



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

August 3, 2016

To: Reviewing Agencies

Re: Rancho Diamante Phase II Specific Plan Amendment (SPA 15-001)
SCH# 2016081013

Attached for your review and comment is the Notice of Preparation (NOP) for the Rancho Diamante Phase II Specific Plan Amendment (SPA 15-001) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Deanna Elliano
City of Hemet
445 E. Florida Avenue
Hemet, CA 92545

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016081013
Project Title Rancho Diamante Phase II Specific Plan Amendment (SPA 15-001)
Lead Agency Hemet, City of

Type NOP Notice of Preparation

Description The Rancho Diamante Phase II Project proposes a specific plan amendment to the Page Ranch Planned Community Development specific plan originally approved in 1980 as PCD 79-93. The proposed SPA will revise land use boundaries and planning areas and reduce residential density resulting in a corresponding reduction in the dwelling unit count from 744-635 units. In addition to the SPA, the project includes a GPA to amend the Circulation Element, as well as a tentative tract map application to subdivide the 245.07 acre project site into 635 single family residential lots with an average lot size of 6,200 sf and 60.63 acres of park and open space area. The proposed tentative tract map will replace and expand a previously approved tentative tract map no. 35394.

Lead Agency Contact

Name Deanna Elliano
Agency City of Hemet
Phone (951) 765-2393 **Fax**
email
Address 445 E. Florida Avenue
City Hemet **State** CA **Zip** 92545

Project Location

County Riverside
City Hemet
Region
Cross Streets Warren Rd and Mustang Way
Lat / Long 33° 43' 7.18" N / 117° 02' 19.27" W
Parcel No. 465-100-016, -022,
Township 5S **Range** 2W **Section** 24 **Base** SBBM

Proximity to:

Highways 74, 79
Airports Hemet-Ryan
Railways BNSF
Waterways Diamond Valley Lake
Schools Harmony ES;
Land Use Page Ranch Planned Community Development specific plan/low density residential (2.1-5.0 du/ac)

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Regional Water Quality Control Board, Region 8

Date Received 08/03/2016 **Start of Review** 08/03/2016 **End of Review** 09/01/2016

2016081013

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rancho Diamante Phase II Specific Plan Amendment (SPA 15-001)

Lead Agency: City of Hemet Contact Person: Deanna Elliano
Mailing Address: 445 East Florida Avenue Phone: 951-765-2393
City: Hemet Zip: 92543 County: Riverside

Project Location: County: Riverside City/Nearest Community: Hemet
Cross Streets: Warren Road and Mustang Way Zip Code: 92545

Longitude/Latitude (degrees, minutes and seconds): 33 ° 43 ' 7.18 " N / -117 ° 02 ' 19.27 " W Total Acres: 245.07
Assessor's Parcel No.: 465-100-016, 465-100-022, 465-110 Section: 24 Twp.: 5S Range: 2W Base: SBBM
Within 2 Miles: State Hwy #: 74 and 79 Waterways: Diamond Valley Lake
Airports: Hemet-Ryan Airport Railways: BNSF Schools: Harmony Elementary; W

Document Type:
CEQA: [X] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Other: [] Joint Document
[] Early Cons [] Neg Dec [] Mit Neg Dec [] Other: [] Final Document [] Other:
[] NEPA [] EA [] Draft EIS [] FONSI
Other: [] Other:
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Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other: SPA

Development Type:
[X] Residential: Units 635 Acres 245.07
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:
[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
Page Ranch Planned Community Development (PCD) Specific Plan/Low Density Residential (2.1-5.0 du/ac)

Project Description: (please use a separate page if necessary)
The Rancho Diamante Phase II Project proposes a Specific Plan Amendment (SPA 15-001) to the Page Ranch Planned Community Development (PCD) Specific Plan originally approved in 1980 as PCD 79-93. The proposed SPA will revise land use boundaries and planning areas and reduce residential density resulting in a corresponding reduction in the dwelling unit count from 744 to 635 units. In addition to the SPA, the Project includes a General Plan Amendment (GPA) to amend the Circulation Element, as well as a Tentative Tract Map (MAP) application to subdivide the 245.07 acre project site into 635 single family residential lots with an average lot size of 6,200 square feet and 60.63 acres of park and open space area. The proposed tentative tract map will replace and expand a previously approved Tentative Tract Map No. 35394.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.
Revised 2010

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Denise Peterson
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Lisa Johansen
- Dept. of Conservation
Elizabeth Carpenter
- California Energy Commission
Eric Knight
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons

Fish & Wildlife Region 1E

- Laurie Harnsberger
- Fish & Wildlife Region 2
Jeff Drongesen
- Fish & Wildlife Region 3
Craig Weightman
- Fish & Wildlife Region 4
Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
- Habitat Conservation Program
- Fish & Wildlife Region 6
Tiffany Ellis
- Habitat Conservation Program
- Fish & Wildlife Region 6 I/M
Heidi Calvert
- Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M
Becky Ota
- Marine Region

Other Departments

- Food & Agriculture
Sandra Schubert
- Dept. of Food and Agriculture
- Dept. of General Services
Public School Construction
- Dept. of General Services
Cathy Buck/George Carollo
- Environmental Services Section
- Delta Stewardship Council
Kevan Samsam
- Housing & Comm. Dev.
CEQA Coordinator
- Housing Policy Division
- Independent Commissions/Boards
- Delta Protection Commission
Michael Machado

OES (Office of Emergency Services)

- Monique Wilber
- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Supervisor
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
HQ LD-IGR
Terri Pencovic
- California Highway Patrol
Suzann Ikeuchi
- Office of Special Projects

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Eric Federicks - South
- Susan Zanchi - North
- Caltrans, District 4
Patricia Maurice
- Caltrans, District 5
Larry Newland
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson

Caltrans, District 8

- Mark Roberts
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

- Air Resources Board
Airport & Freight
Cathi Slaminski
- Transportation Projects
Nesamani Kalandiyur
- Industrial/Energy Projects
Mike Tolstrup

State Water Resources Control Board

- Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water
- State Water Resources Control Board
Div. Drinking Water # _____
- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other _____

Department of Fish & Wildlife

- Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1
Curt Babcock

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