

**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

<b>SCH # 2016081013</b>
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**Project Title:** RANCHO DIAMANTE PHASE II SPECIFIC PLAN AMENDMENT

Lead Agency: City of Hemet

Contact Person: HP Kang

Mailing Address: 445 East Florida Avenue

Phone: 951-765-2393

City: Hemet

Zip: 92543

County: Riverside

**Project Location:** County: Riverside City/Nearest Community: San Jacinto/Winchester

Cross Streets: Warren Road/Mustang Way

Zip Code: 92545

Longitude/Latitude (degrees, minutes and seconds): 33 ° 43 ' 07.32 " N / -117 ° 02 ' 20.79 " W Total Acres: 245.07

Assessor's Parcel No.: 465-100-016, -022, 465-110-020, -021, -022, -023, and -027

Section: 24 Twp.: 5S Range: 2W Base: SBBM

Within 2 Miles: State Hwy #: 79

Waterways: Salt Creek and Diamond Valley Lake

Airports: Hemet-Ryan Airport

Railways: BNSF

Schools: Harmony Elementary School and West Valley High School

**Document Type:**

CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.) 2007091039  Mit Neg Dec  Other: \_\_\_\_\_

NEPA:  NOI  EA  Draft EIS  FONSI

Other:  Joint Document  Final Document  Other: \_\_\_\_\_

Governor's Office of Planning &amp; Research

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation

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.)  Other: \_\_\_\_\_

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**Development Type:**

Residential: Units 586 Acres 160.51

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 100,000 Acres 19.67 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:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation

Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality

Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater

Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian

Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement

Coastal Zone  Noise  Solid Waste  Land Use

Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects

Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Page Ranch Planned Community Development Specific Plan/Low Density Residential &amp; Low-Medium Density Residential

**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 586 units, while adding approximately 100,000 square feet of commercial uses. In addition to the SPA, the Project includes a General Plan Amendment (GPA) to amend the Circulation Element, as well as a Tentative Tract Map (TTM 36841) application to subdivide the 245.07-acre project site into 586 single-family residential lots on 160.51 acres, one lot of approximately 100,000 square feet of commercial uses on 19.67 acres, and 64.89 acres of public parks and private [homeowners association] parks and open space areas. Off-site improvements include construction of utilities in abutting rights-of-way, drainage conveyance features, and construction of the west half of Warren Road in the northeast part of the Modified Project, including the intersection with "future" realigned Stetson Avenue and an interim transition back to the existing Warren Road alignment.

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.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

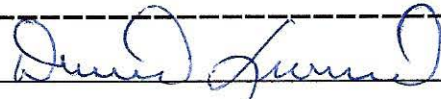
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                            |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                       |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                          |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                        |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission                                |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>Santa Ana</u>                |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of            |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                  |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy        |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                              |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                             |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                                     |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                                  |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                       |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                             |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                    |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of                  |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: <u>Riverside County Airport Land Use Commission</u> |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development                |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date March 23, 2020 Ending Date May 6, 2020

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Strata Equity Group, Inc.</u>
Address: <u>1500 Iowa Avenue, Suite 200</u>	Address: <u>4370 La Jolla Village Drive, Suite 960</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>San Diego, CA 92122</u>
Contact: <u>Dionisios Glentis</u>	Phone: <u>858-546-0900 x243</u>
Phone: <u>951-781-9310</u>	

Signature of Lead Agency Representative:  Date: 18 March 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.