

November 20, 2019

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

**SUBJECT: RANCHO DIAMANTE (TENTATIVE TRACT MAP NO. 36841) TRAFFIC IMPACT ANALYSIS –
SUPPLEMENTAL ASSESSMENT**

Dear Mr. Eric Flodine:

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

OFF-SITE IMPROVEMENTS

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

CONSTRUCTION TRAFFIC ASSOCIATED WITH OFF-SITE IMPROVEMENTS

As noted in Section 4.5 of the TIA, Project construction activities may potentially result in temporary and transient traffic deficiencies related to:

- Construction employee commutes;
- Import of construction materials and soils; and
- Transport and use of heavy construction equipment.

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The Applicant would be required to develop and implement a City-approved Construction Traffic Management Plan addressing potential construction-related traffic detours and disruptions. In general, the Construction Traffic Management Plan would ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses. As such, no construction traffic impacts associated with off-site improvements beyond what has already been identified in the TIA are expected to occur.

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

Respectfully submitted,

URBAN CROSSROADS, INC.



Haseeb Qureshi
Associate Principal