Thence North 89°45'04" West along the North line of the northeast quarter of said Section 2 a distance of 504.89 feet to a point of intersection with the center line of California Avenue (60.00-foot wide), as shown on Deed Plat 700-TT on file in the office of the County Surveyor of Riverside County, California;

Thence South 33°48'52" West along said center line a distance of 1,085.97 feet to a point of curve;

Thence southwesterly along a curve to the left having a central angle of 33°29'23", a radius of 1,000.00 feet, a distance of 584.51 feet measured along the arc to a point of tangent, (as monumented by a 1-1/2" O.D. copper-clad monument with a tag RCE 26406);

Thence South 00°19'29" West along said center line a distance of 2655.64 feet;

Thence North 89°40'31" West a distance of 30.00 feet to a point on the westerly right-of-way line of California Avenue;

Thence continuing North 89°40'31" West a distance of 326.74 feet to the True Point of Beginning;

Thence westerly, northerly, easterly and southerly around the herein-described parcel the following six (6) courses:

1. North 89°40'31" West a distance of 347.26 feet;
2. North 25°10'55" West a distance of 225.57 feet to a point of curve;

3. Northwestery along a curve to the left, having a central angle of $12^{\circ}35'33''$, a radius of 160.00 feet, a distance of 35.17 feet, measured along the arc to a point on the curve;

4. North $16^{\circ}55'05''$ East a distance of 107.55 feet;

5. South $89^{\circ}40'31''$ East a distance of 432.17 feet;

6. South $00^{\circ}19'29''$ West a distance of 336.48 feet to the True Point of Beginning.

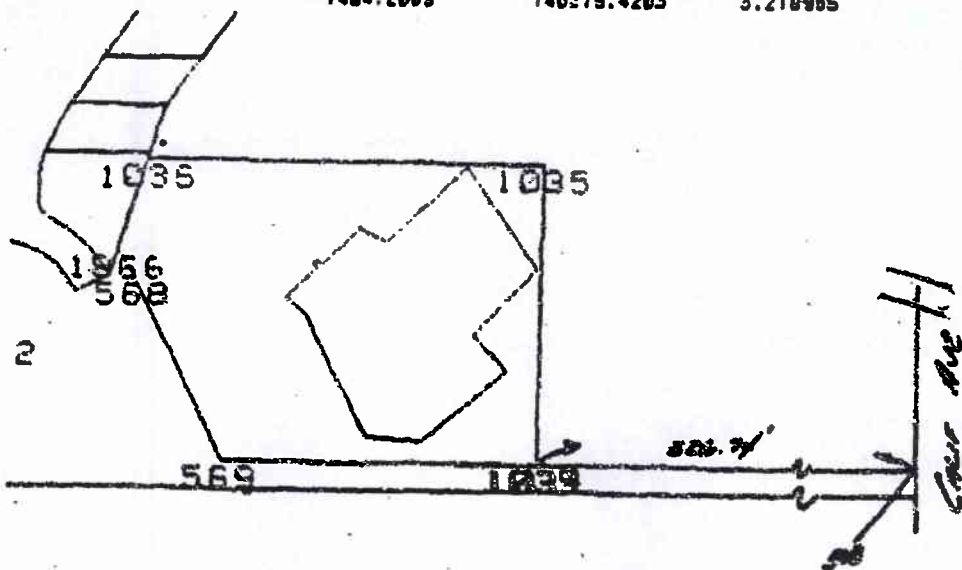
Containing a calculated area of 3.219 acres, more or less.



PROJECT/87019/YUCAIPA_YC P-87019NS NEW LEACH FIELD BOUNDARY
9- 8-89

AREA/LOT SUMMARY

FROM SET #26	BEARING/ANGLE LIMITS OF	DISTANCE	TO	NORTH	EAST	ELEV
569	NW 25 18'55"	225.5699	569 568 EC	581238.1351 581434.2670	1755057.4052 1754961.4265	
PC 569	CHORD ER6 NW 31 28'42"	LENGTH 35.0945	PT 1966	NORTH 581464.1978	EAST 1754943.1010	ELEV
	DELTA - 12 35'33"	ARC 35.1653	RP 582 RP	NORTH 581366.1880	EAST 1754816.6327	ELEV
	RADIAL PC-RP SW 64 43'05"	RADIUS 168.0280		RADIAL RP-PT NE 52 13'32"	DEG OF CURVE 35 48'36"	MID ORD .9651
	TANGENT PC-PI NW 25 18'55"	TAN LENGTH 17.8538		TANGENT PI-PT NW 37 46'28"	EXTERNAL .9710	
1966	NE 16 55'05"	187.5582	1036	581567.8927	1754874.3885	
1036	SE 89 48'31"	32.1743	1035	581564.6437	1755406.5658	ANGLE POINT FOR LEACH FIELD @ PL LINE
1035	SW 0 19'29"	336.4818	1034	581229.1873	1755404.5598	ANGLE POINT FOR LEACH FIELD
1034	NW 89 48'31"	347.2584	569	581238.1351	1755057.4052	ANGLE POINT FOR LEACH FIELD @ PL
	PERIMETER	1484.3089		50 FT	148219.4203	ACRES 3.218985





BEST BEST & KRIEGER
ATTORNEYS AT LAW

Indian Wells
(760) 568-2611

Irvine
(949) 263-2600

Los Angeles
(213) 617-8100

Ontario
(909) 989-8584

3390 University Avenue, 5th Floor, P.O. Box 1028, Riverside, CA 92502
Phone: (951) 686-1450 | Fax: (951) 686-3083 | www.bbklaw.com

Sacramento
(916) 325-4000

San Diego
(619) 525-1300

Walnut Creek
(925) 977-3300

Washington, DC
(202) 785-0600

Michael Grant
(951) 826-8311
michael.grant@bbklaw.com
File No. 25038.00000

October 24, 2014

**VIA E-MAIL MSTRATE@RCTLMA.ORG
AND HAND DELIVERY**

Mr. Matt Straite
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Tentative Tract Map 36337

Dear Mr. Straite:

The purpose of this letter is to provide input regarding Item No. 4.1 on the Planning Commission's agenda for its October 29, 2014 meeting. This firm represents the Weyler Trust, Mrs. Camille McElhinney and Hilmer Weyler, the parties that sold this subject property almost ten years ago. Although my client is not opposed to development of the property as generally described in the tentative tract map, there are several important matters that have so far been omitted from the map.

1. First, the map refers to an easement (designated as No. 1 and recorded in 1992) which is described on Sheet 2 of the map as "Ex Access Easement to be abandoned and replaced with public street." However, the streets depicted on the face of the map (specifically, Lots A and J) do not provide access to my client's property – a ten acre parcel located immediately to the north. If this map were eventually recorded as a final map in its current form, the right of access now described in Easement No. 1 would become physically unavailable, since the north/south portion of the easement would be located in the rear area of a number of residential lots. And new public streets would not connect to my client's property.

2. Second, the map appears to disregard a "Temporary Access Easement" recorded April 15, 2005 as Document No. 0299551, Records of Riverside County. That document provides for another temporary easement for pedestrian and vehicular access over a portion of the subject property, in favor of my client's acreage located to the north. This easement will terminate upon the recording of a parcel map or tract map that provides access via public streets to my client's northerly property.



BEST BEST & KRIEGER
ATTORNEYS AT LAW

Mr. Matt Straite
October 24, 2014
Page 2

3. The documents by which the subject property was purchased from my client requires that all available utilities be stubbed to the boundary of my client's ten acre property. To the extent that utilities are depicted on the tentative tract map, the extension of utilities to the boundary line between the subject property and my client's property should be depicted.

Once again, subject to these corrections on the map (and in the conditions of approval, if required), my client does not object to the proposed development. If these changes are not implemented, then my client will be significantly damaged and would strenuously object. Please contact me if I can provide any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael Grant', written over the typed name.

Michael Grant
of BEST BEST & KRIEGER LLP

MG:jo

cc: Mr. Mike Naggar
Mr. Greg Lansing



City of Hemet

ENGINEERING DEPARTMENT

510 E. Florida Avenue • Hemet, CA 92543 • (951) 765-2360

October 27, 2014

Mr. Michael Naggar
Mike Naggar & Associates
445 S. "D" Street
Perris, CA 92570

**Subject: Tentative Tract Map No. 36337 - Meadowview Project
County of Riverside**

Dear Mr. Naggar:

This is in response to your letter, dated October 1, 2014, requesting information on ownership of properties within the City of Hemet affecting the development of the subject project.

The properties identified, on the recorded Tract No, 30333, as lots "G" and "H" are under the ownership of the City of Hemet, as well as the detention basin on the east side of California Avenue.

The existing drainage channel, lying on the northern and eastern sides of the Four Seasons development (lots "G" and "H"), outlets into the detention basin located on the east side of California Avenue, between Florida Avenue and Devonshire Avenue.

The proposed project for Tentative TM 36337 will only be able to utilize these facilities without exceeding the flows for which they were originally designed to carry and store. Therefore the subject project shall provide its own detention/retention system to contain any increased flows due to the development of the property, and release only undeveloped flows.

Because Reinhardt Canyon, and now the proposed project, will direct the runoff into the existing detention basin located on the east side of California Avenue, the City of Hemet will require that you consult with the US Army Corps of Engineers to determine if the type of onsite water quality facilities that you are proposing will be acceptable to discharge stormwater into that basin.

Prior to issuance of an encroachment permit to connect to the existing facilities, the City of Hemet will require a letter from Riverside Flood Control & Water Conservation District indicating that the drainage system for TTM 36337 is in compliance with the conditions established for the Four Seasons project, regarding storm flows and volumes.

I shall also note that, at this time, the City does not own the drainage easements through private properties, east of the basin, to outlet the required flows to feed the vernal pool complex located on the south side of Florida Avenue. The City of Hemet shall require that the project for TTM 36337 actively participates in securing the necessary downstream drainage easements, including negotiations and funding.

The intent of this letter is to respond to your question about the ownership of the existing storm drain system and does not constitute an agreement or support for the project.

If you have any questions, please do not hesitate to contact me at (951) 765-2362, or at jbiagioni@cityofhemet.org.

Sincerely,
CITY OF HEMET



Jorge Biagioni, P.E.
Director of Engineering/City Engineer

cc: *Wally Hill, City Manager*
Eric Vail, City Attorney
Deanna Elliano, Community Development Director
Matt Straite, RCTLMA Contract Project Planner

From: Joanne Morello
To: Straite, Matt
Subject: Fw: Reinhart Canyon Development-meeting Oct 29,2014
Date: Tuesday, October 28, 2014 3:04:26 PM

-----Forwarded Message-----

>From: Joanne Morello <joamorello48@peoplepc.com>
>Sent: Oct 28, 2014 2:27 PM
>To: mstraite@rctlma.org
>Subject: Reinhart Canyon Development-meeting Oct 29,2014

>
>TO all Planning Commisioners,

>
>Thank you for taking the time to read my comment.

>
>I live on Beech Street, the dirt road you are considering using as an exit in case of emergencies. Currently it is a NON MAINTAINED county road. If it was not for my husband grading it when it gets to bad we would have a mine field of pot holes. Well, there is one other person who grades but, ONLY in front of his home. We are AGAINST the use of Beech Street as an exit if it stays a DIRT ROAD. The dust is a negative factor in our section of the canyon and if the development is approved and Beech St. is left DIRT it definitely become the "hide-away spot" for all to come and drink, do drugs, snuggle with your sweetie, etc. which will dramatically change the tranquil corner of the canyon. BUT we would not be against the proper PAVING of the street. No short cuts, sloppy work, or cheap material used in the improvement of the street. Of course, in my dreams, I would also like street lights, curb, gutter, sewer and storm drains, BUT I can live with an well made road instead of dirt. (get the feeling I am tired of dirt?)

>
>Are you also aware that Reinhart Canyon is a FIRE ZONE? ok probably not the correct title but I have to pay the State of California \$115.00 extra each year for fire protection and officially the canyon is CLOSED except for residents due to extreme fire danger. DO WE REALLY NEED MORE HOMES IN CANYON SO THEY TOO CAN BURN TO THE GROUND. Just because a developer builds homes does NOT take away the fire danger.

>
>At one time we were told the developer was going to build a "park" on the east side of canyon half was up. That is an area that (when it rains) is a natural river bed with wildlife in it. How can you make a "park" that humans with run-a-muck in and not DAMAGE AND DESTROY the only place for the wildlife. Of all the open space around the Hemet area and Reinhart Canyon I can not for the life of me understand the stupidity of forcing yourself on a community. They could make some very beautiful 5 acre homesteads and make it "THE PLACE TO LIVE".

>
>I could go on, but this is my first time putting my "two cents" in and do not want to turn you off to my comments.

>
>Respectfully

>
>Joanne Morello and Mike Dever

From: BILL AHLWEDE
To: Straite, Matt
Subject: Change of zone no. 7839 tract no. 36337
Date: Monday, October 27, 2014 4:05:43 PM

I am unable to attend the upcoming meeting but wanted to voice my opinion on this issue.

I am NOT in favor of this zoning change.

Reasons:

Significant area traffic increase and insufficient access during emergencies.

Thank you

Bill Ahlswede
Area resident

R. W. Aubert
23480 Beech St
Hemet Ca 92545

15 October 2014

County Administration Center,

I am writing in response to the "Public Hearing on Tract No. 36337". I am concerned on the density of the proposal due to the large increase of residents that could occupy the area. The following reasons I submit for your review on my concerns.

1. The area is a high fire area and I have to pay a large insurance fee for this problem. Thus if there is a fire and emergency evacuation is required it is going to be very hard due to a single road access into this area and I being in the what is called ranch land and the most fire danger area due to high brush will have a hard time getting out of the danger area.
2. In the ranch area water from the wells is very low in the summer time and with a increase in population in the area it will draw on these water supplies to the point we may not have water access in the summer and possible forever if the supply dwindles. The city has a water tank and pumping station at the base of the canyon that pulls this water from our area. A increase in population will draw from this source and there is no access for the ranch people to hook up to city water although we pay a water stand by fee in our taxes every year fro water we cannot access????
3. The zoning is for 5 acres parcels and I have no problem with this for I moved here knowing this was going to be ranch land and thus horse property not a city tract area. I believe the County had this in mind when they zoned it such and want them to maintain this position for those who moved into the area knowing this was the zoning. It is a great place to live due to the low density housing even with the high taxes in this area for new comers.
4. We have already had 2 fires in this area in the 5 years I have lived here and really want to express my concerns on evacuation once again. The more high density housing will increase to flow of traffic to increase and the stop sign are going to cause large delays in traffic flow. This also causes evacuation and even school children to be exposed to problems from this and remember there are no sidewalks in this area for the children to walk on other than the street.
5. High density leads to high crime from either apartments or low cost housing and the City already has a problem on the East side with businesses closing on a regular basis because of this. Please do not let this happen to the upper scale west side of Hemet.

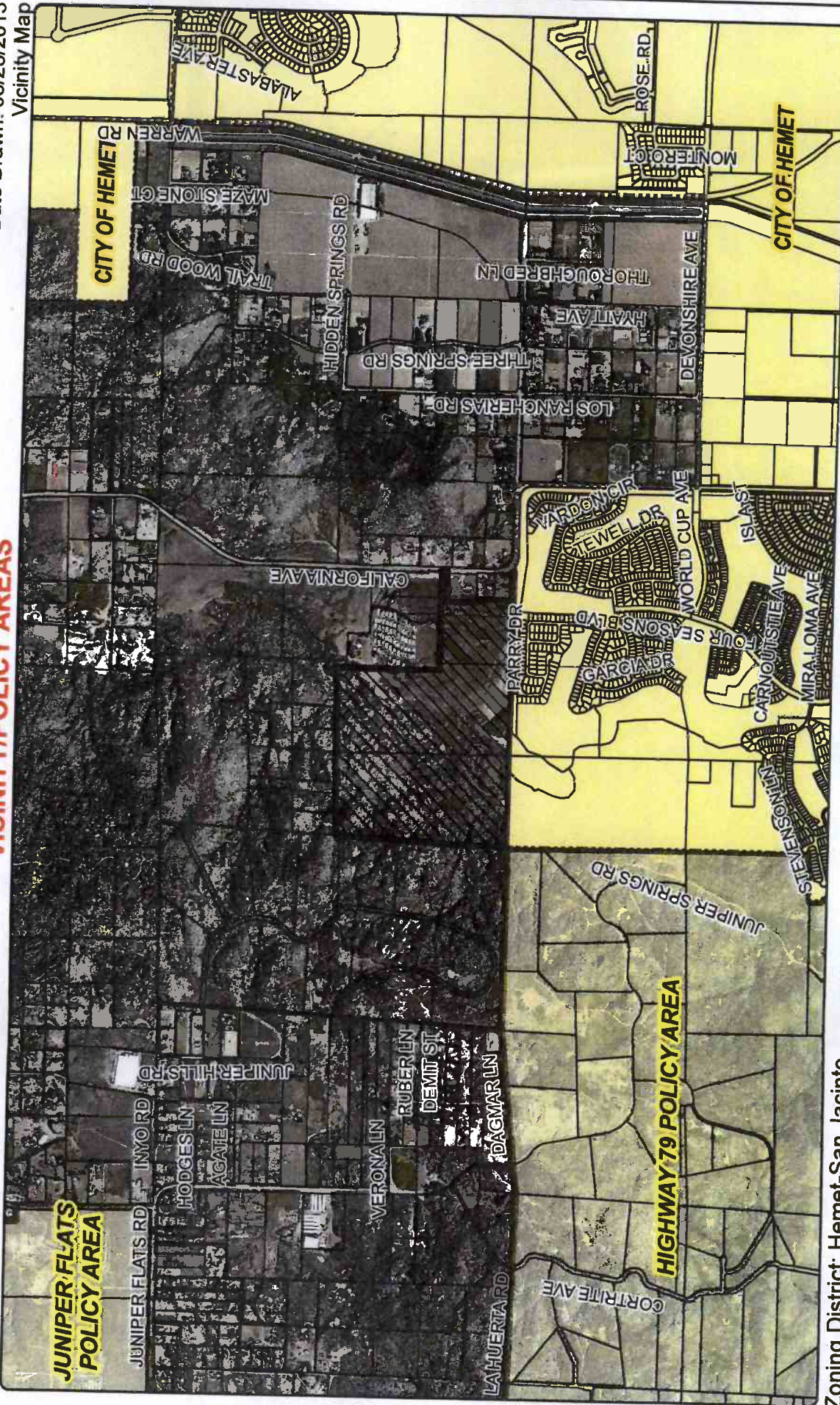
I want to thank you for your consideration of these facts and am looking forward to your rejection of this zoning change and support your "Mitigate Negative Declaration (MND) for the proposed project.

R. W. Aubert
Ranch Owner Reinhart Canyon

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36337
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 03/25/2013
 Vicinity Map



Assessors Bk. Pg. 455-08,09
 Thomas Bros. Pg. 809 J5
 Edition 2011

Zoning District: Hemet-San Jacinto
 Township/Range: T5SR2W
 Section: 2

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than Planning Department zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrpa.ca.gov/riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Stone
District 3

TR36337 LAND USE

Date Drawn: 03/25/2013
Exhibit 1



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 2

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 959 G1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 856-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.gov/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

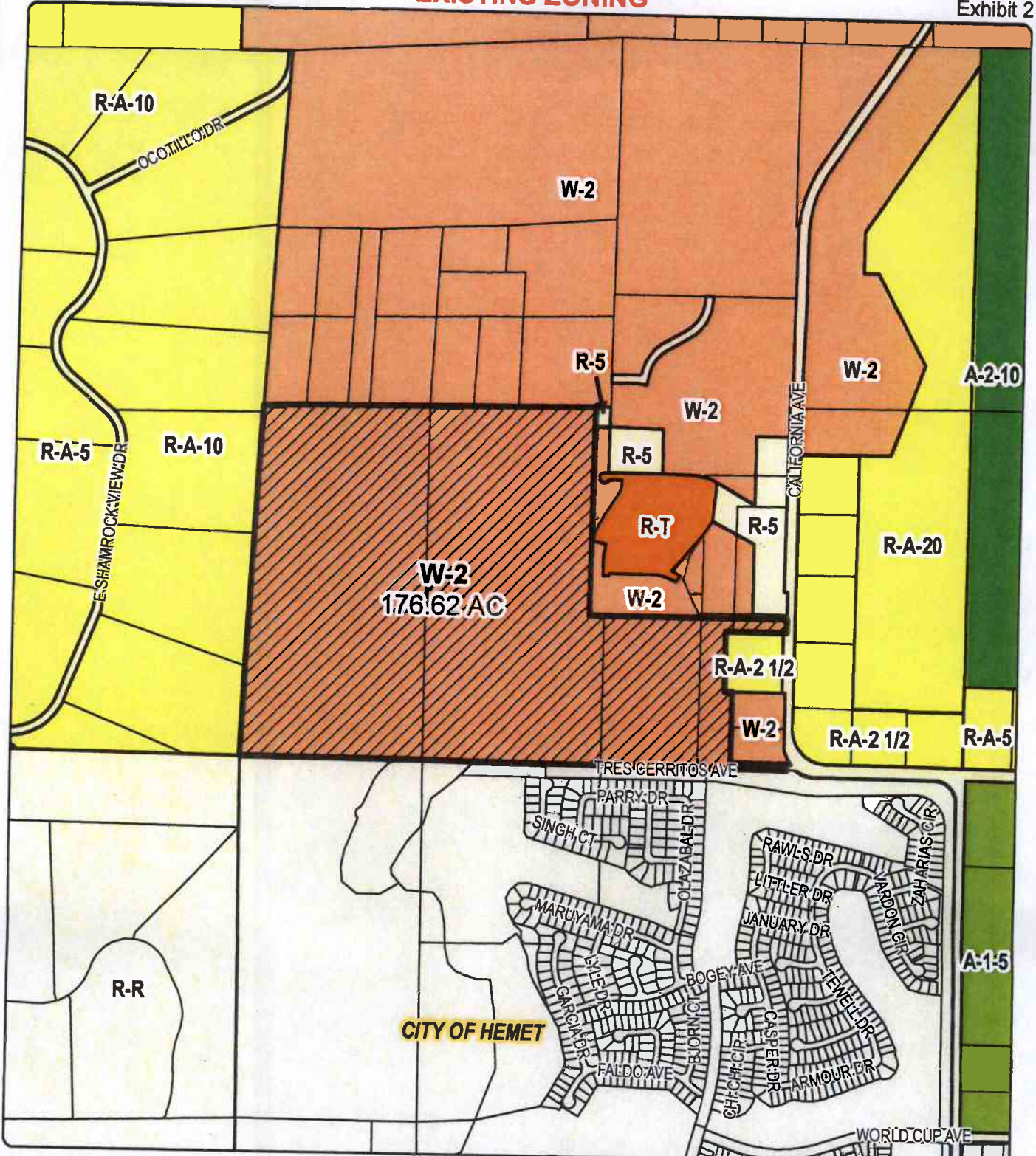
TR36337

EXISTING ZONING

Date Drawn: 03/25, 2013

Exhibit 2

Supervisor Stone
District 3



CITY OF HEMET

Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 2



Assessors Bk. Pg. 455-08,09
Thomas Bros. Pg. 809 J5
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rimsa.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

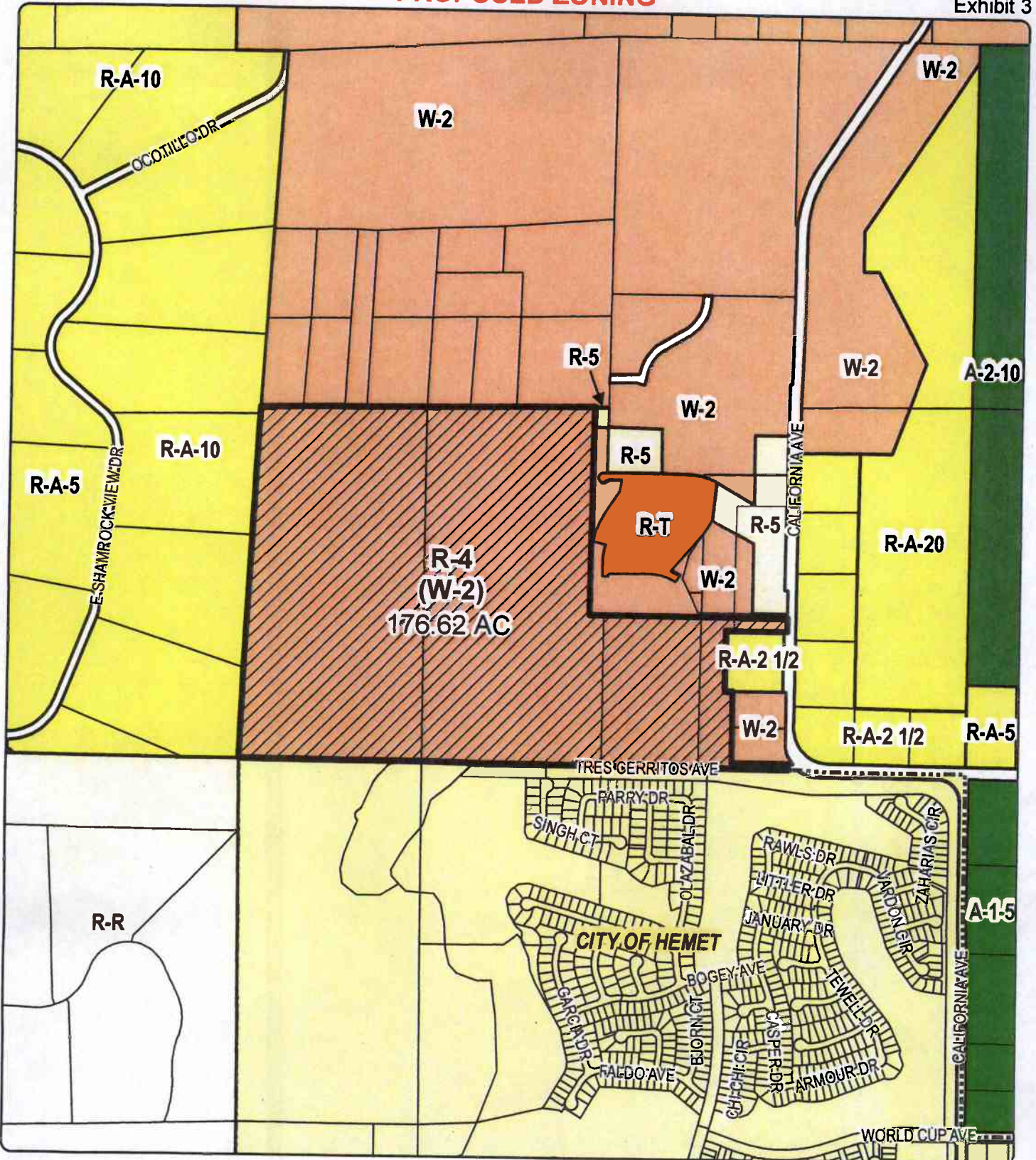
CZ07839 TR36337

PROPOSED ZONING

Date Drawn: 08/25/2014

Exhibit 3

Supervisor Stone
District 3



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

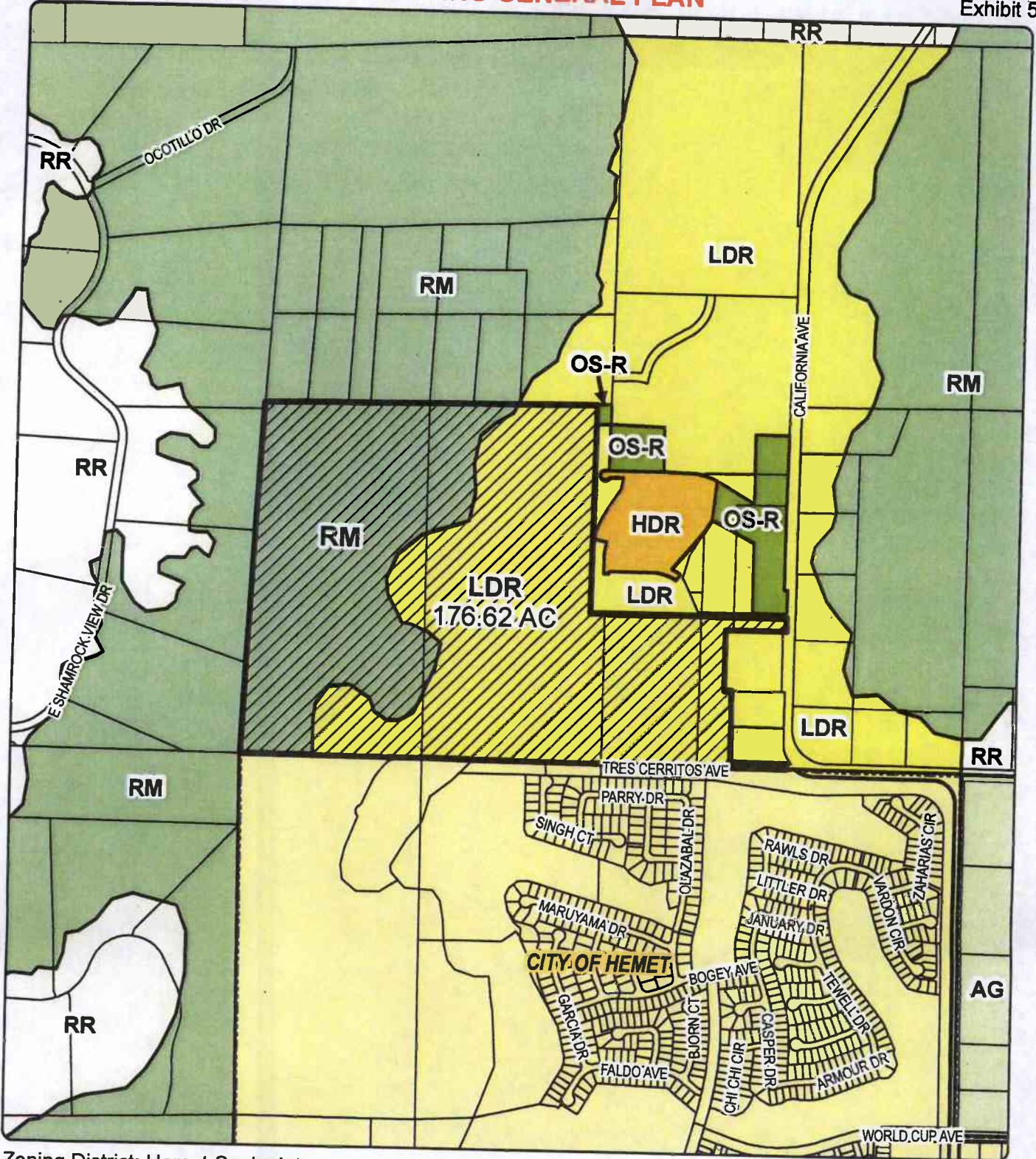
TR36337

EXISTING GENERAL PLAN

Date Drawn: 03/25/2013

Exhibit 5

Supervisor Stone
District: 3



Zoning District: Hemet-Sa Jacinto
Township/Range: T5SR2W
Section: 2



Assessors Bk. Pg. 455-08,09
Thomas Bros. Pg. 809 J5
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>

REINHARDT CANYON
SEC. 2, T. 5 S., R. 2W. S.B.B. & M

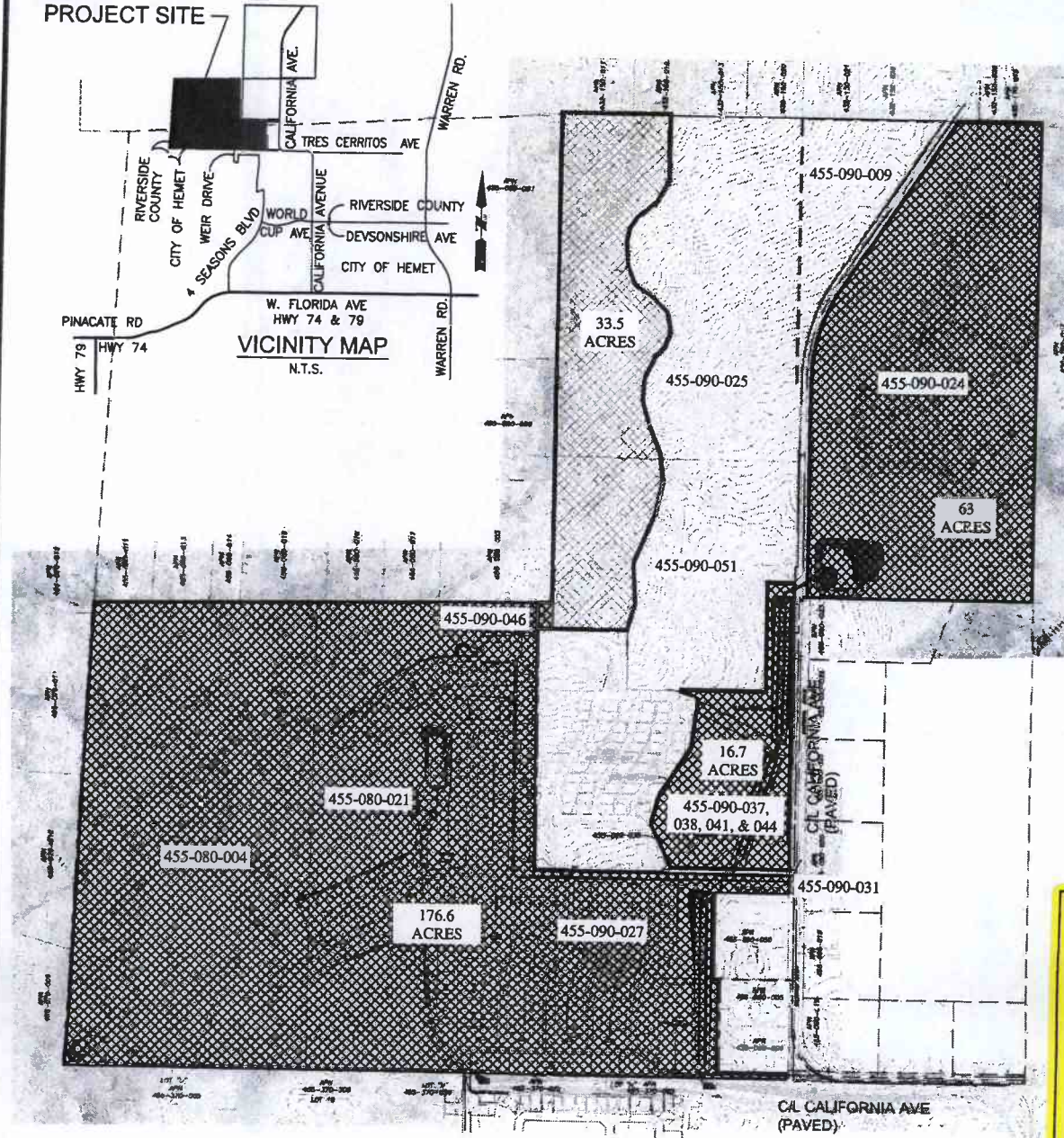
PREPARED BY:

UNITED ENGINEERING GROUP
10602 TRADEMARK PKWY
SUITE 509
RANCHO CUCAMONGA, CA 91730
PHONE: 909.466.9240
www.unitedeng.com

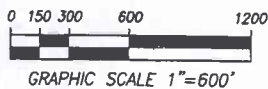
OWNER/APPLICANT:

REINHART CANYON ASSOCIATES, LLC
8800 N. GAINY CENTER DRIVE, SUITE 255
SCOTTSDALE, AZ 85258
(480) 609-1200
(480) 609-1130 FAX

PROJECT SITE



RIVERSIDE COUNTY FEE AREA MAP
TTM 36337
CHANGE OF ZONE CASE NO. 7839



ASSESSOR'S PARCEL NO.'S: 455-080-004, 455-080-021, 455-090-027,
455-090-029, 455-090-031, 455-090-051, 455-090-025,
455-090-024, 455-090-046, 455-090-038 & 455-090-044

CASE: TR36337
EXHIBIT: F
DATE: 9/24/14
PLANNER: M. STRAITE

REINHARDT CANYON
SEC. 2, T. 5 S., R. 2 W. S.B.B. & M

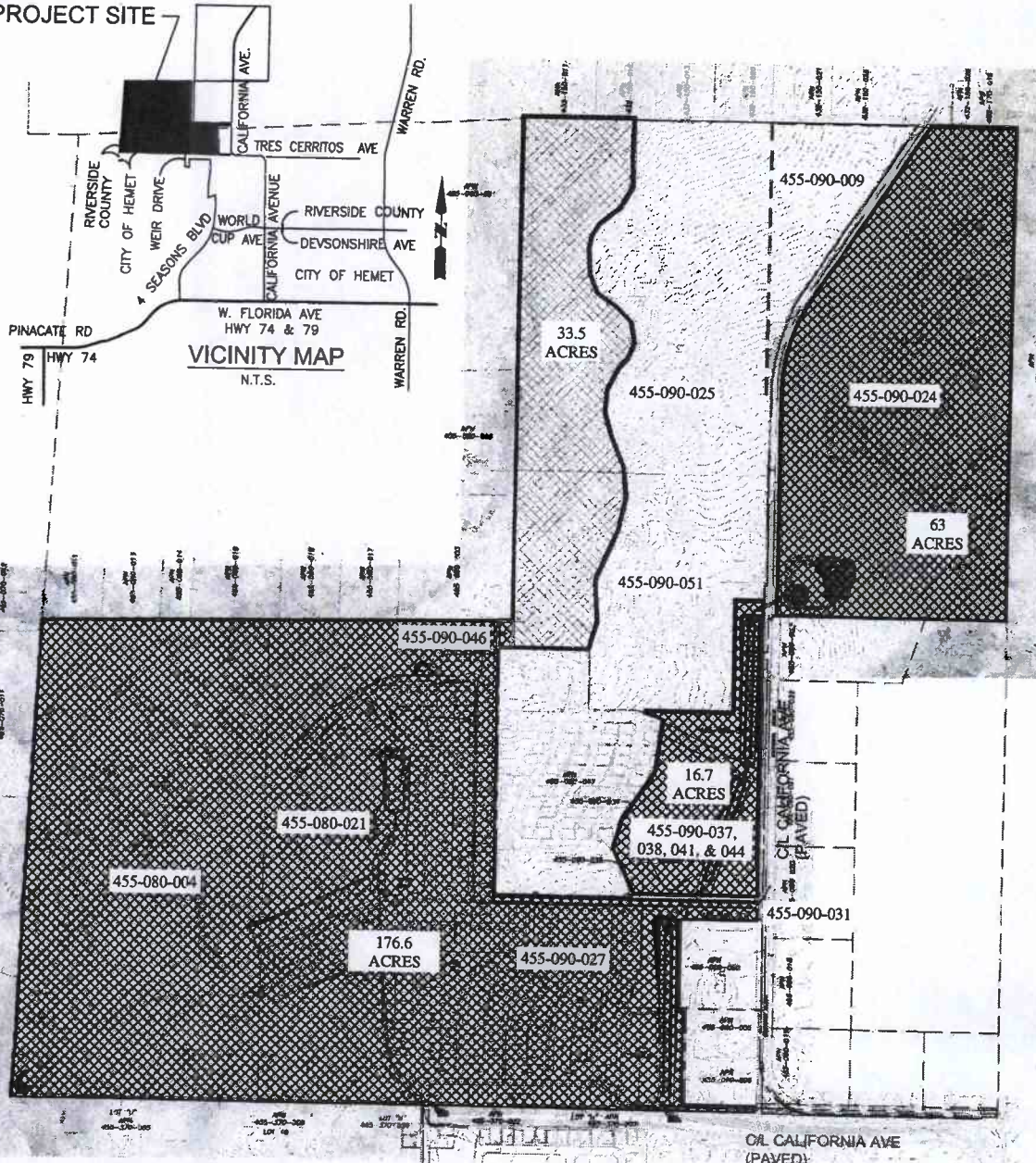
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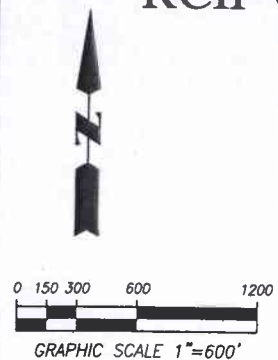
PROJECT SITE



RCIP CONSISTENCY MAP FOR TTM 36337
CHANGE OF ZONE CASE NO. 7839

ASSESSOR'S PARCEL NO.'S.: 455-080-004, 455-080-021, 455-090-027,
455-090-029, 455-090-031, 455-090-051, 455-090-025,
455-090-024, 455-090-046, 455-090-037, 455-090-038, 455-090-041
& 455-090-044

TOTAL AREA OF RM - 125.8 ACRES - ALLOWABLE LOTS - 12
TOTAL AREA OF LDR - 164.0 ACRES - ALLOWABLE LOTS - 328
TOTAL ALLOWABLE LOTS - 340
TOTAL PROPOSED LOTS - 332



IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY

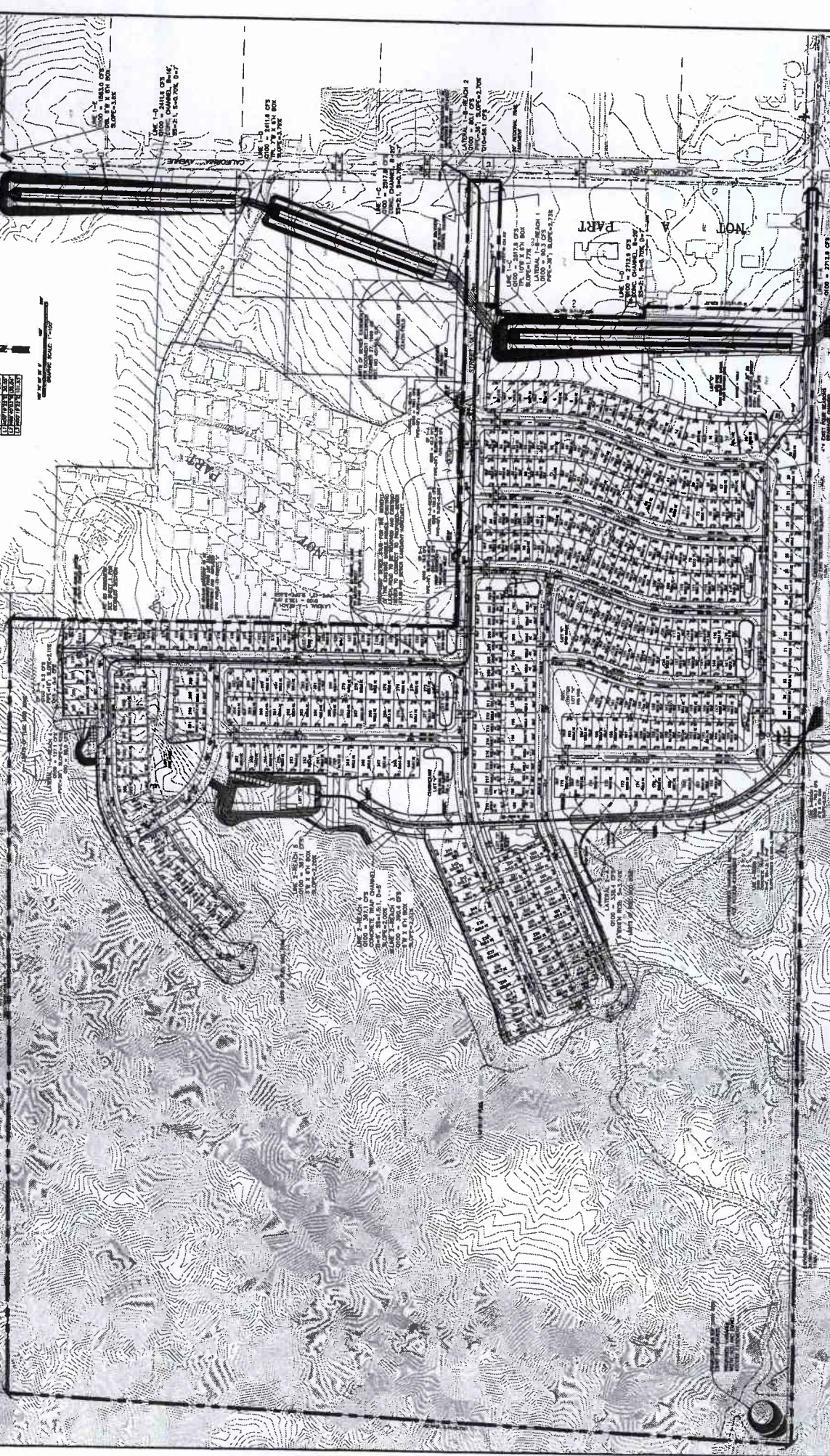
TENTATIVE MAP - TRACT NO. 36337

DESIGN NOTES:

1. ALL SPACES SHOWN ACCORDING TO THE LATEST EDITION OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S REGULATIONS FOR THE DESIGN OF TRACT MAPS.
2. PROPERTY LINES, EASEMENTS AND ADJACENT TRACTS, TO BE IDENTIFIED BY THE APPLICANT'S ATTORNEY AND TO BE SHOWN BY A SEPARATE PLAT.
3. ALL SPACES SHOWN ARE TO BE VERIFIED BY THE APPLICANT'S ATTORNEY AND TO BE SHOWN BY A SEPARATE PLAT.
4. SEE ALL DOCUMENTS RELATING TO THIS MAP.

LINK DATA TABLE

LINK NO.	LINK TYPE	LINK FROM (X, Y)	LINK TO (X, Y)
1	NEW	4000 10 2000 20	4000 10 4000 20
2	NEW	4000 20 4000 30	4000 20 4000 30
3	NEW	4000 30 4000 40	4000 30 4000 40
4	NEW	4000 40 4000 50	4000 40 4000 50



SEPTEMBER 2014

AMENDED NO. 4

CARDINAL J. LAZAR
 LICENSE NO. 50001
 DATE: 8-25-2014



MEADOWVIEW
 TENTATIVE TRACT MAP
 NO. 36337

SEPT. 13, 2014
 SHEET 3 OF 3
 PROJECT NUMBER
 CA-30027



1000 Commonwealth Ave., Suite 100
 San Francisco, CA 94103
 Tel: 415.774.0000
 Fax: 415.774.0001
 www.ueg.com

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Reinhardt Canyon Associates, LLC
PRINTED NAME OF APPLICANT

*By: R.M.G. Real Estate Services LLC
L.L.C. 1/15/10
Authorized Officer
Moulin*

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am ~~we are~~ the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Reinhardt Canyon Associates, LLC
PRINTED NAME OF PROPERTY OWNER(S)

*By: R.M.G. Real Estate Services LLC
L.L.C. 1/15/10
Authorized Officer
Moulin*

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

455-080-004 & -021;

Assessor's Parcel Number(s): 455-090-009, -024, -025, -027, -029, -031, -035, -037, -038, -041, -044, -046 & -051

Section: 2 Township: 5 S Range: 2 W

Approximate Gross Acreage: 361.64

General location (cross streets, etc.): North of Parry Dr, South of Jelanie Ln, East of N/A, West of California Ave

Thomas Brothers map, edition year, page number, and coordinates: P809/H5, H6, J4, J5, J6; P810/A4, A5

UNITED ENGINEERING GROUP

Meadowview

Conceptual Design Manual

Riverside County, California

June 26, 2014



CASE: TR36337
EXHIBIT: DESIGN MANUAL
DATE: 9/24/14
PLANNER: M. STRAITE



CONCEPTUAL DESIGN MANUAL

FOR

Meadowview

(TR 36337)

Submitted to

County of Riverside, California

June 26, 2014

APPLICANT/PROPERTY OWNER(S)

Reinhart Canyon Associates, LLC

8800 N. Gainey Center Drive

Suite 255

Scottsdale, AZ 85258

(480) 609-1200

AGENT/ENGINEER

UNITED ENGINEERING GROUP-CALIFORNIA, INC

10602 Trademark Pkwy

Suite 509

Rancho Cucamonga, CA 91730

(909) 466-9240

UEG Project No. 30027

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EXHIBITS

- A. Vicinity Map
- B. USGS Topographic Map
- C. FEMA FIRM Map
- D. Riverside County Existing Land Use
- E. Riverside County Existing Zoning
- F. Area Circulation Map
- G. Project Open Space
- H. Project Open Space Clubhouse and Rec Center
- I. Conceptual Wall & Entry Plan
- J. Typical Private Open Space Area

FIGURES

- 1. California Ranch Style Architecture
- 2. Craftsman Style Architecture
- 3. Mediterranean Style Architecture

1.0 PURPOSE

The purpose of this Conceptual Design Manual is to describe the overall design concept for Tentative Tract Map 36337 (Meadowview) and outline the design details that will be incorporated into the final design decisions. This manual includes both design standards and guidelines. Variations to either the design standards or guidelines may be considered by the Planning Commission. The guidelines in this document will lay out both functional and aesthetic design concepts as an overall strategy to be followed at the time of development. The primary objective is to establish a consistent theme throughout the project. This document will establish the conceptual architectural styles, overall theme, wall and fence concepts, and pedestrian connectivity to be used in the future build out of this tract. This Conceptual Design Manual is being processed in conformance with Riverside County Zoning Ordinance No. 348, Article VIII, Section 8.95b.

2.0 PROJECT BACKGROUND & DESCRIPTION

The Meadowview site is located in Riverside County. The general location of the site is south of Maze Stone Park and north of Tres Cerritos Ave. (Refer to **Exhibit A – Vicinity Map**). The project proposes to subdivide 292 acres into 332 one story single family units. The typical dwelling units will be a lot mixture of 3,600 square foot (sq. ft.) single family detached lots and 5,000 sq. ft. single family detached lots. There will be a series of drainage basins that will collect offsite flows and discharge to a regional drainage channel southeast of the property boundaries. The project is proposing 4.7 acres of additional open space throughout the community and approximately 200 acres of preserved hillside areas. The project proposal is consistent with Riverside County's R-4 Zone which allows for minimum lot sizes of 3,500 sq. ft. with an average dwelling unit area of 6,000 sq. ft. The Meadowview project contains minimum lot sizes of 3,600 sq. ft. and an average area per dwelling unit of over 23,000 sq. ft. In order to ensure the quality and cohesiveness of projects zoned R-4, Riverside County requires additional design details during planning stages. The requirement for these conceptual design details helps ensure that County design objectives are met. By implementing the following design points, this project meets the County's design objectives for the properties zoned R-4:

- Providing transition and buffer zones to ensure that the project blends into and is sensitive to the surrounding area.
- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Providing functional public access to recreational opportunities in relation to the overall open space system.
- Incorporating conveniently located and accessible neighborhood parks, trails and open space.
- Providing a sense of privacy and personal space for each residential unit.

3.0 EXISTING CONDITIONS

The property consists of vacant raw land, and has been disturbed by farming activity. Currently, there are no drainage basins onsite. All runoff sheet flows from northwest to southeast. There is a Southern California Edison Utility easement along the southern property line for the transmission of electrical power along the southern portion of the site.

The topography is varied with hillside areas contained primarily in the western and eastern boundaries of the site. The site generally slopes from northwest to southeast (See **Exhibit B – USGS Topographic Map**). The property is located within Flood Zone 'X' (areas determined to be outside of the 100-year and 500-year floodplain) Refer to **Exhibit C – FIRM Maps** (Map No. 06065C1465G Map No. 06065C1470G and dated August 28, 2008).

Per the Riverside County Integrated Project (RCIP), the property currently has land use designations of Low Density Residential (LDR) and the site is currently zoned controlled development (W-2) (Refer to **Exhibit D – Existing Land Use** for the current land use designation and **Exhibit E – Existing Zoning** for a depiction of the zoning).

Transportation corridors and area circulation will be developed in conformance with the County's General Plan. Refer to **Exhibit F – Area Circulation Map** for a representation of the major roadways in the areas of the subject site. The subject site relies on California Avenue for its main access. Traffic generated by the project will utilize California Ave to access highway 74 and interstate 215.

In addition to the access available from California Avenue, there will be two emergency access points on the southern edge of the property. These emergency access points will be used for evacuating Reinhardt Canyon residences. Secondary access into the Four Seasons community was a condition of approval of the Four Seasons Development for evacuation of canyon residents.

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area include vacant land, mountainous hillside, and residential homes. The area west of the project is undeveloped hillside. The area to the east and north of the project is an existing mobile home park called Maze Stone Village. The area further east of the project is large lot residential development. The area to the south of the project is the Four Seasons development, a small lot age restricted community.

The surrounding General Plan land use designations are as follows:

- North: Rural Resident (RR) & Rural Mountainous (RM)
- South: City of Hemet, Residential (Specific Plan)
- East: Medium Density Residential (MDR) & Rural Mountainous (RM)
- West: Rural Mountainous (RM)

The surrounding zoning districts are as follows:

North: Controlled Development Areas (W-2)

South: City of Hemet Residential (SP)

East: Residential Agriculture (R-A-20) and Residential Agriculture (R-A-2 ½)

West: Residential Agriculture (R-A-10)

5.0 PRELIMINARY DEVELOPMENT PLAN

The Meadowview development is intended as a planned residential community which includes various residential lot sizes. In addition, the development will include community amenities and open spaces.

The Meadowview project is proposed for 332 lots on a net 79 acres, or a gross of 292 acres, with undisturbed areas preserved as open space, which conforms to the existing General Plan designation of Low Density Residential. The Meadowview development plan implements a single product type, a traditional single family lots.

5.1.1 Single Family Residential

The single-family residential (SFR) component of the project is clustered to 79 acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction. Meadowview was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. To achieve diversity, the design features traditional single family residential lots of two typical sizes of 3,600 sq. ft. and 5,000 sq. ft. as shown on the tentative tract map. The SFR areas will be subject to the development standards and permitted uses of the County's R-4 zone.

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Riverside County Minimum R-4 Standards

R-4 Minimum Yard Requirements	
Minimum Lot Size	3,500 S.F.
Average Lot Size	6,000 S.F.
Minimum Lot Width	40'
Minimum Lot Depth	80'
Maximum Building Height	40'
Minimum Front Yard Setback	20'
Interior Side Yard	5'
Corner Lot Side Yard	10'
Minimum Rear Yard Setback	10'

5.2 Community Amenities

The Meadowview project will boast a community clubhouse and recreation center. The community clubhouse is located at the intersection of Streets "A" and "K". The clubhouse may include amenities such as a clubhouse, pool, dog park, gathering/Barbeque area, etc. In addition to the clubhouse, there will be a recreation center situated on approximately 0.5 acres. The recreation center is located at the intersection of Streets "H" and "E". The recreation center may include outdoor amenities such as shade structures, gathering areas, bocce ball courts, shuffle board, etc.

Residents will be able to access both the community clubhouse and recreation center by vehicles, bicycles and pedestrians. Residents will be able to walk to the clubhouse and recreation center via community trails, five (5) foot wide detached sidewalks, and strategically placed paseos. (Refer to Exhibit G and H – Project Open Space)

5.3 Transition and Buffer Zones

In addition to the 4.7 acre open space, an important feature of this project is the incorporation of strategically located water quality parcels to function as onsite runoff treatment and passive open space as well as the preservation of over 200 acres of hillside open areas. The goal is to maintain

the open feel of the area by preserving certain topographic features and by providing spatial and visual transitions and buffer zones throughout the project. (Refer to **Exhibit G and H – Project Open Space**) The landscaping and open space areas will be maintained by either the Homeowners Association or Riverside County Flood Control.

5.4 Entry Monuments, Walls & Project Theme

Monumentation features and entry landscaping have not been determined for Meadowview, but will be planned and designed to establish a theme for this planned residential community. A comprehensive sign plan will be provided for the development. Materials, colors, and construction methods for entry monuments are subject to some variation, so long as the proposed character and theme of the monuments is preserved and per the approval of the Planning Department. The primary entry for the community will be located along Street A. (Refer to **Exhibit I – Conceptual Wall & Entry Features**)

Perimeter and other wall materials, designs, and colors, will carry on the project's theme established by the project's monument signage and landscaping. View walls will be used at the discretion of individual builders. Wall and fence heights will be limited to a maximum height of six (6) feet, measured from the high side grade. Decorative pillars and pedestals may extend up to an additional sixteen (16) inches above the maximum wall heights. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, so long as the proposed character and theme of the walls is preserved and per the approval of the Planning Department.

View walls may be used in areas where view opportunities exist. These areas may be adjoining the buffers or open space areas of the tract.

While in some areas of the development, homes will have one or more community walls or view fences, the majority of the development will be separated by neighborhood walls at the interior rear and side yards. Neighborhood walls within the residential areas of the project will be placed along the property lines in order to separate each residence. (Refer to **Exhibit I – Conceptual Wall & Entry Features**)

5.4.1 General Guidelines

- No fence should exceed six feet in height measured from the high side grade
- All walls and fences should end in a pilaster. The design of the pilaster should reflect the shape of the supports used in the entry monuments and use similar materials
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve inches (12") in height