** Revised **

CRYSTAL RUIZ, MAYOR
CLARISA SANCHEZ, MAYOR PRO TEM
PHIL AYALA, COUNCILMEMBER
ALONSO LEDEZMA, COUNCILMEMBER
VALERIE VANDEVER, COUNCILMEMBER

REGULAR MEETING AGENDA
CITY COUNCIL OF THE CITY OF SAN JACINTO
TUESDAY, JULY 7, 2026
5:30 PM CLOSED SESSION
6:30 PM OPEN SESSION

COMMUNITY CENTER
625 S. PICO AVENUE
SAN JACINTO, CA 92583
951-487-7330

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at 951-487-7330 ext. 339. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

The City Council meeting may be observed virtually by accessing https://horizon.agendalink.app/engage-v2/sanjacintoca/agendas and selecting the “Watch” button next to the corresponding agenda for the meeting date, or in person at the San Jacinto Community Center.

Public Comments will only be accepted in person during the meeting or in writing to the City Clerk no later than 3:00 PM on the day of the meeting.

Watch the Meeting (Official Livestream)
The official way to watch and listen to the City Council meeting is through the City's AgendaLink livestream by selecting the **"Watch"** option for the applicable meeting on the City's website.

Provide Live Public Comment by Telephone
Members of the public wishing to provide live public comment may participate by telephone using the Microsoft Teams dial-in information below. The telephone line is intended **only** for individuals who wish to address the City Council during the designated Public Comment period.

Dial in by phone:
+1 (951) 465-7684
Conference ID: 444 922 998#

Public Comment Workflow

When the Mayor opens the Public Comment portion of the meeting, the process will be as follows:

- Members of the public will call the Teams dial-in number and wait in the Teams lobby.
- Callers should remain in the Teams lobby until the applicable Public Comment period opens. They should not be admitted before the Mayor opens Public Comment.
- The Clerk will admit one caller at a time from the lobby as they are ready to speak. If multiple callers are waiting, they should remain in the lobby until it is their turn.
- Once admitted, callers should be able to speak. If necessary, the Clerk can unmute the caller.
- The Mayor will recognize the caller, and the caller should first state their name for the record before providing their public comment.
- Each caller will have up to three (3) minutes to speak.
- After completing their comments, callers may either hang up, or the Clerk may remove them from the meeting before admitting the next speaker.

Written public comments *may only be submitted via email* to comments@sanjacintoca.gov or by hard copy to the Office of the City Clerk at 595 S. San Jacinto Ave., San Jacinto, CA 92583, no later than 3:00 p.m. on the day of the meeting. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted. Please identify the agenda item number and "PUBLIC COMMENT" in the subject line of the email or hard copy document. All written correspondence received by the 3:00 p.m. deadline will be distributed to the legislative body prior to the meeting and retained with the official meeting record. All email comments shall be subject to the same rules as would otherwise govern in-person speaker comments at the Council meeting.

Reading of Public Comments: The City Clerk will read all email comments, provided that the reading shall not exceed three (3) minutes or such other time as the Council may provide, consistent with the time limit for speakers at a Council meeting. The email comments submitted shall become part of the record of the Council meeting.

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1. ORGANIZATION

1.1 Public Comments on Closed Session Items

1.2 Closed Session
1.2.1. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: 1 case.

1.3 Closed Session Report

1.4 Roll Call

1.5 Invocation

1.6 Pledge of Allegiance

1.7 Special Presentation(s)
1.7.1. Public Safety Recognition

1.8 Mayor/Council Member Reports

1.9 Late Items

2. PUBLIC COMMENTS

3. CONSENT CALENDAR

A. City Council

A1. Waiver of Full Reading of Ordinance(s), and Reading by Title Only

A2. Warrants and Disbursements - April 2026

RECOMMENDATION:

Staff recommends that the City Council REVIEW and APPROVE the Warrants and Disbursements for the period of April 2026 in the amount of $6,865,304.99

A3. Report of City-Wide User Fee Increase

RECOMMENDATION:

Staff recommends that the City Council RECEIVE and FILE the report of the City-Wide User Fee increases.

4. PUBLIC HEARING

4.1 A proposal by Taylor and Clark Consulting on behalf of Richard Michael and Ramona Dairy, LLC, to establish a master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres.

RECOMMENDATION:

The Planning Commission recommends that the City Council:

— 1. DETERMINE that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation measures based on the findings set forth in the case record and ADOPT a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA);

— 2. APPROVE a General Plan Amendment to change the land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR);

— 3. APPROVE a Change of Zone from Rural Residential (RR) to Residential Low Density (RL);

— 4. APPROVE the Chacon Farms Planned Development Permit; and

— 5. APPROVE Tentative Tract Map (TTM) 39076 to subdivide 73.97-acres, into 419 single-family lots for the ultimate construction of 419 single-family detached residences, and to create lettered lots for onsite roadways, a detention basin, park, and on-site landscape subject to the Recommended Conditions of Approval (PROJ23-0029).

5. FUTURE REQUESTS FROM CITY COUNCIL TO CITY MANAGER

6. ADJOURNMENT

DOCUMENTS RELATED TO OPEN SESSION AGENDAS (SB343) - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the public counter located in the Administration Building of City Hall, 595 S. San Jacinto Avenue, San Jacinto, CA 92583.

I, Julia Espinoza, City Clerk of the City of San Jacinto, do hereby certify that I caused to be posted the foregoing agenda this July 1, 2026 as requested by law.

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Julia Espinoza, City Clerk

Posted Date: July 1, 2026

Date Posted: July 1, 2026

July 7, 2026

TO: City Council

REQUESTED BY: Tessa Murphy, Account Clerk III

APPROVED BY: Kimberly Ganimian, Finance Director

SUBJECT: Warrants and Disbursements - April 2026

RECOMMENDATION:

Staff recommends that the City Council **REVIEW** and **APPROVE** the Warrants and Disbursements for the period of April 2026 in the amount of $6,865,304.99.

DISCUSSION:

The City Council, in its oversight role, formally reviews disbursements of City funds made by Accounts Payable warrants, bi-weekly payrolls, and electronic funds (wire) transfers. The following information is provided for such review and approval:

	Warrants/Wire	Pay Date	Amount
Accounts Payable	#155619-155893	Various	$ 4,298,878.57
Payroll: Pay Period #7 Includes Warrants, Direct Deposits, Taxes, Garnishments	#254289-254290	4/2/2026	$ 288,664.49
Payroll: Pay Period #8 Includes Warrants, Direct Deposits, Taxes, Garnishments	#254291-254294	4/16/2026	$ 299,272.53
Payroll: Pay Period #9 Includes Warrants, Direct Deposits, Taxes, Garnishments	#254295-254298	4/30/2026	$ 292,948.79
Electronic Funds		Various	$ 1,685,540.61
		Total Disbursements-April 1-30, 2026	$ 6,865,304.99

Prepared by: Tessa Murphy, Account Clerk III

Note: Payroll information is on file in the Finance Department.

FISCAL IMPACT:

Expenditures by warrant, payroll direct deposit, and electronic funds (wire) transfers have been appropriated.

Attachments

Warrant Register April 2026.pdf

Warrant Register

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155619	4/3/2026	PERLA AVALOS					1,061.82
			AVALOS032426	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	1,061.82	
155620	4/3/2026	B & W PIPE & SUPPLY					345.97
			176668	SUPPLIES	025-7100-410.34-05	330.61	
			176669	SUPPLIES	010-7100-410.21-12	15.36	
155621	4/3/2026	BABCOCK LABORATORIES, INC.					1,373.24
			CC60867-0278	COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	94.40	
			CC61077-278	IRON & MANGANESE	050-9000-450.30-90	151.04	
			CC61368-0278	COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	94.40	
			CC61525-0278	ACIDS & TRIHALOMETHANES	050-9000-450.30-90	920.12	
			CC61814-0278	COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	18.88	
			CC61815-0278	COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	94.40	
155622	4/3/2026	FU-KAI CHEN					328.50
			CHEN032426	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	328.50	
155623	4/3/2026	CIVILTEC ENGINEERING INC					64,502.32
			54922	CM SVCS GRANT TRTMNT PLNT	199-9999-425.40-01	41,598.32	
			54941	WATER SYS INTERCONNECTION	199-9999-425.40-01	22,904.00	
155624	4/3/2026	CORE & MAIN LP					10,955.24
			Y707342	SUPPLIES	050-9000-450.21-12	4,950.85	
			Y707342	S/B 8.75% SALES & USE TAX	010-0000-201.20-45	(36.86)	
			Y741143	SUPPLIES	050-9000-450.21-12	6,097.33	
			Y741143	S/B 8.75% SALES & USE TAX	010-0000-201.20-45	(56.08)	
155625	4/3/2026	FRONTIER					86.98
			FRONTIER033126	TELEPHONE SERVICES	010-3100-431.35-16	86.98	
155626	4/3/2026	GARY TOLLIVER					76.65
			TOLLIVER032626	REFND SPEC EVENT PERMIT	011-0000-308.06-01	73.00	
			TOLLIVER032626	REFND SPEC EVENT PERMIT	017-0000-310.07-96	3.65	
155627	4/3/2026	GHA TECHNOLOGIES,INC.					155.26
			2009690	APPLE PENCIL PRO	017-2290-418.40-45	155.26	
155628	4/3/2026	SABRINA GLAZE					134.33
			GLAZE032426	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	134.33	
155629	4/3/2026	GOVCONNECTION, INC.					3,861.68
			77477295	SUPPLIES	017-2290-418.40-45	3,861.68	
155630	4/3/2026	NATHAN HARRINGTON					814.00
			HARRINGTN031126 26-085	MEAL PER DIEM	017-2290-418.31-20	301.00	
			HARRINGTN032426	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	513.00	
155631	4/3/2026	HEMET SPORTMAN'S CLUB					2,500.00
			HSC033026	S MOUNTAIN SPONSORSHIP	010-2510-425.40-13	2,500.00	
155632	4/3/2026	HEMET VALLEY TOOL					871.27
			2666-1	SUPPLIES	010-7101-410.33-30	380.63	
			QS-1221	SUPPLIES	050-9000-450.21-12	433.92	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155632	4/3/2026	HEMET VALLEY TOOL	QS-1294	SUPPLIES	050-9000-450.21-12	56.72	
155633	4/3/2026	HERITAGE LANDSCAPE SUPPLY					18,915.61
			0025460372-001	SUPPLIES	025-7252-410.34-05	14,349.58	
			0025659962-001	CREDIT 0025617001-001	010-7100-410.21-12	(147.53)	
			0025617001-001	SUPPLIES	010-7100-410.21-12	221.53	
			0025467314-002	METERS	025-7100-410.34-05	1,014.62	
			0025467314-002	METERS	326-8831-500.34-05	792.32	
			0025467314-002	METERS	301-8831-500.34-05	792.32	
			0025467314-002	METERS	308-8831-500.34-05	1,892.77	
155634	4/3/2026	YANELI HERNANDEZ					598.04
			HERNANDEZ022326 26-070	MEAL PER DIEM	011-1700-417.31-20	301.00	
			HERNANDEZ032426	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	297.04	
155635	4/3/2026	HIRSCH PIPE & SUPPLY CO.,					670.53
			1728312	SUPPLIES	050-9000-450.21-80	248.24	
			1737214	SUPPLIES	050-9000-450.21-12	344.88	
			1741003	SUPPLIES	050-9000-450.21-12	77.41	
155636	4/3/2026	HOME DEPOT CREDIT SERVICES					841.29
			2360117	SUPPLIES	353-8831-500.34-05	66.35	
			4021213	SUPPLIES	308-8831-500.34-05	11.24	
			1020990	SUPPLIES	050-9000-450.21-12	452.12	
			1360125	SUPPLIES	050-9000-450.33-10	311.58	
155637	4/3/2026	LUCY JOHNSON					301.00
			JOHNSON032626 26-073	MEAL PER DIEM	010-1400-414.31-20	90.30	
			JOHNSON032626 26-073	MEAL PER DIEM	010-1701-417.31-20	150.50	
			JOHNSON032626 26-073	MEAL PER DIEM	050-1400-414.31-20	30.10	
			JOHNSON032626 26-073	MEAL PER DIEM	055-1400-414.31-20	30.10	
155638	4/3/2026	KARL'S TRACTOR SERVICE					2,654.00
			7550	SPRING 2026 DISKING	010-2500-425.34-05	1,757.00	
			7529	SPRING 2026 DISKING	010-2500-425.34-05	279.00	
			7526	SPRING 2026 DISKING	010-2500-425.34-05	618.00	
155639	4/3/2026	FUAAD KHAN					525.60
			KHAN032426	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	525.60	
155640	4/3/2026	MATTHEW KRAMER					128.96
			KRAMER032426	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	128.96	
155641	4/3/2026	MANPOWER					1,297.68
			5136996	W/E 3/22/26	010-1210-412.34-05	1,297.68	
155642	4/3/2026	LORI MATLEY					83.41
			MATLEY032526	REIMB MEETING DINNER	011-1700-417.38-00	83.41	
155643	4/3/2026	MCCALL'S METER SALES & SER					1,674.18
			38343	CONVERSION KIT	050-9000-450.33-30	1,674.18	

Check Number	Check Date	Vendor Name	Invoice Number		Description	Account Number	Transaction Amount	Check Total
155644	4/3/2026	JULIE MCCOMBS						301.00
			MCCOMBS022326	26-071	MEAL PER DIEM	011-3300-431.31-20	301.00	
155645	4/3/2026	RUTH MONTOYA						15.00
			MONTOYA032426		REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	15.00	
155646	4/3/2026	TESSA MURPHY						70.00
			MURPHY032526		REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	70.00	
155647	4/3/2026	NEARMAP US, INC						12,475.05
			INV01787640		SUBSCRIPTION	017-2290-418.34-05	12,475.05	
155648	4/3/2026	O'REILLY AUTO PARTS						785.54
			5531-220002		SUPPLIES	010-7100-410.33-50	39.45	
			5531-220781		SUPPLIES	010-4140-410.21-12	43.20	
			5531-220703		SUPPLIES	050-9000-450.33-50	522.14	
			5531-220772		SUPPLIES	050-9000-450.33-50	(44.00)	
			5531-220787		SUPPLIES	055-4170-450.33-50	18.97	
			5531-222055		SUPPLIES	050-9000-450.33-50	166.33	
			5531-222403		SUPPLIES	055-4170-450.33-50	39.45	
155649	4/3/2026	OVERNIGHT INDUSTRIAL SUPPL						277.91
			1215		SUPPLIES	025-7100-410.34-05	169.00	
			1215		SUPPLIES	025-7252-410.34-05	68.40	
			1215		SUPPLIES	376-8831-500.34-05	40.51	
155650	4/3/2026	PACIFIC HYDROTECH CORPORAT						633,365.00
			5		WORK COMPLETED	199-9999-425.40-01	666,700.00	
			5		RETENTION WITHHELD	199-0000-210.20-25	(33,335.00)	
155651	4/3/2026	MIGUEL PADILLA						744.00
			PADILLA032426		REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	744.00	
155652	4/3/2026	PARCELQUEST						6,000.00
			28446		GIS DATA DELIVERY	017-2290-418.34-05	2,000.00	
			28446		GIS DATA DELIVERY	017-0000-103.12-34	4,000.00	
155653	4/3/2026	PAYNE PEST MANAGEMENT INC						150.00
			432088		MONTHLY SERVICES	010-4200-410.33-10	150.00	
155654	4/3/2026	PLUMBERS DEPOT, INC.						767.94
			PD-60822		SUPPLIES	055-4170-450.33-30	767.94	
155655	4/3/2026	PRECISION CONCRETE CUTTING						4,007.74
			CSJ020526-01		SIDEWALK CUTTING SVCS	025-7251-410.34-05	2,666.56	
			CSJ020526-01		SIDEWALK CUTTING SVCS	311-8831-500.34-05	572.12	
			CSJ020526-01		SIDEWALK CUTTING SVCS	303-8831-500.34-05	769.06	
155656	4/3/2026	THOMAS PRILL						480.00
			PRILL032426		REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	480.00	
155657	4/3/2026	TRAVIS RANDEL						1,001.83
			RANDEL031626	26-047	REIMBURSE TRAVEL EXPENSES	011-1700-417.31-20	914.37	
			RANDEL031626		REIMB ONBOARDING LUNCH	011-1700-417.30-90	87.46	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155658	4/3/2026	RIVERSIDE ASSESSOR-COUNTY					100.00
			CLERK022726	FEB 2026 RECORDATIONS	010-3320-431.30-90	100.00	
155659	4/3/2026	ROADWAY ENGINEERING					297.65
			WATER031226	REFUND WATER DEPOSIT	050-0000-229.08-70	123.35	
			WATER031226	REFUND CREDIT BALANCE	050-0000-308.09-10	174.30	
155660	4/3/2026	ROMERIL PLUMBING & HARDWAR					662.42
			20466	SUPPLIES	010-4140-410.21-12	132.60	
			20488	SUPPLIES	025-7250-410.34-05	130.26	
			20497	SUPPLIES	025-7100-410.34-05	45.66	
			20485	SUPPLIES	010-7100-410.21-12	53.25	
			20485	SUPPLIES	025-7100-410.34-05	39.18	
			20469	SUPPLIES	025-7100-410.34-05	67.91	
			20469	SUPPLIES	010-7100-410.21-12	115.24	
			20469	SUPPLIES	376-8831-500.34-05	6.51	
			20463	SUPPLIES	050-9000-450.21-12	71.81	
155661	4/3/2026	SHARON TERRACCIANO					221.01
			WATER022626	REFUND WATER DEPOSIT	050-0000-229.08-70	207.64	
			WATER022626	REFUND CREDIT BALANCE	050-0000-308.09-10	13.37	
155662	4/3/2026	SMARTSIGHTS, LLC					2,805.00
			2631752659-1	SUBSCRIPTION RENEWAL	055-0000-103.12-34	1,402.50	
			2631752659-1	SUBSCRIPTION RENEWAL	050-0000-103.12-34	1,402.50	
155663	4/3/2026	STAPLES ADVANTAGE					812.50
			6058884557	SUPPLIES	010-3100-431.21-10	254.39	
			6058884558	SUPPLIES	050-1400-414.21-10	326.43	
			6058884558	SUPPLIES	010-1400-414.21-10	231.68	
155664	4/3/2026	STETSON ENGINEERS INC.					3,562.00
			2948-13-003	PROF SVC THROUGH 1/31/26	050-9000-450.30-90	3,562.00	
155665	4/3/2026	SUNBELT RENTALS, INC					379.33
			181286482-0001	SINGLE AXE TRAILER	025-7100-410.34-05	379.33	
155666	4/3/2026	TALLEY METAL SUPPLY					250.89
			122100	SUPPLIES	025-7100-410.34-05	77.67	
			122023	SUPPLIES	050-9000-450.21-12	140.19	
			122015	SUPPLIES	050-9000-450.21-12	33.03	
155667	4/3/2026	JILL THERIOT					1,500.00
			THERIOT031926	REIMBURSE STUDENT LOAN	010-2500-425.31-20	1,500.00	
155668	4/3/2026	TRI-STATE MATERIALS, INC					1,601.17
			121309	CLASS II BASE & FILL SAND	010-4150-410.21-12	1,601.17	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155669	4/3/2026	UNIFIRST CORPORATION					450.20
			2200376601	UNIFORM SERVICES	055-4170-450.21-35	81.43	
			2200376594	UNIFORM SERVICES	050-9000-450.21-35	143.67	
			2200379518	UNIFORM SERVICES	050-9000-450.21-35	143.67	
			2200379530	UNIFORM SERVICES	055-4170-450.21-35	81.43	
155670	4/3/2026	VIKING MAINTENANCE SERVICE					2,217.80
			4253726	APRIL 2026 SERVICES	010-7400-425.34-05	155.25	
			4253726	APRIL 2026 SERVICES	010-2500-425.34-05	1,241.97	
			4253726	APRIL 2026 SERVICES	010-4200-410.34-05	820.58	
155671	4/3/2026	WEST COAST ARBORISTS, INC					23,415.10
			241432	PRUNING	308-8831-500.34-05	12,486.25	
			241431	PRUNING	322-8831-500.34-05	7,290.00	
			241430	PRUNING	367-8831-500.34-05	3,638.85	
155672	4/3/2026	ANGELICA ZARAGOZA					181.67
			ZARAGOZA032426	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	181.67	
155673	4/10/2026	ABM					2,896.65
			10000683142	CONTRACT BILLING	010-3100-431.34-05	2,896.65	
155674	4/10/2026	AMERICAN FENCE COMPANY					727.31
			2693683	T-STAND	010-7100-410.21-12	727.31	
155675	4/10/2026	AUTOMATED GATE SERVICES, I					250.00
			102582	SEMI-ANNUAL MAINT SVC	010-3100-431.33-10	250.00	
155676	4/10/2026	PHIL AYALA					148.00
			AYALA040626 26-084	MEAL PER DIEM	010-1100-411.31-20	148.00	
155677	4/10/2026	BAY CITY ELECTRIC WORKS					534.98
			W327305	PREVENTATIVE MAINTENANCE	010-3100-431.21-50	534.98	
155678	4/10/2026	BMW MOTORCYCLES OF RIVERSI					1,036.62
			6041071	VEHICLE MAINTENANCE	024-3100-431.40-45	515.77	
			6041144	VEHICLE MAINTENANCE	024-3100-431.40-45	520.85	
155679	4/10/2026	CALIFORNIA SOCIETY OF CPAS					620.00
			6914505	FY 26/27 MEMBER RENEWAL	010-1400-414.30-16	103.33	
			6914505	FY 26/27 MEMBER RENEWAL	010-0000-103.12-34	516.67	
155680	4/10/2026	CALIFORNIA BUILDING STANDA					887.70
			CBSC040126	CBSC FEES JAN-MAR 2026	065-0000-201.09-03	986.33	
			CBSC040126	CBSC FEES JAN-MAR 2026	010-0000-310.07-96	(98.63)	
155681	4/10/2026	CHARTER COMMUNICATIONS					421.04
			188853601030726	INTERNET SVCS	010-3100-431.34-05	421.04	
155682	4/10/2026	CISCO'S CUSTOM MASONRY					10,310.00
			1698	INSTALL FENCE	322-8831-500.34-05	1,785.00	
			1699	REMOVE & REPLACE WALKWAY	322-8831-500.34-05	1,800.00	
			1700	REPLACE FENCE	306-8831-500.34-05	3,925.00	
			1697	INSTALL CARPORT DOOR	010-4200-410.33-10	2,800.00	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155683	4/10/2026	CLA-VAL, GRISWOLD INDUSTRI					5,594.32
			940530	SUPPLIES	050-9000-450.33-30	3,037.16	
			940534	SUPPLIES	050-9000-450.33-30	2,557.16	
155684	4/10/2026	COMPLETE TOWING & RECOVERY					333.50
			6347	BATTERY SERVICE	010-3100-431.33-50	333.50	
155685	4/10/2026	CRAIG ORONA CONSULTING					3,000.00
			4	MONTHLY CONSULT SVCS	199-9999-425.40-01	3,000.00	
155686	4/10/2026	CROSSFLOW DISTRIBUTING, IN					186.50
			7C210B040826	DRINKING WATER DELIVERY	010-2500-425.21-10	76.00	
			7C227A040826	DRINKING WATER DELIVERY	010-3100-431.21-10	110.50	
155687	4/10/2026	CROWN EQUIPMENT CORPORATIO					150.00
			215079225	PLANNED MAINTENANCE	010-4150-410.33-50	150.00	
155688	4/10/2026	DAVE'S HAULING CO, INC					3,131.77
			3272026	VACANT LOT CLEAN UP	186-9700-470.30-90	456.78	
			3292026A	STREETS CLEAN UP	010-4150-410.34-05	635.00	
			3292026B	STREETS CLEAN UP	010-4150-410.34-05	289.00	
			3242026	CHANNEL CLEAN UP	010-4140-410.34-05	1,370.34	
			3283036	CHANNEL CLEAN UP	010-4140-410.34-05	380.65	
155689	4/10/2026	DEPARTMENT OF CONSERVATION					2,362.37
			DEPTOFCON040126	SMIP FEES JAN-MAR 2026	065-0000-201.08-68	2,486.71	
			DEPTOFCON040126	SMIP FEES JAN-MAR 2026	010-0000-310.07-96	(124.34)	
155690	4/10/2026	DERRIGO DEMOGRAPHIC STUDIE					6,700.00
			5100	ANNUAL UPDATE	010-9600-960.34-05	6,700.00	
155691	4/10/2026	DEWEY PEST CONTROL					225.00
			18004337	APRIL 2026 SERVICES	010-2500-425.34-05	70.00	
			18002105	APRIL 2026 SERVICES	034-3200-431.34-05	20.00	
			18012056	APRIL 2026 SERVICES	034-3200-431.34-05	70.00	
			18021376	APRIL 2026 SERVICES	010-2500-425.34-05	65.00	
155692	4/10/2026	EASTERN MUNICIPAL WATER DI					96,435.40
			EMWD040126	UTILITY WATER SERVICES	050-9000-450.35-20	71,661.56	
			EMWD040126	UTILITY WATER SERVICES	010-7100-410.35-10	30.67	
			EMWD040126	UTILITY WATER SERVICES	025-7100-410.35-10	1,023.36	
			EMWD040126	UTILITY WATER SERVICES	025-7250-410.35-10	1,023.44	
			EMWD040126	UTILITY WATER SERVICES	025-7251-410.35-10	762.77	
			EMWD040126	UTILITY WATER SERVICES	025-7252-410.35-10	79.34	
			EMWD040126	UTILITY WATER SERVICES	055-4170-450.35-10	99.25	
			EMWD040126	UTILITY WATER SERVICES	034-3200-431.35-10	319.21	
			EMWD040126	UTILITY WATER SERVICES	301-8831-500.35-10	1,768.57	
			EMWD040126	UTILITY WATER SERVICES	303-8831-500.35-10	574.27	
			EMWD040126	UTILITY WATER SERVICES	304-8831-500.35-10	55.95	
			EMWD040126	UTILITY WATER SERVICES	305-8831-500.35-10	788.34	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155692	4/10/2026	EASTERN MUNICIPAL WATER DI	EMWD040126	UTILITY WATER SERVICES	306-8831-500.35-10	294.09	
			EMWD040126	UTILITY WATER SERVICES	307-8831-500.35-10	833.36	
			EMWD040126	UTILITY WATER SERVICES	310-8831-500.35-10	162.00	
			EMWD040126	UTILITY WATER SERVICES	313-8831-500.35-10	1,086.29	
			EMWD040126	UTILITY WATER SERVICES	317-8831-500.35-10	27.73	
			EMWD040126	UTILITY WATER SERVICES	321-8831-500.35-10	640.68	
			EMWD040126	UTILITY WATER SERVICES	326-8831-500.35-10	1,063.37	
			EMWD040126	UTILITY WATER SERVICES	327-8831-500.35-10	795.71	
			EMWD040126	UTILITY WATER SERVICES	331-8831-500.35-10	177.47	
			EMWD040126	UTILITY WATER SERVICES	332-8831-500.35-10	769.44	
			EMWD040126	UTILITY WATER SERVICES	338-8831-500.35-10	1,215.08	
			EMWD040126	UTILITY WATER SERVICES	345-8831-500.35-10	894.24	
			EMWD040126	UTILITY WATER SERVICES	362-8831-500.35-10	170.32	
			EMWD040126	UTILITY WATER SERVICES	363-8831-500.35-10	1,224.41	
			EMWD040126	UTILITY WATER SERVICES	308-8831-500.35-10	747.74	
			EMWD040126	UTILITY WATER SERVICES	311-8831-500.35-10	1,439.54	
			EMWD040126	UTILITY WATER SERVICES	323-8831-500.35-10	304.44	
			EMWD040126	UTILITY WATER SERVICES	325-8831-500.35-10	292.24	
			EMWD040126	UTILITY WATER SERVICES	330-8831-500.35-10	129.61	
			EMWD040126	UTILITY WATER SERVICES	334-8831-500.35-10	39.54	
			EMWD040126	UTILITY WATER SERVICES	339-8831-500.35-10	31.10	
			EMWD040126	UTILITY WATER SERVICES	341-8831-500.35-10	262.74	
			EMWD040126	UTILITY WATER SERVICES	343-8831-500.35-10	1,196.96	
			EMWD040126	UTILITY WATER SERVICES	346-8831-500.35-10	567.33	
			EMWD040126	UTILITY WATER SERVICES	351-8831-500.35-10	204.47	
			EMWD040126	UTILITY WATER SERVICES	353-8831-500.35-10	191.93	
			EMWD040126	UTILITY WATER SERVICES	355-8831-500.35-10	65.59	
			EMWD040126	UTILITY WATER SERVICES	358-8831-500.35-10	108.54	
			EMWD040126	UTILITY WATER SERVICES	359-8831-500.35-10	287.67	
			EMWD040126	UTILITY WATER SERVICES	361-8831-500.35-10	46.28	
			EMWD040126	UTILITY WATER SERVICES	364-8831-500.35-10	23.49	
			EMWD040126	UTILITY WATER SERVICES	365-8831-500.35-10	125.21	
			EMWD040126	UTILITY WATER SERVICES	376-8831-500.35-10	1,774.06	
			EMWD040126	UTILITY WATER SERVICES	402-8835-500.35-10	1,056.00	
155693	4/10/2026	EMILIO'S MEXICAN RESTAURAN					203.81
			INV-000209	REMAINING BAL INV-000209	010-1210-412.36-25	203.81	
155694	4/10/2026	FIRSTLINE ENVIRONMENTAL SO					36,145.73
			0326-1756	ENVRNMNTL WASH & DISPOSAL	010-4150-410.34-05	36,145.73	

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155695	4/10/2026	FRONTIER					914.73
			FRONTIER040826	TELEPHONE SERVICES	010-3100-431.35-16	453.77	
			FRONTIER040826	TELEPHONE SERVICES	010-6100-425.35-16	72.54	
			FRONTIER040826	TELEPHONE SERVICES	050-9000-450.35-16	194.21	
			FRONTIER040826	TELEPHONE SERVICES	055-4170-450.35-16	194.21	
155696	4/10/2026	GI BUILDERS LLC					2,025.00
			1280	RESTROOM DRAWINGS	010-2500-425.33-10	700.00	
			1280	RESTROOM DRAWINGS	010-7400-425.33-10	700.00	
			1279	RESTROOM REPAIRS	010-2500-425.33-10	625.00	
155697	4/10/2026	HEMET INDUSTRIAL SUPPLY					33.76
			67769	SUPPLIES	010-4140-410.21-12	33.76	
155698	4/10/2026	HEMET VALLEY TOOL					913.93
			2821-1	SUPPLIES	010-7101-410.33-30	380.63	
			2759-1	SUPPLIES	010-7101-410.33-30	380.63	
			QS-1368	SUPPLIES	050-9000-450.21-80	152.67	
155699	4/10/2026	HERITAGE LANDSCAPE SUPPLY					3,831.61
			0025467314-003	SUPPLIES	301-8831-500.34-05	482.10	
			0025617581-001	SUPPLIES	308-8831-500.34-05	3,349.51	
155700	4/10/2026	HINDERLITER DE LLAMAS & AS					1,163.92
			SIN054763	CONTRACT SERVICES	010-2500-425.30-90	1,163.92	
155701	4/10/2026	HOME DEPOT CREDIT SERVICES					2,502.35
			1690364	SUPPLIES	349-8831-500.34-05	32.29	
			1732787	SUPPLIES	319-8831-500.34-05	35.21	
			4014886	SUPPLIES	326-8831-500.34-05	35.31	
			3021275	SUPPLIES	010-4150-410.21-12	251.88	
			6340668	SUPPLIES	025-7100-410.34-05	427.29	
			5012107	SUPPLIES	010-4150-410.21-12	39.66	
			4340962	SUPPLIES	343-8831-500.34-05	63.27	
			7908501	SUPPLIES	034-3200-431.33-10	1,617.44	
155702	4/10/2026	IRON MOUNTAIN INFORMATION					1,081.36
			LDZK455	APRIL 2026 STORAGE	010-2500-425.30-90	1,081.36	
155703	4/10/2026	KARL'S TRACTOR SERVICE					1,004.00
			7571	SPRING 2026 DISKING	010-7100-410.34-05	1,004.00	
155704	4/10/2026	LAKE HEMET MUNICIPAL WATER					969.21
			LHMWD040826	UTILITY WATER SERVICES	322-8831-500.35-10	605.52	
			LHMWD040826	UTILITY WATER SERVICES	302-8831-500.35-10	76.37	
			LHMWD040826	UTILITY WATER SERVICES	367-8831-500.35-10	101.86	
			LHMWD040826	UTILITY WATER SERVICES	367-8831-500.35-10	185.46	
155705	4/10/2026	LAZ KARP ASSOCIATES, LLC					9,890.63
			SI1049753	MARCH 2026 FEES	056-4150-410.34-05	9,890.63	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155706	4/10/2026	TARA MAGNER					301.00
			MAGNER012026 26-066	MEAL PER DIEM	010-9600-960.31-20	301.00	
155707	4/10/2026	LORI MATLEY					1,000.43
			MATLEY031626 26-051	REIMBURSE TRAVEL EXPENSES	011-1700-417.31-20	1,000.43	
155708	4/10/2026	MINUTEMAN PRESS					176.79
			84674	190 WEEKLY NOTICES	048-1400-414.36-10	176.79	
155709	4/10/2026	MULTI W SYSTEMS, INC.					69,102.26
			32630440	FIELD REPAIRS	304-8831-500.34-05	2,750.00	
			32630443	STORM WATER PUMP	307-8831-500.34-05	66,352.26	
155710	4/10/2026	NUTRIEN AG SOLUTIONS, INC.					776.37
			58570920	SUPPLIES	010-4150-410.21-14	776.37	
155711	4/10/2026	O'REILLY AUTO PARTS					127.15
			5531-224540	SUPPLIES	010-4140-410.21-12	69.56	
			5531-222185	SUPPLIES	010-7100-410.33-50	57.59	
155712	4/10/2026	PINS AND NEEDLES EMBROIDER					53.02
			15915	WORK PUFFER VEST	010-3320-431.21-35	53.02	
155713	4/10/2026	THOMAS PRILL					145.54
			PRILL040626	REIMBURSE TUMBLERS	010-1210-412.36-25	145.54	
155714	4/10/2026	RIGHTWAY SITE SERVICES, IN					493.39
			453299	RENT 3/24/26-4/20/26	010-4200-410.34-05	493.39	
155715	4/10/2026	COUNTY OF RIVERSIDE					6,253.75
			PU0000006265	FLEET FUEL	010-4140-410.21-70	517.17	
			PU0000006265	FLEET FUEL	010-4150-410.21-70	1,623.20	
			PU0000006265	FLEET FUEL	010-7100-410.21-70	1,508.35	
			PU0000006265	FLEET FUEL	050-9000-450.21-70	1,891.08	
			PU0000006265	FLEET FUEL	055-4170-450.21-70	713.95	
155716	4/10/2026	RIVERSIDE ASSESSOR-COUNTY					40.00
			CLERK013026	JAN 2026 RECORDATIONS	010-3320-431.30-90	40.00	
155717	4/10/2026	RIVERSIDE COUNTY INFORMATI					608.80
			PE0000003366	5 FULL TIME SET	024-3100-431.34-05	608.80	
155718	4/10/2026	ROMERIL PLUMBING & HARDWAR					13.05
			20492	SUPPLIES	010-3100-431.21-10	13.05	
155719	4/10/2026	CRYSTAL RUIZ					130.00
			RUIZ040626 26-081	MEAL PER DIEM	010-1100-411.31-20	130.00	
155720	4/10/2026	CLARISA SANCHEZ					130.00
			SANCHEZ040626 26-082	MEAL PER DIEM	010-1100-411.31-20	130.00	
155721	4/10/2026	PATRICIA SCOTT					101.57
			SCOTT033126 26-050	REIMBURSE TRAVEL EXPENSES	011-1700-417.31-20	101.57	

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155722	4/10/2026	SOUTHERN CALIFORNIA EDISON					1,377.44
			SCE040826	ELECTRICITY SERVICES	010-7100-410.35-14	9.54	
			SCE040826	ELECTRICITY SERVICES	025-7260-410.35-14	8.73	
			SCE040826	ELECTRICITY SERVICES	050-9000-450.35-14	653.59	
			SCE040826	ELECTRICITY SERVICES	308-8831-500.35-14	29.74	
			SCE040826	ELECTRICITY SERVICES	311-8831-500.35-14	36.11	
			SCE040826	ELECTRICITY SERVICES	320-8831-500.35-14	61.50	
			SCE040826	ELECTRICITY SERVICES	325-8831-500.35-14	9.61	
			SCE040826	ELECTRICITY SERVICES	327-8831-500.35-14	44.27	
			SCE040826	ELECTRICITY SERVICES	331-8831-500.35-14	33.28	
			SCE040826	ELECTRICITY SERVICES	338-8831-500.35-14	7.27	
			SCE040826	ELECTRICITY SERVICES	339-8831-500.35-14	9.56	
			SCE040826	ELECTRICITY SERVICES	341-8831-500.35-14	38.27	
			SCE040826	ELECTRICITY SERVICES	342-8831-500.35-14	11.92	
			SCE040826	ELECTRICITY SERVICES	343-8831-500.35-14	57.52	
			SCE040826	ELECTRICITY SERVICES	362-8831-500.35-14	45.87	
			SCE040826	ELECTRICITY SERVICES	010-4150-410.35-14	203.81	
			SCE040826	ELECTRICITY SERVICES	010-4150-410.35-14	0.01	
			SCE040826	ELECTRICITY SERVICES	321-8831-500.35-14	5.44	
			SCE040826	ELECTRICITY SERVICES	323-8831-500.35-14	5.44	
			SCE040826	ELECTRICITY SERVICES	343-8831-500.35-14	5.44	
			SCE040826	ELECTRICITY SERVICES	369-8831-500.35-14	10.89	
			SCE040826	ELECTRICITY SERVICES	312-8831-500.35-14	5.83	
			SCE040826	ELECTRICITY SERVICES	321-8831-500.35-14	7.22	
			SCE040826	ELECTRICITY SERVICES	322-8831-500.35-14	22.75	
			SCE040826	ELECTRICITY SERVICES	323-8831-500.35-14	7.22	
			SCE040826	ELECTRICITY SERVICES	334-8831-500.35-14	0.92	
			SCE040826	ELECTRICITY SERVICES	335-8831-500.35-14	1.05	
			SCE040826	ELECTRICITY SERVICES	336-8831-500.35-14	1.21	
			SCE040826	ELECTRICITY SERVICES	337-8831-500.35-14	0.68	
			SCE040826	ELECTRICITY SERVICES	339-8831-500.35-14	1.33	
			SCE040826	ELECTRICITY SERVICES	342-8831-500.35-14	0.52	
			SCE040826	ELECTRICITY SERVICES	343-8831-500.35-14	7.22	
			SCE040826	ELECTRICITY SERVICES	367-8831-500.35-14	7.58	
			SCE040826	ELECTRICITY SERVICES	369-8831-500.35-14	14.44	
			SCE040826	ELECTRICITY SERVICES	380-8831-500.35-14	5.83	
			SCE040826	ELECTRICITY SERVICES	388-8831-500.35-14	5.83	
155723	4/10/2026	STAPLES ADVANTAGE					24.53
			053729LA1008111	SALES TX 1053729LA1008111	010-2500-425.21-10	24.53	

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155724	4/10/2026	SUNRISE AT PARKHILL					906.89
			Z22-040826	REIMBURSE 50% SCE	322-8831-500.35-14	146.73	
			Z22-040826	REIMBURSE 50% LHMWD	322-8831-500.35-10	760.16	
155725	4/10/2026	TRI-STATE MATERIALS, INC					2,915.09
			121736	SUPPLIES	025-7100-410.34-05	2,915.09	
155726	4/10/2026	UNIFIRST CORPORATION					738.76
			2200382390	FLOOR MATS	010-4200-410.34-05	36.07	
			2200382410	UNIFORM SVCS	010-7100-410.21-35	105.37	
			2200382410	UNIFORM SVCS	010-7101-410.21-35	4.57	
			2200382404	UNIFORM SVCS	010-4140-410.21-35	89.38	
			2200382401	UNIFORM SVCS	010-4150-410.21-35	133.53	
			2200379512	FLOOR MATS	010-4200-410.34-05	36.07	
			2200379526	UNIFORM SVCS	010-4140-410.21-35	90.30	
			2200379809	UNIFORM SVCS	010-4150-410.21-35	133.53	
			2200379532	UNIFORM SVCS	010-7100-410.21-35	105.37	
			2200379532	UNIFORM SVCS	010-7101-410.21-35	4.57	
155727	4/10/2026	VALERIE VANDEVER					148.00
			VANDEVER040626 26-083	MEAL PER DIEM	010-1100-411.31-20	148.00	
155728	4/10/2026	CALMAT CO DBA VULCAN MATER					3,145.24
			950000867938	SHORT LOAD	025-7100-410.34-05	1,312.62	
			950000870650	SHORT LOAD	025-7100-410.34-05	1,484.18	
			5944586	ASPHALT	010-4150-410.21-12	348.44	
155729	4/10/2026	WEST COAST ARBORISTS, INC					57,627.90
			241778	PRUNING	301-8831-500.34-05	12,914.35	
			241784	PRUNING	332-8831-500.34-05	6,719.30	
			241785	PRUNING	329-8831-500.34-05	14,698.10	
			241786	PRUNING	338-8831-500.34-05	8,490.65	
			241791	PRUNING	320-8831-500.34-05	9,525.60	
			241796	PRUNING	330-8831-500.34-05	5,279.90	
155730	4/10/2026	RENE YARNALL					215.00
			YARNALL012026 26-065	MEAL PER DIEM	010-9600-960.31-20	215.00	
155731	4/10/2026	YUNEX LLC					1,884.60
			5610007800	FEB 2026 CALL OUTS	010-4150-410.34-05	1,884.60	
155732	4/17/2026	AARVIG PENNELL APC					137.50
			1267854	SETTLEMENT AGREEMENT	020-2200-419.30-90	137.50	
155733	4/17/2026	ADT SECURITY SERVICES					44.99
			1208089913	ALARM SVCS	010-6100-425.34-05	44.99	
155734	4/17/2026	AMERICAN FENCE COMPANY					176.80
			2697753	FENCE RENT 4/11-5/10/26	025-7100-410.34-05	176.80	
155735	4/17/2026	AMERICAN FORENSIC NURSES					867.00
			80191	12 BLOOD DRAWS	010-3100-431.34-05	867.00	

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155736	4/17/2026	AVIWRAPS						1,331.97
			11214		TREATMENT PLANT DECAL	050-9000-450.30-90	1,331.97	
155737	4/17/2026	PHIL AYALA						83.00
			AYALA041326	26-088	MEAL PER DIEM	010-1100-411.31-20	83.00	
155738	4/17/2026	B & W PIPE & SUPPLY						379.01
			176755		SUPPLIES	010-7100-410.21-12	34.58	
			176757		SUPPLIES	025-7100-410.34-05	54.42	
			176758		SUPPLIES	025-7100-410.34-05	85.49	
			176761		SUPPLIES	025-7100-410.34-05	186.66	
			176766		SUPPLIES	025-7100-410.34-05	17.86	
155739	4/17/2026	BABCOCK LABORATORIES, INC.						2,045.75
			CC61996-0278		POLYFLUORINATED SUBSTANCE	050-9000-450.30-90	1,661.07	
			CD60009-0278		GENERAL ANALYSIS	050-9000-450.30-90	35.40	
			CD60110-0278		IRON & MANGANESE	050-9000-450.30-90	236.00	
			CD60190-0278		COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	18.88	
			CD60191-0278		COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	94.40	
155740	4/17/2026	BABYRUTH LEE						23.44
			WATER032626		REFUND WATER DEPOSIT	050-0000-229.08-70	23.44	
155741	4/17/2026	BANK OF AMERICA BUSINESS C						34,830.19
			0108-0426		MAR 2026 PYMT-GANIMIAN	010-2500-425.99-99	236.96	
			0581-0426		MAR 2026 PYMT-YARNALL	010-2500-425.99-99	1,694.81	
			1331-0426		MAR 2026 PYMT-MAGNER	010-2500-425.99-99	9,584.37	
			1392-0426		MAR 2026 PYMT-RANDEL	010-2500-425.99-99	3,116.50	
			2040-0426		MAR 2026 PYMT-WILLIAMSON	010-2500-425.99-99	2,300.90	
			2357-0426		MAR 2026 PYMT-WHITE	010-2500-425.99-99	179.78	
			2400-0426		MAR 2026 PYMT-OSBORN	010-2500-425.99-99	4,124.18	
			2820-0426		MAR 2026 PYMT-ESPINOSA	010-2500-425.99-99	3,553.14	
			4440-0426		MAR 2026 PYMT-DAUDERT	010-2500-425.99-99	320.41	
			4594-0426		MAR 2026 PYMT-PRILL	010-2500-425.99-99	183.00	
			5351-0426		MAR 2026 PYMT-YANG	010-2500-425.99-99	137.85	
			6050-0426		MAR 2026 PYMT-SULLENS	010-2500-425.99-99	1,140.47	
			8728-0426		MAR 2026 PYMT-JOHNSON	010-2500-425.99-99	2,885.05	
			9240-0426		MAR 2026 PYMT-OLIVARES	010-2500-425.99-99	131.74	
			9690-0426		MAR 2026 PYMT-ROY	010-2500-425.99-99	5,241.03	
155742	4/17/2026	BARCO PRODUCTS						7,427.66
			INVRCO38255		TABLES & BENCHES	331-8831-500.34-05	7,427.66	
155743	4/17/2026	BELOW ZERO						12,000.00
			95341		GATE VALVE	050-9000-450.30-90	12,000.00	
155744	4/17/2026	BIO-TOX LABORATORIES						3,107.00
			48773		ANALYSIS	010-3100-431.34-05	1,345.00	
			48774		ANALYSIS	010-3100-431.34-05	1,762.00	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155745	4/17/2026	BOWMAN SIGNS					1,794.38
			26001	TRUCK LETTERING	010-4150-410.33-50	299.06	
			26001	TRUCK LETTERING	010-3320-431.33-50	1,495.32	
155746	4/17/2026	CAL VALVE INC					1,000.09
			16406	SUPPLIES	322-8831-500.34-05	166.68	
			16406	SUPPLIES	025-7250-410.34-05	166.68	
			16406	SUPPLIES	025-7100-410.34-05	166.68	
			16406	SUPPLIES	326-8831-500.34-05	166.68	
			16406	SUPPLIES	302-8831-500.34-05	166.68	
			16406	SUPPLIES	331-8831-500.34-05	166.69	
155747	4/17/2026	CANON FINANCIAL SERVICES I					2,087.40
			43047822	COPIER COPIES	010-4200-410.34-05	319.83	
			43047822	COPIER COPIES	010-3100-431.34-05	434.41	
			43047822	COPIER COPIES	010-2500-425.34-05	1,333.16	
155748	4/17/2026	CHARTER COMMUNICATIONS					2,099.80
			188853701032126	INTERNET SVCS	017-2290-418.34-20	2,099.80	
155749	4/17/2026	CISCO'S CUSTOM MASONRY					4,500.00
			1677	INSTALL CONCRETE PAD	025-7100-410.34-05	4,500.00	
155750	4/17/2026	OCCUPATIONAL HEALTH CENTER					426.00
			90363453	DOY PHYSICAL	010-1210-412.30-90	142.00	
			90441864	DOY PHYSICAL	010-1210-412.30-90	284.00	
155751	4/17/2026	SIMON CONTRERAS					1,250.81
			CONTRERAS033126	TUITION REIMBURSEMENT	010-2500-425.31-20	883.85	
			CONTRERAS041326	REIMBURSE WORK BOOTS	010-4150-410.21-35	366.96	
155752	4/17/2026	CORE & MAIN LP					951.16
			Y755408	SUPPLIES	050-9000-450.21-12	951.21	
			Y755408	S/B 8.75% SALES & USE TAX	010-0000-201.20-45	(8.75)	
			Y803592	SUPPLIES	050-9000-450.21-12	8.79	
			Y803592	S/B 8.75% SALES & USE TAX	010-0000-201.20-45	(0.09)	
155753	4/17/2026	CR&R INCORPORATED					110.37
			290020120040126	SVC PERIOD 4/1/26-6/30/26	010-6500-425.34-05	110.37	
155754	4/17/2026	CRAFCO INC					3,242.16
			9403683668	COLD PATCH BULK	050-9000-450.21-12	3,242.16	
155755	4/17/2026	D.M.C. TREE CARE					11,975.00
			1142	TREE TRIMMING	010-4150-410.34-05	1,600.00	
			1143	TREE TRIMMING	010-4150-410.34-05	2,100.00	
			1144	TREE REMOVAL	010-4150-410.34-05	3,600.00	
			1146	TREE TRIMMING	010-4150-410.34-05	1,275.00	
			1147	TREE TRIMMING	010-4150-410.34-05	1,800.00	
			1149	TREE TRIMMING	010-4150-410.34-05	1,600.00	

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155756	4/17/2026	DAVE'S HAULING CO, INC					22,701.05
			4122026	CHANNEL CLEAN UP	010-4140-410.34-05	913.56	
			432026A	BASIN CLEAN UP	326-8831-500.34-05	304.52	
			412026	MARCH 2026 PARKS CLEAN UP	301-8831-500.34-05	69.20	
			412026	MARCH 2026 PARKS CLEAN UP	307-8831-500.34-05	34.60	
			412026	MARCH 2026 PARKS CLEAN UP	308-8831-500.34-05	138.40	
			412026	MARCH 2026 PARKS CLEAN UP	311-8831-500.34-05	380.65	
			412026	MARCH 2026 PARKS CLEAN UP	313-8831-500.34-05	138.40	
			412026	MARCH 2026 PARKS CLEAN UP	320-8831-500.34-05	207.65	
			412026	MARCH 2026 PARKS CLEAN UP	321-8831-500.34-05	103.80	
			412026	MARCH 2026 PARKS CLEAN UP	322-8831-500.34-05	207.65	
			412026	MARCH 2026 PARKS CLEAN UP	325-8831-500.34-05	138.40	
			412026	MARCH 2026 PARKS CLEAN UP	326-8831-500.34-05	138.40	
			412026	MARCH 2026 PARKS CLEAN UP	327-8831-500.34-05	103.80	
			412026	MARCH 2026 PARKS CLEAN UP	329-8831-500.34-05	103.80	
			412026	MARCH 2026 PARKS CLEAN UP	330-8831-500.34-05	138.40	
			412026	MARCH 2026 PARKS CLEAN UP	331-8831-500.34-05	103.80	
			412026	MARCH 2026 PARKS CLEAN UP	332-8831-500.34-05	138.40	
			412026	MARCH 2026 PARKS CLEAN UP	338-8831-500.34-05	224.91	
			412026	MARCH 2026 PARKS CLEAN UP	341-8831-500.34-05	69.20	
			412026	MARCH 2026 PARKS CLEAN UP	343-8831-500.34-05	69.20	
			412026	MARCH 2026 PARKS CLEAN UP	345-8831-500.34-05	138.40	
			412026	MARCH 2026 PARKS CLEAN UP	346-8831-500.34-05	103.80	
			412026	MARCH 2026 PARKS CLEAN UP	353-8831-500.34-05	1,373.65	
			412026	MARCH 2026 PARKS CLEAN UP	355-8831-500.34-05	69.20	
			412026	MARCH 2026 PARKS CLEAN UP	362-8831-500.34-05	34.60	
			412026	MARCH 2026 PARKS CLEAN UP	363-8831-500.34-05	173.00	
			412026	MARCH 2026 PARKS CLEAN UP	367-8831-500.34-05	103.80	
			412026	MARCH 2026 PARKS CLEAN UP	376-8831-500.34-05	737.10	
			412026	MARCH 2026 PARKS CLEAN UP	025-7252-410.34-05	34.60	
			412026	MARCH 2026 PARKS CLEAN UP	025-7252-410.34-05	346.00	
			412026	MARCH 2026 PARKS CLEAN UP	025-7252-410.34-05	34.60	
			412026	MARCH 2026 PARKS CLEAN UP	025-7252-410.34-05	34.60	
			412026	MARCH 2026 PARKS CLEAN UP	025-7100-410.34-05	34.60	
			412026	MARCH 2026 PARKS CLEAN UP	025-7100-410.34-05	173.00	
			412026	MARCH 2026 PARKS CLEAN UP	025-7100-410.34-05	1,048.50	
			412026	MARCH 2026 PARKS CLEAN UP	025-7252-410.34-05	1,345.97	
			412026	MARCH 2026 PARKS CLEAN UP	025-7100-410.34-05	311.40	
			412026	MARCH 2026 PARKS CLEAN UP	025-7100-410.34-05	189.18	
			412026	MARCH 2026 PARKS CLEAN UP	025-7250-410.34-05	242.25	
			412026	MARCH 2026 PARKS CLEAN UP	010-7100-410.34-05	34.60	
			412026	MARCH 2026 PARKS CLEAN UP	010-3100-431.34-05	34.60	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155756	4/17/2026	DAVE'S HAULING CO, INC	412026	MARCH 2026 PARKS CLEAN UP	010-4150-410.34-05	369.12	
			412026	MARCH 2026 PARKS CLEAN UP	355-8831-500.34-05	179.92	
			412026	MARCH 2026 PARKS CLEAN UP	303-8831-500.34-05	69.20	
			412026	MARCH 2026 PARKS CLEAN UP	349-8831-500.34-05	34.60	
			422026	MARCH 2026 PARKS CLEAN UP	010-4150-410.34-05	10,962.72	
			432026B	BASIN CLEAN UP	010-4140-410.34-05	304.52	
			432026C	CHANNEL CLEAN UP	010-4140-410.34-05	456.78	
155757	4/17/2026	DEVEAU BURR GROUP LLC					5,000.00
			1514	APR 2026 CONSULT SVCS	199-9999-425.40-01	5,000.00	
155758	4/17/2026	EMPOWER RETIREMENT, LLC					125.00
			EMPOWER033126	GROUP #109947	085-0000-202.21-29	125.00	
155759	4/17/2026	ESGIL-SAFEBUILT, LLC					3,429.61
			3529335	PROF SVCS MAR 2026	011-3300-431.30-90	3,429.61	
155760	4/17/2026	FRESH START HOMES LLC					146.19
			WATER032626	REFUND WATER DEPOSIT	050-0000-229.08-70	146.19	
155761	4/17/2026	GI BUILDERS LLC					20,410.00
			1281	INSATLL AUTOMATIC CLOSERS	010-2500-425.33-10	500.00	
			1282	INSTALL AUTOMATIC CLOSERS	010-4200-410.33-10	820.00	
			1284	CURB CONSTRUCTION	199-9999-425.40-01	18,565.00	
			1285	ROLL UP DOOR REPAIR	034-3200-431.33-10	525.00	
155762	4/17/2026	GLOBAL SAFETY NETWORK					57.03
			26033121035317	BACKGROUND CHECK	010-1210-412.30-90	57.03	
155763	4/17/2026	GRAINGER					17.35
			9860524835	ICE MACHINE SANITIZER	010-4200-410.21-10	17.35	
155764	4/17/2026	HAAKER EQUIPMENT COMPANY					174.00
			INV32887	SUPPLIES	010-4140-410.21-12	174.00	
155765	4/17/2026	HEMET VALLEY TOOL					2,786.68
			QS-1403	SUPPLIES	010-4140-410.21-12	124.90	
			2773-1	SUPPLIES	050-9000-450.21-80	249.04	
			QS-1478	SUPPLIES	050-9000-450.21-12	162.04	
			2843-1	SUPPLIES	010-7100-410.33-30	96.79	
			2849-1	SUPPLIES	010-7101-410.33-30	285.47	
			2895-1	SUPPLIES	010-7101-410.33-30	1,141.88	
			2918-1	SUPPLIES	010-7100-410.33-30	72.60	
			2973-1	SUPPLIES	010-7101-410.33-30	380.63	
			QS-1537	SUPPLIES	010-7100-410.33-30	273.33	
155766	4/17/2026	HERITAGE LANDSCAPE SUPPLY					482.10
			0025467314-004	WATER METERS	308-8831-500.34-05	482.10	
155767	4/17/2026	HI-WAY SAFETY,INC.					602.24
			184962	PAVEMENT MARKER & EPOXY	010-4150-410.21-12	602.24	

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155768	4/17/2026	HIRSCH PIPE & SUPPLY CO.,					805.20
			1768753	SUPPLIES	050-9000-450.21-12	625.84	
			1777978	SUPPLIES	010-4150-410.21-12	179.36	
155769	4/17/2026	HOME DEPOT CREDIT SERVICES					449.94
			21641	SUPPLIES	025-7100-410.34-05	19.59	
			7012572	SUPPLIES	010-7100-410.21-12	430.35	
155770	4/17/2026	MISSION SQUARE					15,014.96
			6404294	CODE CORRECTION	085-0000-202.21-29	(668.17)	
			6404294	CODE CORRECTION	085-0000-202.21-48	668.17	
			6231465	GROUP #100338	085-0000-202.21-29	7,623.09	
			6522400	GROUP #300434	085-0000-202.21-29	6,869.98	
			6522400	GROUP #300434	085-0000-202.21-48	521.89	
155771	4/17/2026	ILENE ABYAD					920.00
			ABYAD040826	REIMBURSE CODE FINES	010-0000-304.03-39	920.00	
155772	4/17/2026	INFOSEND INC.					4,518.94
			305114	ADDRESS CHANGE SVC	050-1400-414.34-05	6.25	
			305114	ADDRESS CHANGE SVC	055-1400-414.34-05	6.25	
			306473	DATA PROCESS/MAIL PREP	050-1400-414.34-05	2,253.22	
			306473	DATA PROCESS/MAIL PREP	055-1400-414.34-05	2,253.22	
155773	4/17/2026	INLAND EMPIRE LANDSCAPE, I					170,527.37
			48484	MAINTENANCE MARCH 2026	010-7100-410.34-05	1,396.63	
			48484	MAINTENANCE MARCH 2026	025-7100-410.34-05	3,868.30	
			48484	MAINTENANCE MARCH 2026	025-7250-410.34-05	5,308.26	
			48484	MAINTENANCE MARCH 2026	025-7251-410.34-05	1,237.67	
			48484	MAINTENANCE MARCH 2026	025-7252-410.34-05	16,997.25	
			48484	MAINTENANCE MARCH 2026	050-9000-450.34-05	254.82	
			48484	MAINTENANCE MARCH 2026	301-8831-500.34-05	2,926.41	
			48484	MAINTENANCE MARCH 2026	302-8831-500.34-05	262.09	
			48484	MAINTENANCE MARCH 2026	303-8831-500.34-05	2,201.05	
			48484	MAINTENANCE MARCH 2026	305-8831-500.34-05	733.69	
			48484	MAINTENANCE MARCH 2026	306-8831-500.34-05	558.16	
			48484	MAINTENANCE MARCH 2026	307-8831-500.34-05	3,301.56	
			48484	MAINTENANCE MARCH 2026	308-8831-500.34-05	3,326.02	
			48484	MAINTENANCE MARCH 2026	309-8831-500.34-05	1,805.54	
			48484	MAINTENANCE MARCH 2026	310-8831-500.34-05	262.09	
			48484	MAINTENANCE MARCH 2026	311-8831-500.34-05	2,014.24	
			48484	MAINTENANCE MARCH 2026	313-8831-500.34-05	3,550.92	
			48484	MAINTENANCE MARCH 2026	316-8831-500.34-05	58.24	
			48484	MAINTENANCE MARCH 2026	317-8831-500.34-05	72.81	
			48484	MAINTENANCE MARCH 2026	319-8831-500.34-05	218.41	
			48484	MAINTENANCE MARCH 2026	320-8831-500.34-05	1,826.71	

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155773	4/17/2026	INLAND EMPIRE LANDSCAPE, I	48484	MAINTENANCE MARCH 2026	321-8831-500.34-05	2,617.48	
			48484	MAINTENANCE MARCH 2026	322-8831-500.34-05	1,654.10	
			48484	MAINTENANCE MARCH 2026	323-8831-500.34-05	458.55	
			48484	MAINTENANCE MARCH 2026	325-8831-500.34-05	580.83	
			48484	MAINTENANCE MARCH 2026	326-8831-500.34-05	2,097.11	
			48484	MAINTENANCE MARCH 2026	327-8831-500.34-05	2,625.92	
			48484	MAINTENANCE MARCH 2026	329-8831-500.34-05	1,283.94	
			48484	MAINTENANCE MARCH 2026	330-8831-500.34-05	2,062.77	
			48484	MAINTENANCE MARCH 2026	331-8831-500.34-05	473.22	
			48484	MAINTENANCE MARCH 2026	332-8831-500.34-05	1,559.07	
			48484	MAINTENANCE MARCH 2026	334-8831-500.34-05	582.43	
			48484	MAINTENANCE MARCH 2026	338-8831-500.34-05	1,283.94	
			48484	MAINTENANCE MARCH 2026	339-8831-500.34-05	174.73	
			48484	MAINTENANCE MARCH 2026	340-8831-500.34-05	78.87	
			48484	MAINTENANCE MARCH 2026	341-8831-500.34-05	1,184.76	
			48484	MAINTENANCE MARCH 2026	343-8831-500.34-05	1,192.24	
			48484	MAINTENANCE MARCH 2026	345-8831-500.34-05	1,393.98	
			48484	MAINTENANCE MARCH 2026	346-8831-500.34-05	893.70	
			48484	MAINTENANCE MARCH 2026	349-8831-500.34-05	2,096.74	
			48484	MAINTENANCE MARCH 2026	351-8831-500.34-05	578.39	
			48484	MAINTENANCE MARCH 2026	353-8831-500.34-05	22,377.64	
			48484	MAINTENANCE MARCH 2026	355-8831-500.34-05	5,362.51	
			48484	MAINTENANCE MARCH 2026	358-8831-500.34-05	1,378.32	
			48484	MAINTENANCE MARCH 2026	359-8831-500.34-05	822.11	
			48484	MAINTENANCE MARCH 2026	361-8831-500.34-05	990.99	
			48484	MAINTENANCE MARCH 2026	362-8831-500.34-05	526.61	
			48484	MAINTENANCE MARCH 2026	363-8831-500.34-05	3,698.98	
			48484	MAINTENANCE MARCH 2026	364-8831-500.34-05	141.97	
			48484	MAINTENANCE MARCH 2026	365-8831-500.34-05	371.12	
			48484	MAINTENANCE MARCH 2026	367-8831-500.34-05	436.82	
			48484	MAINTENANCE MARCH 2026	368-8831-500.34-05	56.79	
			48484	MAINTENANCE MARCH 2026	376-8831-500.34-05	1,525.45	
			48484	MAINTENANCE MARCH 2026	386-8831-500.34-05	303.35	
			48484	MAINTENANCE MARCH 2026	388-8831-500.34-05	145.61	
			48484	MAINTENANCE MARCH 2026	402-8835-500.34-05	23,142.61	
			48484	MAINTENANCE MARCH 2026	409-8835-500.34-05	7,597.41	
			48484	MAINTENANCE MARCH 2026	410-8835-500.34-05	6,785.22	
			48457	IRRIGATION REPAIRS	010-7100-410.34-05	135.47	
			48457	IRRIGATION REPAIRS	025-7100-410.34-05	677.89	
			48457	IRRIGATION REPAIRS	025-7250-410.34-05	601.27	
			48457	IRRIGATION REPAIRS	025-7251-410.34-05	1,981.07	
			48457	IRRIGATION REPAIRS	025-7252-410.34-05	1,420.77	

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155773	4/17/2026	INLAND EMPIRE LANDSCAPE, I	48457	IRRIGATION REPAIRS	302-8831-500.34-05	5.89	
			48457	IRRIGATION REPAIRS	309-8831-500.34-05	35.34	
			48457	IRRIGATION REPAIRS	310-8831-500.34-05	23.56	
			48457	IRRIGATION REPAIRS	320-8831-500.34-05	35.34	
			48457	IRRIGATION REPAIRS	322-8831-500.34-05	565.97	
			48457	IRRIGATION REPAIRS	331-8831-500.34-05	383.22	
			48457	IRRIGATION REPAIRS	367-8831-500.34-05	17.69	
			48457	IRRIGATION REPAIRS	409-8835-500.34-05	153.09	
			48457	IRRIGATION REPAIRS	410-8835-500.34-05	29.45	
			48458	IRRIGATION REPAIRS	025-7100-410.34-05	260.76	
			48458	IRRIGATION REPAIRS	301-8831-500.34-05	512.90	
			48458	IRRIGATION REPAIRS	305-8831-500.34-05	282.96	
			48458	IRRIGATION REPAIRS	306-8831-500.34-05	5.89	
			48458	IRRIGATION REPAIRS	307-8831-500.34-05	324.23	
			48458	IRRIGATION REPAIRS	308-8831-500.34-05	766.41	
			48458	IRRIGATION REPAIRS	311-8831-500.34-05	182.70	
			48458	IRRIGATION REPAIRS	313-8831-500.34-05	265.23	
			48458	IRRIGATION REPAIRS	321-8831-500.34-05	601.13	
			48458	IRRIGATION REPAIRS	323-8831-500.34-05	5.89	
			48458	IRRIGATION REPAIRS	325-8831-500.34-05	117.89	
			48458	IRRIGATION REPAIRS	326-8831-500.34-05	2,028.15	
			48458	IRRIGATION REPAIRS	327-8831-500.34-05	123.78	
			48458	IRRIGATION REPAIRS	329-8831-500.34-05	200.41	
			48458	IRRIGATION REPAIRS	330-8831-500.34-05	296.55	
			48458	IRRIGATION REPAIRS	332-8831-500.34-05	159.12	
			48458	IRRIGATION REPAIRS	338-8831-500.34-05	483.34	
			48458	IRRIGATION REPAIRS	341-8831-500.34-05	206.36	
			48458	IRRIGATION REPAIRS	343-8831-500.34-05	536.38	
			48458	IRRIGATION REPAIRS	345-8831-500.34-05	1,002.20	
			48458	IRRIGATION REPAIRS	346-8831-500.34-05	188.66	
			48458	IRRIGATION REPAIRS	349-8831-500.34-05	53.01	
			48458	IRRIGATION REPAIRS	351-8831-500.34-05	619.07	
			48458	IRRIGATION REPAIRS	353-8831-500.34-05	168.83	
			48458	IRRIGATION REPAIRS	355-8831-500.34-05	492.76	
			48458	IRRIGATION REPAIRS	359-8831-500.34-05	241.70	
			48458	IRRIGATION REPAIRS	362-8831-500.34-05	70.74	
			48458	IRRIGATION REPAIRS	363-8831-500.34-05	389.07	
			48458	IRRIGATION REPAIRS	365-8831-500.34-05	11.78	
			48458	IRRIGATION REPAIRS	376-8831-500.34-05	648.44	
			48458	IRRIGATION REPAIRS	386-8831-500.34-05	130.74	
			48458	IRRIGATION REPAIRS	402-8835-500.34-05	367.12	

Check Number	Check Date	Vendor Name	Invoice Number		Description	Account Number	Transaction Amount	Check Total
155774	4/17/2026	INNOVATIVE GROWTH LANDSCAP						17,002.61
			342		WEED ABATEMENT	402-8835-500.34-05	2,587.00	
			341		WEED ABATEMENT	402-8835-500.34-05	1,431.45	
			352		PLANT & TREE INSTALL	313-8831-500.34-05	5,161.00	
			353		WEED ABATEMENT	376-8831-500.34-05	7,823.16	
155775	4/17/2026	INTEGRITY LANDSCAPE CONSTR						5,700.00
			ILC032426		INSTALL CURB WITH REBAR	025-7100-410.34-05	5,700.00	
155776	4/17/2026	INTERWEST CONSULTING GROUP						102,187.84
			3535683		PROF SVC FEB 2026	065-0000-201.06-47	19,556.30	
			3535698		PROF SVC FEB 2026	065-0000-201.06-47	3,787.73	
			3535700		PROF SVC FEB 2026	065-0000-201.06-47	375.88	
			3535701		PROF SVC FEB 2026	065-0000-201.06-47	321.30	
			3397510		PROF SVCS FEB 2026	199-9999-425.40-01	239.75	
			3398036		PROF SVCS FEB 2026	010-4100-410.30-90	22,679.50	
			3399923		PROF SVCS FEB 2026	199-9999-425.40-01	25,022.25	
			3400739		PROF SVCS FEB 2026	199-9999-425.40-01	540.75	
			3403902		PROF SVCS FEB 2026	011-4100-410.30-90	5,040.00	
			3441091		PROF SVCS FEB 2026	010-4140-410.34-06	4,122.00	
			3479481		PROF SVCS FEB 2026	199-9999-425.40-01	34.25	
			3480397		PROF SVCS FEB 2026	199-9999-425.40-01	34.25	
			3481177		PROF SVCS FEB 2026	199-9999-425.40-01	68.50	
			3725816		PROF SVCS MAR 2026	065-0000-201.06-47	3,580.36	
			3725817		PROF SVCS MAR 2026	065-0000-201.06-47	14,350.30	
			3725818		PROF SVCS MAR 2026	065-0000-201.06-47	2,434.72	
155777	4/17/2026	JAMES CASE						11.39
			WATER032626		REFUND WATER DEPOSIT	050-0000-229.08-70	11.39	
155778	4/17/2026	JAV ELECTRIC						1,033.00
			9160		JUNCTION BX & WIRE REPAIR	025-7100-410.34-05	1,033.00	
155779	4/17/2026	MANPOWER						1,297.68
			5137110		W/E 3/29/26	010-1210-412.34-05	1,297.68	
155780	4/17/2026	LORI MATLEY						301.00
			MATLEY041026	26-068	MEAL PER DIEM	011-1700-417.31-20	301.00	
155781	4/17/2026	MAYKEL RODRIGUEZ						160.97
			WATER032626		REFUND WATER DEPOSIT	050-0000-229.08-70	160.97	
155782	4/17/2026	MULTI W SYSTEMS, INC.						1,000.00
			32630482		DATA PLAN-BASIN ZONE 31	331-8831-500.34-05	1,000.00	

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155783	4/17/2026	NBS					49,747.22
			202603-1528	PROF SVC 4/1/26-6/30/26	701-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	702-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	703-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	704-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	705-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	706-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	707-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	708-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	709-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	710-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	711-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	712-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	713-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	714-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	715-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	716-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	717-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	718-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	719-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	720-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	721-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	723-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	724-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	728-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	730-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	732-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	733-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	734-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	735-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	736-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	736-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	737-4150-500.30-90	231.67	
			202603-1528	PROF SVC 4/1/26-6/30/26	739-4150-500.30-90	380.30	
			202603-1530	PROF SVC 4/1/26-6/30/26	201-8850-500.30-90	1,215.14	
			202603-1530	PROF SVC 4/1/26-6/30/26	045-8800-450.30-90	3,866.46	
			202603-1530	PROF SVC 4/1/26-6/30/26	402-8835-500.34-05	1,071.11	
			202603-1530	PROF SVC 4/1/26-6/30/26	401-8835-500.34-05	1,004.91	
			202603-1530	PROF SVC 4/1/26-6/30/26	034-8850-500.30-90	4,047.24	
			202603-1530	PROF SVC 4/1/26-6/30/26	403-8835-500.34-05	167.92	
			202603-1530	PROF SVC 4/1/26-6/30/26	404-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	405-8835-500.34-05	167.89	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155783	4/17/2026	NBS	202603-1530	PROF SVC 4/1/26-6/30/26	406-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	407-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	408-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	409-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	410-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	412-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	415-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	413-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	417-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	418-8835-500.34-05	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	400-0000-229.07-00	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	400-0000-229.07-00	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	400-0000-229.07-00	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	400-0000-229.07-00	167.89	
			202603-1530	PROF SVC 4/1/26-6/30/26	400-0000-229.07-00	167.89	
			202603-1531	PROF SVC 4/1/26-6/30/26	301-8831-500.30-90	1,023.56	
			202603-1531	PROF SVC 4/1/26-6/30/26	302-8831-500.30-90	363.84	
			202603-1531	PROF SVC 4/1/26-6/30/26	303-8831-500.30-90	275.88	
			202603-1531	PROF SVC 4/1/26-6/30/26	304-8831-500.30-90	147.94	
			202603-1531	PROF SVC 4/1/26-6/30/26	305-8831-500.30-90	259.89	
			202603-1531	PROF SVC 4/1/26-6/30/26	306-8831-500.30-90	263.89	
			202603-1531	PROF SVC 4/1/26-6/30/26	307-8831-500.30-90	995.57	
			202603-1531	PROF SVC 4/1/26-6/30/26	308-8831-500.30-90	1,347.42	
			202603-1531	PROF SVC 4/1/26-6/30/26	309-8831-500.30-90	887.62	
			202603-1531	PROF SVC 4/1/26-6/30/26	310-8831-500.30-90	707.69	
			202603-1531	PROF SVC 4/1/26-6/30/26	311-8831-500.30-90	503.78	
			202603-1531	PROF SVC 4/1/26-6/30/26	312-8831-500.30-90	11.99	
			202603-1531	PROF SVC 4/1/26-6/30/26	313-8831-500.30-90	679.71	
			202603-1531	PROF SVC 4/1/26-6/30/26	314-8831-500.30-90	4.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	315-8831-500.30-90	4.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	316-8831-500.30-90	75.97	
			202603-1531	PROF SVC 4/1/26-6/30/26	317-8831-500.30-90	119.95	
			202603-1531	PROF SVC 4/1/26-6/30/26	318-8831-500.30-90	11.99	
			202603-1531	PROF SVC 4/1/26-6/30/26	319-8831-500.30-90	31.99	
			202603-1531	PROF SVC 4/1/26-6/30/26	319-8832-500.30-90	8.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	320-8831-500.30-90	531.77	
			202603-1531	PROF SVC 4/1/26-6/30/26	321-8831-500.30-90	583.75	
			202603-1531	PROF SVC 4/1/26-6/30/26	322-8831-500.30-90	535.77	
			202603-1531	PROF SVC 4/1/26-6/30/26	323-8831-500.30-90	327.86	
			202603-1531	PROF SVC 4/1/26-6/30/26	324-8831-500.30-90	4.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	325-8831-500.30-90	411.82	
			202603-1531	PROF SVC 4/1/26-6/30/26	326-8831-500.30-90	1,179.49	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155783	4/17/2026	NBS	202603-1531	PROF SVC 4/1/26-6/30/26	327-8831-500.30-90	1,051.54	
			202603-1531	PROF SVC 4/1/26-6/30/26	328-8831-500.30-90	8.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	329-8831-500.30-90	571.75	
			202603-1531	PROF SVC 4/1/26-6/30/26	330-8831-500.30-90	351.85	
			202603-1531	PROF SVC 4/1/26-6/30/26	331-8831-500.30-90	243.89	
			202603-1531	PROF SVC 4/1/26-6/30/26	332-8831-500.30-90	523.77	
			202603-1531	PROF SVC 4/1/26-6/30/26	333-8831-500.30-90	411.82	
			202603-1531	PROF SVC 4/1/26-6/30/26	334-8831-500.30-90	255.89	
			202603-1531	PROF SVC 4/1/26-6/30/26	335-8831-500.30-90	291.87	
			202603-1531	PROF SVC 4/1/26-6/30/26	336-8831-500.30-90	335.85	
			202603-1531	PROF SVC 4/1/26-6/30/26	337-8831-500.30-90	187.92	
			202603-1531	PROF SVC 4/1/26-6/30/26	338-8831-500.30-90	783.66	
			202603-1531	PROF SVC 4/1/26-6/30/26	339-8831-500.30-90	367.84	
			202603-1531	PROF SVC 4/1/26-6/30/26	340-8831-500.30-90	51.98	
			202603-1531	PROF SVC 4/1/26-6/30/26	341-8831-500.30-90	363.84	
			202603-1531	PROF SVC 4/1/26-6/30/26	342-8831-500.30-90	143.94	
			202603-1531	PROF SVC 4/1/26-6/30/26	343-8831-500.30-90	811.65	
			202603-1531	PROF SVC 4/1/26-6/30/26	345-8831-500.30-90	1,011.56	
			202603-1531	PROF SVC 4/1/26-6/30/26	346-8831-500.30-90	559.76	
			202603-1531	PROF SVC 4/1/26-6/30/26	348-8831-500.30-90	4.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	349-8831-500.30-90	371.84	
			202603-1531	PROF SVC 4/1/26-6/30/26	351-8831-500.30-90	39.98	
			202603-1531	PROF SVC 4/1/26-6/30/26	352-8831-500.30-90	35.98	
			202603-1531	PROF SVC 4/1/26-6/30/26	353-8831-500.30-90	431.81	
			202603-1531	PROF SVC 4/1/26-6/30/26	354-8831-500.30-90	4.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	355-8831-500.30-90	551.76	
			202603-1531	PROF SVC 4/1/26-6/30/26	358-8831-500.30-90	207.91	
			202603-1531	PROF SVC 4/1/26-6/30/26	359-8831-500.30-90	23.99	
			202603-1531	PROF SVC 4/1/26-6/30/26	361-8831-500.30-90	147.94	
			202603-1531	PROF SVC 4/1/26-6/30/26	362-8831-500.30-90	227.90	
			202603-1531	PROF SVC 4/1/26-6/30/26	363-8831-500.30-90	463.80	
			202603-1531	PROF SVC 4/1/26-6/30/26	364-8831-500.30-90	19.99	
			202603-1531	PROF SVC 4/1/26-6/30/26	365-8831-500.30-90	115.95	
			202603-1531	PROF SVC 4/1/26-6/30/26	366-8831-500.30-90	87.96	
			202603-1531	PROF SVC 4/1/26-6/30/26	367-8831-500.30-90	139.94	
			202603-1531	PROF SVC 4/1/26-6/30/26	368-8831-500.30-90	39.98	
			202603-1531	PROF SVC 4/1/26-6/30/26	373-8831-500.30-90	4.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	375-8831-500.30-90	8.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	376-8831-500.30-90	1,283.44	
			202603-1531	PROF SVC 4/1/26-6/30/26	385-8831-500.30-90	4.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	386-8831-500.30-90	11.99	
			202603-1531	PROF SVC 4/1/26-6/30/26	388-8831-500.30-90	4.00	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155783	4/17/2026	NBS	202603-1531	PROF SVC 4/1/26-6/30/26	390-8831-500.30-90	4.00	
			202603-1531	PROF SVC 4/1/26-6/30/26	391-8831-500.30-90	3.99	
			202603-1532	PROF SVC 4/1/26-6/30/26	025-7250-410.30-90	772.18	
			202603-1532	PROF SVC 4/1/26-6/30/26	025-7251-410.30-90	772.18	
			202603-1532	PROF SVC 4/1/26-6/30/26	025-7252-410.30-90	772.18	
			202603-1532	PROF SVC 4/1/26-6/30/26	025-7260-410.30-90	772.18	
			202603-1532	PROF SVC 4/1/26-6/30/26	025-7100-410.30-90	772.18	
155784	4/17/2026	NUTRIEN AG SOLUTIONS, INC.					3,680.32
			58600712	SUPPLIES	010-4140-410.21-14	255.22	
			58585841	SUPPLIES	010-4150-410.21-14	2,376.25	
			58586121	SUPPLIES	010-4150-410.21-14	1,048.85	
155785	4/17/2026	OMEGA INDUSTRIAL SUPPLIES					782.31
			169046	NITRILE GLOVES	055-4170-450.21-35	782.31	
155786	4/17/2026	ONLINE INFORMATION SERVICE					150.24
			1380103	UTILITY EXCHANGE REPORT	050-1400-414.34-05	75.12	
			1380103	UTILITY EXCHANGE REPORT	055-1400-414.34-05	75.12	
155787	4/17/2026	OPTERRA ENERGY SERVICES, L					3,084.92
			90081184	M&V FEES FEB 2026	050-9000-450.34-05	455.50	
			90081185	O&M FEES FEB 2026	050-9000-450.34-05	2,629.42	
155788	4/17/2026	OVERNIGHT INDUSTRIAL SUPPL					217.07
			1289	SUPPLIES	010-4200-410.21-10	217.07	
155789	4/17/2026	PACIFIC HYDROTECH CORPORAT					137,994.29
			22	WORK COMPLETED	199-9999-425.40-01	145,257.15	
			22	WORK COMPLETED	199-9999-425.40-01	(145,257.15)	
			22	WORK COMPLETED	199-9999-425.40-01	145,257.15	
			22	RETENTION WITHHELD	199-0000-210.20-25	(7,262.86)	
155790	4/17/2026	PAYNE PEST MANAGEMENT INC					690.00
			236940B	SEMI-MONTHLY SVC	343-8831-500.34-05	350.00	
			436539	MONTHLY SVC	353-8831-500.34-05	85.00	
			436540	MONTHLY SVC	376-8831-500.34-05	85.00	
			436541	MONTHLY SVC	025-7100-410.34-05	85.00	
			436542	MONTHLY SVC	025-7252-410.34-05	85.00	
155791	4/17/2026	THE PRESS ENTERPRISE					2,135.06
			639659	LEGAL ADVERTISING	065-0000-211.21-02	867.14	
			639659	LEGAL ADVERTISING	010-1110-411.36-25	977.73	
			639659	LEGAL ADVERTISING	011-1700-417.36-25	290.19	
155792	4/17/2026	TRAVIS RANDEL					387.00
			RANDEL091625 26-041	MEAL PER DIEM	011-1700-417.31-20	387.00	
155793	4/17/2026	REAL ESTATE RECOVERY INC					67.87
			WATER032626	REFUND WATER DEPOSIT	050-0000-229.08-70	67.87	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155794	4/17/2026	RIGHTWAY SITE SERVICES, IN					114.83
			453340	RENT 3/25/26-4/21/26	010-3100-431.34-05	114.83	
155795	4/17/2026	COUNTY OF RIVERSIDE					462.63
			TL0000018147	NEW SIGNAL INSTALL	010-4150-410.32-05	462.63	
155796	4/17/2026	RIVERSIDE COUNTY FLOOD CON					17,333.81
			FC021135	COST SHARING/SANTA ANA	010-4140-410.34-06	17,333.81	
155797	4/17/2026	RIVERSIDE COUNTY SHERIFF D					1,370,318.87
			SH0000050126	CONTRACT LAW BP #8	010-3100-431.34-04	1,226,686.97	
			SH0000050126	CONTRACT LAW BP #8	010-3100-431.34-06	22,069.63	
			SH0000050126	CONTRACT LAW BP #8	034-3100-431.34-04	121,562.27	
155798	4/17/2026	ROBERTSON INDUSTRIES, INC					72,002.00
			PJI-018314	PLAYGROUND SURFACING	363-8831-500.34-05	68,652.00	
			PJI-018315	ROLL COAT & REPAIRS	338-8831-500.34-05	3,350.00	
155799	4/17/2026	JEFFREY ROBINSON					1,364.00
			ROBINSON033126	TUITION REIMBURSEMENT	010-2500-425.31-20	1,364.00	
155800	4/17/2026	ROMERIL PLUMBING & HARDWAR					573.66
			20526	SUPPLIES	025-7100-410.34-05	25.31	
			20526	SUPPLIES	373-8831-500.34-05	21.72	
			20519	SUPPLIES	010-7100-410.21-12	105.42	
			20519	SUPPLIES	025-7100-410.34-05	64.60	
			20513	SUPPLIES	010-7101-410.21-12	50.00	
			20505	SUPPLIES	010-7100-410.21-12	120.74	
			20505	SUPPLIES	025-7100-410.34-05	14.36	
			20504	SUPPLIES	010-4150-410.21-12	93.50	
			20518	SUPPLIES	050-9000-450.21-12	78.01	
155801	4/17/2026	ROTO-ROOTER PLUMBERS					820.00
			1930560532	PARK DRAINAGE REPAIRS	025-7100-410.34-05	820.00	
155802	4/17/2026	ROYAL TRUCK BODY					668.52
			0226678-IN	PICKUP BED REMOVAL	010-7100-410.33-50	668.52	
155803	4/17/2026	CRYSTAL RUIZ					83.00
			RUIZ041326 26-090	MEAL PER DIEM	010-1100-411.31-20	83.00	
155804	4/17/2026	RYCONN PROPERTY MANAGEMENT					388.44
			WATER032626	REFUND WATER DEPOSIT	050-0000-229.08-70	85.07	
			WATER032626	REFUND WATER DEPOSIT	050-0000-229.08-70	303.37	
155805	4/17/2026	CLARISA SANCHEZ					83.00
			SANCHEZ041326 26-087	MEAL PER DIEM	010-1100-411.31-20	83.00	
155806	4/17/2026	SHARPLINE SOLUTIONS, INC					1,853.67
			4553	TRAFFIC PAINT	010-4150-410.21-12	1,853.67	
155807	4/17/2026	SOM PROGRAM					2,000.00
			SOM041526	SPONSORSHIP 26/27 YEAR	010-2510-425.40-13	2,000.00	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155808	4/17/2026	SOUTHERN CALIFORNIA EDISON					72,053.28
			SCE041326	ELECTRICITY SERVICES	010-2500-425.35-14	2,173.21	
			SCE041326	ELECTRICITY SERVICES	010-2500-414.36-97	25.33	
			SCE041326	ELECTRICITY SERVICES	010-3100-431.35-14	2,373.20	
			SCE041326	ELECTRICITY SERVICES	010-4150-410.35-14	3,312.40	
			SCE041326	ELECTRICITY SERVICES	010-4200-410.35-14	1,217.97	
			SCE041326	ELECTRICITY SERVICES	010-7100-410.35-14	65.77	
			SCE041326	ELECTRICITY SERVICES	010-7400-425.35-14	1,931.62	
			SCE041326	ELECTRICITY SERVICES	025-7100-410.35-14	297.08	
			SCE041326	ELECTRICITY SERVICES	025-7250-410.35-14	739.34	
			SCE041326	ELECTRICITY SERVICES	025-7251-410.35-14	16.26	
			SCE041326	ELECTRICITY SERVICES	025-7252-410.35-14	947.27	
			SCE041326	ELECTRICITY SERVICES	025-7260-410.35-14	22,526.31	
			SCE041326	ELECTRICITY SERVICES	034-3200-431.35-14	121.70	
			SCE041326	ELECTRICITY SERVICES	050-9000-450.35-14	157.62	
			SCE041326	ELECTRICITY SERVICES	055-4170-450.35-14	340.76	
			SCE041326	ELECTRICITY SERVICES	065-0000-201.06-06	10.16	
			SCE041326	ELECTRICITY SERVICES	201-8850-500.35-14	223.01	
			SCE041326	ELECTRICITY SERVICES	301-8831-500.35-14	166.10	
			SCE041326	ELECTRICITY SERVICES	302-8831-500.35-14	15.66	
			SCE041326	ELECTRICITY SERVICES	303-8831-500.35-14	31.55	
			SCE041326	ELECTRICITY SERVICES	304-8831-500.35-14	108.76	
			SCE041326	ELECTRICITY SERVICES	305-8831-500.35-14	31.85	
			SCE041326	ELECTRICITY SERVICES	306-8831-500.35-14	154.24	
			SCE041326	ELECTRICITY SERVICES	307-8831-500.35-14	809.70	
			SCE041326	ELECTRICITY SERVICES	308-8831-500.35-14	204.83	
			SCE041326	ELECTRICITY SERVICES	309-8831-500.35-14	78.55	
			SCE041326	ELECTRICITY SERVICES	311-8831-500.35-14	67.66	
			SCE041326	ELECTRICITY SERVICES	313-8831-500.35-14	34.01	
			SCE041326	ELECTRICITY SERVICES	316-8831-500.35-14	15.91	
			SCE041326	ELECTRICITY SERVICES	317-8831-500.35-14	15.64	
			SCE041326	ELECTRICITY SERVICES	320-8831-500.35-14	71.47	
			SCE041326	ELECTRICITY SERVICES	321-8831-500.35-14	23.05	
			SCE041326	ELECTRICITY SERVICES	322-8831-500.35-14	36.22	
			SCE041326	ELECTRICITY SERVICES	323-8831-500.35-14	46.06	
			SCE041326	ELECTRICITY SERVICES	325-8831-500.35-14	31.49	
			SCE041326	ELECTRICITY SERVICES	326-8831-500.35-14	372.70	
			SCE041326	ELECTRICITY SERVICES	327-8831-500.35-14	715.02	
			SCE041326	ELECTRICITY SERVICES	329-8831-500.35-14	120.10	
			SCE041326	ELECTRICITY SERVICES	330-8831-500.35-14	64.86	
			SCE041326	ELECTRICITY SERVICES	331-8831-500.35-14	49.16	
			SCE041326	ELECTRICITY SERVICES	332-8831-500.35-14	47.74	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155808	4/17/2026	SOUTHERN CALIFORNIA EDISON	SCE041326	ELECTRICITY SERVICES	338-8831-500.35-14	109.54	
			SCE041326	ELECTRICITY SERVICES	339-8831-500.35-14	15.49	
			SCE041326	ELECTRICITY SERVICES	341-8831-500.35-14	59.49	
			SCE041326	ELECTRICITY SERVICES	342-8831-500.35-14	24.55	
			SCE041326	ELECTRICITY SERVICES	343-8831-500.35-14	103.94	
			SCE041326	ELECTRICITY SERVICES	345-8831-500.35-14	516.36	
			SCE041326	ELECTRICITY SERVICES	346-8831-500.35-14	15.92	
			SCE041326	ELECTRICITY SERVICES	349-8831-500.35-14	258.24	
			SCE041326	ELECTRICITY SERVICES	351-8831-500.35-14	259.94	
			SCE041326	ELECTRICITY SERVICES	353-8831-500.35-14	52.15	
			SCE041326	ELECTRICITY SERVICES	355-8831-500.35-14	40.17	
			SCE041326	ELECTRICITY SERVICES	358-8831-500.35-14	16.99	
			SCE041326	ELECTRICITY SERVICES	359-8831-500.35-14	15.92	
			SCE041326	ELECTRICITY SERVICES	361-8831-500.35-14	15.92	
			SCE041326	ELECTRICITY SERVICES	362-8831-500.35-14	144.74	
			SCE041326	ELECTRICITY SERVICES	363-8831-500.35-14	17.92	
			SCE041326	ELECTRICITY SERVICES	365-8831-500.35-14	18.79	
			SCE041326	ELECTRICITY SERVICES	368-8831-500.35-14	15.94	
			SCE041326	ELECTRICITY SERVICES	376-8831-500.35-14	1,586.43	
			SCE041326	ELECTRICITY SERVICES	402-8835-500.35-14	759.34	
			SCE041326	ELECTRICITY SERVICES	309-8831-500.35-14	19.74	
			SCE041326	ELECTRICITY SERVICES	301-8831-500.35-14	321.50	
			SCE041326	ELECTRICITY SERVICES	304-8831-500.35-14	60.13	
			SCE041326	ELECTRICITY SERVICES	317-8831-500.35-14	45.17	
			SCE041326	ELECTRICITY SERVICES	321-8831-500.35-14	15.49	
			SCE041326	ELECTRICITY SERVICES	334-8831-500.35-14	154.82	
			SCE041326	ELECTRICITY SERVICES	348-8831-500.35-14	30.24	
			SCE041326	ELECTRICITY SERVICES	349-8831-500.35-14	21.13	
			SCE041326	ELECTRICITY SERVICES	359-8831-500.35-14	80.53	
			SCE041326	ELECTRICITY SERVICES	376-8831-500.35-14	420.76	
			SCE041326	ELECTRICITY SERVICES	332-8831-500.35-14	289.81	
			SCE041326	ELECTRICITY SERVICES	346-8831-500.35-14	525.97	
			SCE041326	ELECTRICITY SERVICES	310-8831-500.35-14	103.22	
			SCE041326	ELECTRICITY SERVICES	010-4150-410.35-14	10,598.57	
			SCE041326	ELECTRICITY SERVICES	010-4150-410.35-14	(20.95)	
			SCE041326	ELECTRICITY SERVICES	010-4150-410.35-14	50.20	
			SCE041326	ELECTRICITY SERVICES	025-7260-410.35-14	1,188.16	
			SCE041326	ELECTRICITY SERVICES	025-7260-410.35-14	1,500.00	
			SCE041326	ELECTRICITY SERVICES	301-8831-500.35-14	92.93	
			SCE041326	ELECTRICITY SERVICES	302-8831-500.35-14	95.34	
			SCE041326	ELECTRICITY SERVICES	303-8831-500.35-14	274.42	
			SCE041326	ELECTRICITY SERVICES	305-8831-500.35-14	188.92	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155808	4/17/2026	SOUTHERN CALIFORNIA EDISON	SCE041326	ELECTRICITY SERVICES	306-8831-500.35-14	113.62	
			SCE041326	ELECTRICITY SERVICES	307-8831-500.35-14	326.16	
			SCE041326	ELECTRICITY SERVICES	308-8831-500.35-14	525.24	
			SCE041326	ELECTRICITY SERVICES	309-8831-500.35-14	305.89	
			SCE041326	ELECTRICITY SERVICES	310-8831-500.35-14	144.84	
			SCE041326	ELECTRICITY SERVICES	311-8831-500.35-14	179.82	
			SCE041326	ELECTRICITY SERVICES	312-8831-500.35-14	7.62	
			SCE041326	ELECTRICITY SERVICES	313-8831-500.35-14	511.62	
			SCE041326	ELECTRICITY SERVICES	314-8831-500.35-14	5.07	
			SCE041326	ELECTRICITY SERVICES	315-8831-500.35-14	39.60	
			SCE041326	ELECTRICITY SERVICES	316-8831-500.35-14	22.49	
			SCE041326	ELECTRICITY SERVICES	319-8831-500.35-14	114.72	
			SCE041326	ELECTRICITY SERVICES	319-8832-500.35-14	31.64	
			SCE041326	ELECTRICITY SERVICES	320-8831-500.35-14	244.62	
			SCE041326	ELECTRICITY SERVICES	321-8831-500.35-14	150.36	
			SCE041326	ELECTRICITY SERVICES	322-8831-500.35-14	298.59	
			SCE041326	ELECTRICITY SERVICES	323-8831-500.35-14	163.81	
			SCE041326	ELECTRICITY SERVICES	324-8831-500.35-14	30.24	
			SCE041326	ELECTRICITY SERVICES	325-8831-500.35-14	251.00	
			SCE041326	ELECTRICITY SERVICES	326-8831-500.35-14	455.87	
			SCE041326	ELECTRICITY SERVICES	327-8831-500.35-14	378.17	
			SCE041326	ELECTRICITY SERVICES	329-8831-500.35-14	263.66	
			SCE041326	ELECTRICITY SERVICES	330-8831-500.35-14	173.33	
			SCE041326	ELECTRICITY SERVICES	331-8831-500.35-14	77.85	
			SCE041326	ELECTRICITY SERVICES	332-8831-500.35-14	120.86	
			SCE041326	ELECTRICITY SERVICES	333-8831-500.35-14	59.18	
			SCE041326	ELECTRICITY SERVICES	334-8831-500.35-14	2.50	
			SCE041326	ELECTRICITY SERVICES	335-8831-500.35-14	37.79	
			SCE041326	ELECTRICITY SERVICES	336-8831-500.35-14	10.60	
			SCE041326	ELECTRICITY SERVICES	337-8831-500.35-14	86.29	
			SCE041326	ELECTRICITY SERVICES	338-8831-500.35-14	263.50	
			SCE041326	ELECTRICITY SERVICES	339-8831-500.35-14	59.01	
			SCE041326	ELECTRICITY SERVICES	340-8831-500.35-14	57.89	
			SCE041326	ELECTRICITY SERVICES	341-8831-500.35-14	142.43	
			SCE041326	ELECTRICITY SERVICES	342-8831-500.35-14	51.72	
			SCE041326	ELECTRICITY SERVICES	343-8831-500.35-14	343.96	
			SCE041326	ELECTRICITY SERVICES	345-8831-500.35-14	404.01	
			SCE041326	ELECTRICITY SERVICES	346-8831-500.35-14	243.33	
			SCE041326	ELECTRICITY SERVICES	347-8831-500.35-14	114.18	
			SCE041326	ELECTRICITY SERVICES	349-8831-500.35-14	92.49	
			SCE041326	ELECTRICITY SERVICES	350-8831-500.35-14	34.16	
			SCE041326	ELECTRICITY SERVICES	351-8831-500.35-14	112.84	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155808	4/17/2026	SOUTHERN CALIFORNIA EDISON	SCE041326	ELECTRICITY SERVICES	352-8831-500.35-14	6.58	
			SCE041326	ELECTRICITY SERVICES	353-8831-500.35-14	89.18	
			SCE041326	ELECTRICITY SERVICES	354-8831-500.35-14	34.58	
			SCE041326	ELECTRICITY SERVICES	357-8831-500.35-14	27.82	
			SCE041326	ELECTRICITY SERVICES	358-8831-500.35-14	281.33	
			SCE041326	ELECTRICITY SERVICES	359-8831-500.35-14	152.77	
			SCE041326	ELECTRICITY SERVICES	360-8831-500.35-14	127.78	
			SCE041326	ELECTRICITY SERVICES	361-8831-500.35-14	209.00	
			SCE041326	ELECTRICITY SERVICES	362-8831-500.35-14	138.10	
			SCE041326	ELECTRICITY SERVICES	365-8831-500.35-14	48.99	
			SCE041326	ELECTRICITY SERVICES	366-8831-500.35-14	45.06	
			SCE041326	ELECTRICITY SERVICES	367-8831-500.35-14	77.54	
			SCE041326	ELECTRICITY SERVICES	368-8831-500.35-14	12.47	
			SCE041326	ELECTRICITY SERVICES	369-8831-500.35-14	56.92	
			SCE041326	ELECTRICITY SERVICES	371-8831-500.35-14	39.60	
			SCE041326	ELECTRICITY SERVICES	373-8831-500.35-14	52.24	
			SCE041326	ELECTRICITY SERVICES	374-8831-500.35-14	28.33	
			SCE041326	ELECTRICITY SERVICES	375-8831-500.35-14	40.37	
			SCE041326	ELECTRICITY SERVICES	375-8831-500.35-14	40.37	
			SCE041326	ELECTRICITY SERVICES	376-8831-500.35-14	356.56	
			SCE041326	ELECTRICITY SERVICES	383-8831-500.35-14	5.08	
			SCE041326	ELECTRICITY SERVICES	386-8831-500.35-14	47.16	
			SCE041326	ELECTRICITY SERVICES	388-8831-500.35-14	11.25	
			SCE041326	ELECTRICITY SERVICES	389-8831-500.35-14	9.14	
			SCE041326	ELECTRICITY SERVICES	390-8831-500.35-14	20.07	
			SCE041326	ELECTRICITY SERVICES	390-8831-500.35-14	20.07	
			SCE041326	ELECTRICITY SERVICES	391-8831-500.35-14	31.67	
			SCE041326	ELECTRICITY SERVICES	403-8835-500.35-14	15.47	
			SCE041326	ELECTRICITY SERVICES	409-8835-500.35-14	328.45	
			SCE041326	ELECTRICITY SERVICES	402-8835-500.35-14	538.88	
			SCE041326	ELECTRICITY SERVICES	301-8831-500.35-14	85.44	
			SCE041326	ELECTRICITY SERVICES	304-8831-500.35-14	10.23	
			SCE041326	ELECTRICITY SERVICES	308-8831-500.35-14	37.93	
			SCE041326	ELECTRICITY SERVICES	309-8831-500.35-14	39.35	
			SCE041326	ELECTRICITY SERVICES	310-8831-500.35-14	4.37	
			SCE041326	ELECTRICITY SERVICES	312-8831-500.35-14	31.45	
			SCE041326	ELECTRICITY SERVICES	315-8831-500.35-14	30.50	
			SCE041326	ELECTRICITY SERVICES	318-8831-500.35-14	10.10	
			SCE041326	ELECTRICITY SERVICES	319-8832-500.35-14	94.63	
			SCE041326	ELECTRICITY SERVICES	321-8831-500.35-14	38.47	
			SCE041326	ELECTRICITY SERVICES	322-8831-500.35-14	129.61	
			SCE041326	ELECTRICITY SERVICES	323-8831-500.35-14	38.47	

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155808	4/17/2026	SOUTHERN CALIFORNIA EDISON	SCE041326	ELECTRICITY SERVICES	324-8831-500.35-14	10.10	
			SCE041326	ELECTRICITY SERVICES	327-8831-500.35-14	34.94	
			SCE041326	ELECTRICITY SERVICES	330-8831-500.35-14	36.79	
			SCE041326	ELECTRICITY SERVICES	333-8831-500.35-14	2.54	
			SCE041326	ELECTRICITY SERVICES	334-8831-500.35-14	6.57	
			SCE041326	ELECTRICITY SERVICES	335-8831-500.35-14	7.49	
			SCE041326	ELECTRICITY SERVICES	336-8831-500.35-14	8.62	
			SCE041326	ELECTRICITY SERVICES	337-8831-500.35-14	4.82	
			SCE041326	ELECTRICITY SERVICES	339-8831-500.35-14	9.44	
			SCE041326	ELECTRICITY SERVICES	340-8831-500.35-14	37.93	
			SCE041326	ELECTRICITY SERVICES	342-8831-500.35-14	3.69	
			SCE041326	ELECTRICITY SERVICES	343-8831-500.35-14	38.47	
			SCE041326	ELECTRICITY SERVICES	345-8831-500.35-14	43.37	
			SCE041326	ELECTRICITY SERVICES	346-8831-500.35-14	81.30	
			SCE041326	ELECTRICITY SERVICES	347-8831-500.35-14	96.91	
			SCE041326	ELECTRICITY SERVICES	349-8831-500.35-14	36.05	
			SCE041326	ELECTRICITY SERVICES	350-8831-500.35-14	34.94	
			SCE041326	ELECTRICITY SERVICES	351-8831-500.35-14	122.42	
			SCE041326	ELECTRICITY SERVICES	353-8831-500.35-14	127.08	
			SCE041326	ELECTRICITY SERVICES	354-8831-500.35-14	30.50	
			SCE041326	ELECTRICITY SERVICES	357-8831-500.35-14	37.93	
			SCE041326	ELECTRICITY SERVICES	359-8831-500.35-14	242.05	
			SCE041326	ELECTRICITY SERVICES	360-8831-500.35-14	57.42	
			SCE041326	ELECTRICITY SERVICES	366-8831-500.35-14	36.79	
			SCE041326	ELECTRICITY SERVICES	367-8831-500.35-14	43.20	
			SCE041326	ELECTRICITY SERVICES	369-8831-500.35-14	76.94	
			SCE041326	ELECTRICITY SERVICES	371-8831-500.35-14	30.50	
			SCE041326	ELECTRICITY SERVICES	372-8831-500.35-14	10.10	
			SCE041326	ELECTRICITY SERVICES	373-8831-500.35-14	30.50	
			SCE041326	ELECTRICITY SERVICES	374-8831-500.35-14	70.84	
			SCE041326	ELECTRICITY SERVICES	375-8831-500.35-14	40.46	
			SCE041326	ELECTRICITY SERVICES	376-8831-500.35-14	34.94	
			SCE041326	ELECTRICITY SERVICES	380-8831-500.35-14	31.45	
			SCE041326	ELECTRICITY SERVICES	383-8831-500.35-14	10.10	
			SCE041326	ELECTRICITY SERVICES	385-8831-500.35-14	60.10	
			SCE041326	ELECTRICITY SERVICES	386-8831-500.35-14	43.37	
			SCE041326	ELECTRICITY SERVICES	388-8831-500.35-14	31.45	
155809	4/17/2026	SOUTHERN HILL NURSERY, INC					2,728.54
			3144	LANDSCAPING PLANTS	025-7100-410.34-05	2,728.54	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155810	4/17/2026	SSD ALARM					825.32
			R-00652260	MAY 2026 SVCS	050-9000-450.34-05	238.03	
			R-00652260	MAY 2026 SVCS	010-4200-410.34-05	270.36	
			R-00652260	MAY 2026 SVCS	010-2500-425.34-05	160.47	
			R-00652260	MAY 2026 SVCS	010-3100-431.34-05	156.46	
155811	4/17/2026	STAPLES ADVANTAGE					3,875.32
			6059546093	CREDIT INV #6060441610	050-1400-414.21-10	(47.95)	
			6059546094	SUPPLIES	010-1200-412.21-10	15.52	
			6059546094	SUPPLIES	010-2500-425.21-10	24.88	
			6059546095	SUPPLIES	010-9600-960.21-10	791.18	
			6059546096	SUPPLIES	010-3320-431.21-10	14.85	
			6059546096	SUPPLIES	010-2500-425.21-10	24.84	
			6060441611	SUPPLIES	010-2500-425.21-10	213.37	
			6060441611	SUPPLIES	010-3320-431.21-10	28.96	
			6060441611	SUPPLIES	011-3300-431.21-10	28.95	
			6060441609	SUPPLIES	010-4200-410.21-10	15.20	
			6060441610	SUPPLIES	010-4200-410.21-10	72.78	
			6060867578	SUPPLIES	010-2500-425.21-10	417.39	
			6060867579	SUPPLIES	010-3100-431.21-10	2,275.35	
155812	4/17/2026	STATE OF CALIFORNIA DEPT O					140.00
			34808	BA ANALYSIS	010-3100-431.34-05	140.00	
155813	4/17/2026	TALLEY METAL SUPPLY					225.42
			122478	SUPPLIES	309-8831-500.34-05	60.80	
			122480	SUPPLIES	309-8831-500.34-05	6.49	
			123043	SUPPLIES	025-7100-410.34-05	11.31	
			123154	SUPPLIES	338-8831-500.34-05	76.67	
			123232	SUPPLIES	025-7100-410.34-05	70.15	
155814	4/17/2026	THE COMMUNITY BUILDING GRO					158.61
			WATER032626	REFUND WATER DEPOSIT	050-0000-229.08-70	158.61	
155815	4/17/2026	THE ROVISYS COMPANY					14,385.77
			111070	SCADA UPGRADE PROJECT	199-9999-425.40-01	14,385.77	
155816	4/17/2026	THOMSON REUTERS-WEST PAYME					269.23
			853438295	SOFTWARE SUBSCRIPTION	010-3100-431.34-05	269.23	
155817	4/17/2026	TONY'S TIRES					35.00
			TT040626	TIRE PATCHING	050-9000-450.33-50	35.00	
155818	4/17/2026	TRI-STATE MATERIALS, INC					4,975.63
			121909	SUPPLIES	025-7100-410.34-05	4,975.63	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155819	4/17/2026	ULINE					2,229.31
			206335092	TRASH LINERS	025-7252-410.34-05	111.46	
			206335092	TRASH LINERS	025-7100-410.34-05	111.46	
			206335092	TRASH LINERS	353-8831-500.34-05	111.46	
			206335092	TRASH LINERS	355-8831-500.34-05	111.46	
			206335092	TRASH LINERS	301-8831-500.34-05	111.46	
			206335092	TRASH LINERS	311-8831-500.34-05	111.46	
			206335092	TRASH LINERS	326-8831-500.34-05	111.46	
			206335092	TRASH LINERS	320-8831-500.34-05	111.46	
			206335092	TRASH LINERS	321-8831-500.34-05	111.46	
			206335092	TRASH LINERS	376-8831-500.34-05	111.46	
			206335092	TRASH LINERS	327-8831-500.34-05	111.46	
			206335092	TRASH LINERS	322-8831-500.34-05	111.46	
			206335092	TRASH LINERS	331-8831-500.34-05	111.46	
			206335092	TRASH LINERS	345-8831-500.34-05	111.46	
			206335092	TRASH LINERS	346-8831-500.34-05	111.46	
			206335092	TRASH LINERS	363-8831-500.34-05	111.46	
			206335092	TRASH LINERS	402-8835-500.34-05	111.46	
			206335092	TRASH LINERS	409-8835-500.34-05	111.46	
			206335092	TRASH LINERS	308-8831-500.34-05	111.66	
			206335092	TRASH LINERS	313-8831-500.34-05	111.37	
155820	4/17/2026	UNDERGROUND SERVICE ALERT					267.45
			25-263386	REGULATORY COSTS	050-9000-450.34-05	55.35	
			320260706	TICKETING SERVICES	050-9000-450.34-05	212.10	
155821	4/17/2026	UNIFIRST CORPORATION					855.19
			2200382396	UNIFORM SERVICES	050-9000-450.21-35	143.67	
			2200382408	UNIFORM SERVICES	055-4170-450.21-35	81.43	
			2200385068	UNIFORM SERVICES	055-4170-450.21-35	81.43	
			2200385432	UNIFORM SERVICES	050-9000-450.21-35	143.67	
			2200385056	FLOOR MATS	010-4200-410.34-05	36.07	
			2200385062	UNIFORMS SVCS	010-4150-410.21-35	133.53	
			2200385066	UNIFORM SVCS	010-4140-410.21-35	89.38	
			2200385070	UNIFORM SVCS	010-7100-410.21-35	105.37	
			2200385070	UNIFORM SVCS	010-7101-410.21-35	4.57	
			2200387928	FLOOR MATS	010-4200-410.34-05	36.07	
155822	4/17/2026	VALERIE VANDEVER					83.00
			VANDEVER041326	MEAL PER DIEM	010-1100-411.31-20	83.00	
155823	4/17/2026	VELASCO MATERIALS, INC					112.50
			11145	BLACK WOODCHIPS	025-7100-410.34-05	112.50	

Check Number	Check Date	Vendor Name	Invoice Number		Description	Account Number	Transaction Amount	Check Total
155824	4/17/2026	CALMAT CO DBA VULCAN MATER						1,209.19
			6057877		ASPHALT	010-4150-410.21-12	240.87	
			6058322		ASPHALT	010-4150-410.21-12	240.87	
			6099790		ASPHALT	010-4150-410.21-12	242.08	
			6118439		ASPHALT	010-4150-410.21-12	485.37	
155825	4/17/2026	WEST COAST ARBORISTS, INC						133,168.25
			242070		PRUNING	343-8831-500.34-05	11,558.70	
			242071		PRUNING	325-8831-500.34-05	5,382.25	
			242072		PRUNING	311-8831-500.34-05	7,406.95	
			242218		PRUNING	376-8831-500.34-05	25,264.85	
			242219		PRUNING	402-8835-500.34-05	35,590.85	
			242220-A		PRUNING	410-8835-500.34-05	8,847.40	
			242222		PRUNING	010-7100-410.34-05	2,283.20	
			242258		PRUNING	309-8831-500.34-05	5,837.25	
			242261		PRUNING	313-8831-500.34-05	4,637.75	
			242263		PRUNING	307-8831-500.34-05	7,801.95	
			242265		PRUNING	326-8831-500.34-05	11,558.70	
			242266		PRUNING	303-8831-500.34-05	6,998.40	
155826	4/17/2026	WHITE CAP, LP						613.23
			50036197601		SUPPLIES	010-4150-410.21-12	613.23	
155827	4/17/2026	KEVIN WHITE						1,006.52
			WHITE091625	26-042	MEAL PER DIEM	011-1700-417.31-20	387.00	
			WHITE021926	26-069	MEAL PER DIEM	011-1700-417.31-20	301.00	
			WHITE033126		REIMBURSE LOAN REPAYMENT	010-0000-300.99-99	318.52	
155828	4/17/2026	WILLDAN FINANCIAL SERVICES						730.00
			010-65518		WTR & RATE STDY FEB 2026	050-1400-414.34-05	365.00	
			010-65518		WTR & RATE STDY FEB 2026	055-1400-414.34-05	365.00	
155829	4/17/2026	WREGIS						125.00
			WR58349		ANNUAL FEE	048-1400-414.34-05	125.00	
155830	4/17/2026	ZUMAR INDUSTRIES, INC.						6,760.96
			11692		TRAFFIC SAFETY SIGNS	024-4150-410.21-36	6,760.96	
155831	4/24/2026	BABCOCK LABORATORIES, INC.						453.28
			CD60538-0278		COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	94.40	
			CD60539-0278		COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	18.88	
			CD60632-0278		IRON & MANGANESE	050-9000-450.30-90	200.00	
			CD60879-0278		COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	20.00	
			CD60880-0278		COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	100.00	
			CD60882-0278		COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	20.00	
155832	4/24/2026	BENEFIT COORDINATORS CORPO						7,105.24
			18700		GROUP #EIA00093	085-0000-202.21-46	6,526.59	
			18700		GROUP #EIA00093	085-0000-202.21-52	578.65	

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155833	4/24/2026	BEST BEST & KRIEGER, LLP					40,336.85
			1058549	SVCS THROUGH 3/31/26	010-1111-411.30-90	20,754.00	
			1058550	SVCS THROUGH 3/31/26	010-3320-431.30-90	1,915.80	
			1058551	SVCS THROUGH 3/31/26	065-0000-211.21-32	6,852.30	
			1058552	SVCS THROUGH 3/31/26	010-1111-411.30-90	325.50	
			1058553	SVCS THROUGH 3/31/26	199-9999-425.40-01	4,018.45	
			1058554	SVCS THROUGH 3/31/26	199-9999-425.40-01	436.80	
			1058555	SVCS THROUGH 3/31/26	199-9999-425.40-01	77.50	
			1058556	SVCS THROUGH 3/31/26	065-0000-211.21-01	5,956.50	
155834	4/24/2026	JIM CASH					295.00
			CASH040726	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	295.00	
155835	4/24/2026	ISAURO CASTILLO-CALDERON					155.00
			CASTILLO040726	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	155.00	
155836	4/24/2026	CHARTER COMMUNICATIONS					421.04
			188853601040726	INTERNET SVCS	010-3100-431.34-05	421.04	
155837	4/24/2026	COMMERCE TRUCK & EQUIPMENT					1,025.38
			14680	SUPPLIES	010-4150-410.33-50	1,025.38	
155838	4/24/2026	CORE & MAIN LP					7,250.35
			Y842281	SUPPLIES	050-9000-450.21-12	511.52	
			Y842281	S/B 8.75% SALES & TAX USE	010-0000-201.20-45	(4.71)	
			Y863638	SUPPLIES	050-9000-450.21-12	6,806.13	
			Y863638	S/B 8.75% SALES & USE TAX	010-0000-201.20-45	(62.59)	
155839	4/24/2026	DENISE CUEVAS					20.00
			CUEVAS040726	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	20.00	
155840	4/24/2026	D.M.C. TREE CARE					5,700.00
			1152	TREE TRIMMING	010-4150-410.34-05	1,300.00	
			1153	TREE TRIMMING	010-4150-410.34-05	3,000.00	
			1154	TREE REMOVAL	025-7250-410.34-05	1,400.00	
155841	4/24/2026	DAVE'S HAULING CO, INC					609.04
			4182026B	CHANNEL CLEAN UP	305-8831-500.34-05	609.04	
155842	4/24/2026	EASTERN MUNICIPAL WATER DI					22,501.54
			EMWD042026	FEB 2026 REMAINING BAL	055-0000-308.07-30	16,891.11	
			EMWD042026	FEB 2026 REMAINING BAL	055-0000-201.20-40	5,610.43	
155843	4/24/2026	EMPOWER RETIREMENT, LLC					125.00
			EMPOWER041426	GROUP #109947	085-0000-202.21-29	125.00	
155844	4/24/2026	KIMBERLY GANIMIAN					387.00
			GANIMIAN041326 26-079	MEAL PER DIEM	010-1400-414.31-20	387.00	
155845	4/24/2026	NATHAN HARRINGTON					1,080.73
			HARRINGTN041326 26-085	REIMBURSE TRAVEL EXPENSES	017-2290-418.31-20	1,080.73	

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155846	4/24/2026	HEMET INDUSTRIAL SUPPLY					9.09
			67832	SUPPLIES	010-4140-410.21-12	36.53	
			68089	SUPPLIES	010-4140-410.21-12	1.31	
			68090	SUPPLIES RETURN	010-4140-410.21-12	(28.75)	
155847	4/24/2026	HEMET VALLEY TOOL					402.29
			QS-1546	SUPPLIES	010-7100-410.21-80	402.29	
155848	4/24/2026	YANELI HERNANDEZ					349.02
			HERNANDEZ041626 26-070	REIMBURSE TRAVEL EXPENSES	011-1700-417.31-20	349.02	
155849	4/24/2026	HIRSCH PIPE & SUPPLY CO.,					602.94
			1777136	SUPPLIES	050-9000-450.21-12	368.01	
			1777140	SUPPLIES	050-9000-450.21-12	201.32	
			1792432	SUPPLIES	050-9000-450.21-12	33.61	
155850	4/24/2026	HOME DEPOT CREDIT SERVICES					432.34
			7341170	SUPPLIES	055-4170-450.21-12	304.38	
			341425	SUPPLIES	331-8831-500.34-05	127.96	
155851	4/24/2026	MISSION SQUARE					15,226.99
			6853444	GROUP #100338	085-0000-202.21-29	7,741.38	
			6914234	GROUP #300434	085-0000-202.21-29	6,963.72	
			6914234	GROUP #300434	085-0000-202.21-48	521.89	
155852	4/24/2026	INFOSEND INC.					1,043.21
			307849	ADDRESS CHANGE SVCS	050-1400-414.34-05	5.25	
			307849	ADDRESS CHANGE SVCS	055-1400-414.34-05	5.25	
			308271	DATA/PROCESS SERVICES	050-1400-414.34-05	516.36	
			308271	DATA/PROCESS SERVICES	055-1400-414.34-05	516.35	
155853	4/24/2026	INTERPRETERS UNLIMITED					3.00
			454209	INTERPRETATION SVCS	010-3100-431.34-05	3.00	
155854	4/24/2026	INTERWEST CONSULTING GROUP					34,566.25
			3400792	FEB 2026 SVCS	199-9999-425.40-01	34,566.25	
155855	4/24/2026	KAISER FOUNDATION HEALTH P					63,482.63
			335233988626	MAY 2026 PREMIUM	085-0000-202.21-39	63,482.63	
155856	4/24/2026	FUAAD KHAN					700.00
			KHAN040726	REIMBURSE STUDENT LOAN	010-2500-425.31-20	700.00	
155857	4/24/2026	VALENTINA LOPEZ					126.89
			LOPEZ040726	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	126.89	
155858	4/24/2026	MANPOWER					648.84
			5137222	W/E 4/5/26	010-1210-412.34-05	648.84	
155859	4/24/2026	LORI MATLEY			000-4613-615.58-59	15.00	
			MATLEY040726	REIMBURSE H/D/V EXPENSES			15.00
155860	4/24/2026	JULIE MCCOMBS			000-4613-615.58-60	145.06	
			MCCOMBS040726	REIMBURSE H/D/V EXPENSES			145.06

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155861	4/24/2026	MINUTEMAN PRESS			000-4613-615.58-61	203.13	
			84873	254 WEEKLY NOTICES			203.13
155862	4/24/2026	RUTH MONTOYA			000-4613-615.58-62	1,398.00	
			MONTOYA040726	REIMBURSE H/D/V EXPENSES			1,398.00
155863	4/24/2026	PHILLIP MOOTHART			000-4613-615.58-63	386.04	
			MOOTHART040626	REIMBURSE WORK BOOT			386.04
155864	4/24/2026	MRC HEAVY EQUIP XPERTS, LL			000-4613-615.58-64	3,193.77	
			1307	BIT INSPECTION			2,443.77
			1309	BIT INSPECTION			750.00
155865	4/24/2026	TESSA MURPHY			000-4613-615.58-65	301.00	
			MURPHY012126 26-067	MEAL PER DIEM			301.00
155866	4/24/2026	PACIFIC HYDROTECH CORPORAT			000-4613-615.58-66	355,290.50	
			6	WORK COMPLETED			373,990.00
			6	RETENTION WITHHELD			(18,699.50)
155867	4/24/2026	PACIFIC PRODUCTS & SERVICE			000-4613-615.58-67	405.19	
			38008	SUPPLIES			405.19
155868	4/24/2026	PAYNE PEST MANAGEMENT INC			000-4613-615.58-68	150.00	
			436543	MONTHLY SVC			150.00
155869	4/24/2026	PLUMBERS DEPOT, INC.			000-4613-615.58-69	226.94	
			PD-61054	DIAGNOSTICS CHARGE			226.94
155870	4/24/2026	PREMIER INDOOR SOCCER INC			000-4613-615.58-70	605.00	
			PIS041426	REFUND BALANCE APP# 18-8			605.00
155871	4/24/2026	PRISM			000-4613-615.58-71	354.90	
			26401518	EMPLOYEE ASSISTANCE PROG			354.90
155872	4/24/2026	PUBLIC TRUST ADVISORS, LLC			000-4613-615.58-72	2,287.16	
			696489	SMA FEE Q1 2026			2,287.16
155873	4/24/2026	REGIONAL CONSERVATION AUTH			000-4613-615.58-73	71,776.00	
			040726MSHCP	MSHCP FEES MAR 2026			71,776.00
155874	4/24/2026	RIVERSIDE COUNTY SHERIFF D			000-4613-615.58-74	1,153.05	
			SH0000050232	CONTRACT LW ABC-OTS GRANT			1,153.05
155875	4/24/2026	ROGERS,ANDERSON,MALODY & S			000-4613-615.58-75	15,000.00	
			80314	APRIL 2026 BILLING			11,000.00
			80314	APRIL 2026 BILLING			4,000.00
155876	4/24/2026	ROMERIL PLUMBING & HARDWAR			000-4613-615.58-76	578.10	
			20514	SUPPLIES			34.78
			20451	SUPPLIES			47.84
			20510	SUPPLIES			16.31
			20534	SUPPLIES			129.01
			20541	SUPPLIES			110.96
			20556	SUPPLIES			239.20

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155877	4/24/2026	SEVEN STAR MEDICAL GROUP,			000-4613-615.58-77	220.00	
			7STAR012526	PRE-EMPLOYMENT PHYSICAL			220.00
155878	4/24/2026	SHRED-IT USA			000-4613-615.58-78	375.75	
			8014012809	SHREDDING SVCS			375.75
155879	4/24/2026	SOCAL GAS			000-4613-615.58-79	353.06	
			SOCALGAS042026	UTILITY GAS SVCS			124.07
			SOCALGAS042026	UTILITY GAS SVCS			24.97
			SOCALGAS042026	UTILITY GAS SVCS			41.22
			SOCALGAS042026	UTILITY GAS SVCS			51.39
			SOCALGAS042026	UTILITY GAS SVCS			111.41
155880	4/24/2026	SOUTHERN CALIFORNIA EDISON			000-4613-615.58-80	59.28	
			SCE041626	ELECTRICITY SERVICES			35.46
			SCE041626	ELECTRICITY SERVICES			23.82
155881	4/24/2026	STATE OF CALIFORNIA DEPT O			000-4613-615.58-81	109.00	
			28462	FINGERPRINTING			109.00
155882	4/24/2026	DELEN THOMAS			000-4613-615.58-82	41.67	
			THOMAS040726	REIMBURSE H/D/V EXPENSES			41.67
155883	4/24/2026	TONY'S TIRES			000-4613-615.58-83	35.00	
			TT041626	TIRE PATCHING			35.00
155884	4/24/2026	UNIFIRST CORPORATION			000-4613-615.58-84	222.91	
			2200387941	UNIFORM SVCS			133.53
			2200387945	UNIFORM SVCS			89.38
155885	4/24/2026	UHS PREMIUM BILLING			000-4613-615.58-85	61,027.67	
			925502947382	MAY 2026 PREMIUM			59,942.71
			925502947382	MAY 2026 PREMIUM			1,084.96
155886	4/24/2026	CALMAT CO DBA VULCAN MATER			000-4613-615.58-86	498.13	
			6207539	ASPHALT			249.69
			6207747	ASPHALT			248.44
155887	4/24/2026	WESTERN STATE BUILDERS, IN			000-4613-615.58-87	18,113.10	
			4	RELEASE RETENTION			9,737.95
			4	RELEASE RETENTION			2,414.60
			4	RELEASE RETENTION			5,960.55
155888	4/24/2026	KEVIN WHITE			000-4613-615.58-88	318.52	
			WHITE033126A	REIMBURSE LOAN PAYMENT			318.52
155889	4/24/2026	WILLDAN			000-4613-615.58-89	9,340.07	
			002-37636	MAR 2026 SVCS			9,340.07
155890	4/24/2026	CRYSTAL WILLIAMSON			000-4613-615.58-90	1,217.40	
			WILLIAMSN012126 26-064	MEAL PER DIEM			387.00
			WILLIAMSN040726	REIMBURSE H/D/V EXPENSES			830.40
155891	4/24/2026	YUNEX LLC			000-4613-615.58-91	5,190.00	
			5610007941	INSTALL STL POLE			5,190.00

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
155892	4/24/2026	ALFONSO ZUBIA			000-4613-615.58-92	400.00	
			ZUBIA040826	REIMBURSE WORK BOOTS			400.00
155893	4/24/2026	ZUMAR INDUSTRIES, INC.			000-4613-615.58-93	1,517.07	
			11759	SUPPLIES			1,517.07
					Total Checks		**4,298,878.57**

CITY OF SAN JACINTO
ELECTRONIC FUNDS TRANSFER REPORT
April 1 - 30, 2026

DATE	PAYEE	AMOUNT	REASON
4/1/2026	CalPers	1,072.01	CalPers Retirement
4/1/2026	CalPers	54,747.63	CalPers Retirement
4/2/2026	CalPers	8,124.24	CalPers 457 04/02/2026
4/6/2026	SCE	76,440.42	SJP Power VA Sales-November 2025
4/10/2026	Quadient	2,000.00	Postage
4/16/2026	CalPers	8,137.17	CalPers 457 04/16/2026
4/16/2026	CalPers	55,057.43	CalPers Retirement
4/17/2026	Corp Coll Paymentus Group	9,204.90	Payment Process Transaction Fees
4/20/2026	Enterprise FM 590422	54,759.17	Monthly Vehicle Lease & Maintenance
4/21/2026	CDTFA	10,165.00	SJP EES Q1
4/23/2026	NRG	543,439.00	SJ Power - Energy Purchase (Regular Charges)
4/23/2026	Exelon Generation Company, LLC	170,485.60	SJ Power - Energy Purchase
4/23/2026	Duran Mesa	8,619.00	SJ Power - Energy Purchase
4/23/2026	The Midway Sunset Cogeneration Co.	72,513.00	SJ Power - Energy Purchase
4/23/2026	Avangrid (Manzana Wind, LLC)	16,847.70	SJ Power - Energy Purchase
4/23/2026	Calpine Energy Service	53,750.00	SJ Power - Energy Purchase & Sales
4/23/2026	Participate.Energy, LLC	7,527.15	SJ Power - Energy Purchase

CITY OF SAN JACINTO
ELECTRONIC FUNDS TRANSFER REPORT
April 1 - 30, 2026

DATE	PAYEE	AMOUNT	REASON
4/23/2026	Santa Paula Energy Storage, LLC	10,500.00	SJ Power - Energy Purchase (Resource Adequacy)
4/23/2026	The Voyager Wind Expansion, LLC	18,371.11	SJ Power - Energy Purchase
4/23/2026	Tecolote Wind, LLC	30,687.50	SJ Power - Energy Purchase (Resource Adequacy)
4/23/2026	Morgan Stanley Cap	93,581.70	SJ Power - Energy Purchase
4/23/2026	Sierra Pacific Industries	2,154.76	SJ Power - Energy Purchase
4/23/2026	California Choice Energy	227,825.85	SJ Power - Energy Purchase
4/27/2026	SCE	85,253.10	SJP Power VA Sales-December 2025
4/30/2026	CalPers	9,050.98	CalPers 457 04/30/2026
4/30/2026	CalPers	54,154.18	CalPers Retirement
4/30/2026	CalPers	1,072.01	CalPers Retirement
		1,685,540.61	

July 7, 2026

TO:	City Council
REQUESTED BY:	Kimberly Ganimian, Finance Director
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Report of City-Wide User Fee Increase

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE** and **FILE** the report of the City-Wide User Fee increases.

DISCUSSION:

As part of a general cost recovery strategy, local governments adopt user fees to fund services that provide limited or no direct benefit to the community as a whole.

User Fees recover costs associated with providing specific services, which benefit the user, thereby reducing the use of General Fund monies for such purposes. Cost recovery objectives can be based on a variety of factors, including public versus private benefits provided by the service. If an activity has a public benefit, it might be more appropriately supported by the General Fund. Conversely, if an activity has mostly private benefits, it might be more appropriately supported by fees. Activities that have a mix of public and private benefits may be supported by the combination of fees and the General Fund.

In an effort to both understand and establish appropriate levels of cost recovery for City services, the City entered into a Professional Services Agreement with Willdan Financial Services for a City-Wide User Fee Study and City-Wide Cost Allocation Plan in 2019. The Study found that fee increases were necessary to achieve the City's objective of full cost recovery.

On August 15, 2023, a Public Hearing was held to consider the proposed fee increases, and the San Jacinto City Council voted unanimously to approve the recommended fee schedule. The fees were set by Resolution No. 4000, which also defined the escalation factor and included a provision requiring that the annual fee increase be presented to the City Council as an informational item. Accordingly, the City's user fee schedule, effective July 1, 2026, is attached to this staff report.

FISCAL IMPACT:

User fees have been increased by a factor of 3.2% based on the escalation factor established in Resolution No. 4000. This increase will assist in defraying the rising cost of providing the services identified in the User Fee Schedule due to inflation.

Attachments

FY 26-27 Comprehensive User Fee Schedule.pdf

Resolution No. 4000.pdf

City of San Jacinto
Development Services

(951) 487-7330
www.sanjacintoca.gov

DEVELOPMENT SERVICES FEE SCHEDULE

This document will assist you in calculating an estimate of Building and Engineering Permit and Plan Check and Planning Entitlement Fees for your proposed construction project. Please keep in mind that this is an estimate of **City fees only** and that there may be additional development fees from other agencies, departments, or divisions. Furthermore, there may be additional development fees from outside agencies, such as the County Health Department, your local School District, or other federal, state, or local agencies.

For other Agency, Department, or Division fees please contact:

Engineering – Tri-Lakes Consultants	(951) 654-3592
City of San Jacinto Water Department	(951) 487-7330 X747
Eastern Municipal Water District	(951) 928-3777 X2081
Lake Hemet Municipal Water District	(951) 658-3241
Riverside County Fire Marshal	(951) 955-4777
County of Riverside Environmental Health	(951) 358-5172

For local School District fees please contact:

San Jacinto Unified School District	(951) 929-7700 X4680
Hemet Unified School District	(951) 765-5100 x 5480

BUILDING DATA:

Building Permit Valuations are updated annually, effective July 1, based on the previous year's February published ICC Valuation Tables. The Building Permit Valuation is not intended to represent the actual cost of constructing a given project; however, it does provide the baseline metric for determining permit and plan check fees. Multiply the total square footage of the building by the "Per Square Foot Value" listed in the most current February ICC posting. This value will represent the total cost of construction for the purpose of calculating Plan Check and Building Permit Fees.

Valuation Worksheet

AREA	SQUARE FOOTAGE	OCCUPANCY GROUP AND CONSTRCUTION TYPE VALUE (PER ICC TABLE)	SUB-TOTAL
1			
2			
3			
4			
		Building Permit Valuation Total	

DEVELOPMENT SERVICES FEE SCHEDULE

BUILDING PERMIT VALUATION	APPLICABLE FEE	SUB-TOTAL
$1 to $500	$27.91	
$501 to $2,000	$27.91 for the first $500 plus $3.62 for each additional $100 or fraction thereof, to and including $2,000	
$2,001 to $25,000	$82.27 for the first $2,000 plus $16.63 for each additional $1,000 or fraction thereof, to and including $25,000	
$25,001 to $50,000	$464.71 for the first $25,000 plus $11.99 for each additional $1,000 or fraction thereof, to and including $50,000	
$50,001 to $100,000	$764.52 for the first $50,000 plus $8.31 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to $500,000	$1,180.21 for the first $100,000 plus $6.65 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to $1,000,000	$3,839.81 for the first $500,000 plus $5.64 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 and up	$6,658.29 for the first $1,000,000 plus $4.33 for each additional $1,000 or fraction thereof	
PLAN CHECK FEE: Combination Permits (Residential or Commercial) 65% of Building Permit fee above Trade Permits (Mechanical, Electrical, Plumbing) As stated below.		
CALIFORNIA BUILDING STANDARDS COMMISSION FEE $1 per every $25,000, or portion thereof, in construction valuation		
STRONG MOTION INSTRUMENTATION PROGRAM (SMIP) FEE: Residential Structures: Valuation X 0.0013 = SMIP Fee Commercial Structures: Valuation X 0.0028 = SMIP Fee		
PERMIT ISSUANCE FEE (ALL PERMITS): $51		
CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY: $61		
DEMOLITION PERMIT: $125		
REROOF: $79		
TRADE AND SPECIALTY PERMITS Electrical Permit Fee — See Fee Schedule Mechanical Permit Fee — See Fee Schedule Plumbing Permit Fee — See Fee Schedule Mobile Home Permit — See Fee Schedule Pool & Spa Permit — See Fee Schedule Sign Permit — See Fee Schedule Solar Permit — See Fee Schedule Wall & Fence Permit — See Fee Schedule		

DEVELOPMENT SERVICES FEE SCHEDULE

OTHER BUILDING & SAFETY DIVISION FEES: Fire and Life Safety Service Fee: 0.10% of Valuation Energy Conservation Review: 15% of Building Permit Fee Imaging and Storage: 0.02% of Valuation plus $5 per sheet for all plans required to be retained indefinitely by state law	
New Addressing: $30 per lot or location OTHER FEES AND OPTIONS: After Hours Holiday Inspections (when available): $253 per hour (2 hour minimum) After Hours Inspections (when available): $162 per hour (2 hour minimum) Duplicate Permit or Inspection Card (city printed): $30 Expedited Plan Check (when available) 100% of Plan Check Fee Inspection Fee (after 2 failed inspections): $102 per hour (1 hour minimum) Investigation Inspections: 100% of Plan Check Fee Permit Transfer Fee: $30 Plan Check Revisions: $125 per hour	
Other Inspections not otherwise listed: $125 CITY SURCHARGES GENERAL PLAN MAINTENANCE FEE: All Permit or Entitlement Fees X 1.9%	
TECHNOLOGY FEE: All Permit or Entitlement Fees X 5% TRANSPORTATION / HAUL PERMIT Annual: $97	

DEVELOPMENT SERVICES FEE SCHEDULE

DECK OR PATIO, ELECTRICAL, PLUMBING & MECHANICAL FEE SCHEDULES

For new buildings or additions, these fees only apply if the builder desires to pull separate Plumbing, Mechanical, and/or Electrical Permits; otherwise, these fees are included in the combination building permit.

The following fees are intended to be applied to projects where a Per Square Foot Fee Calculation Method is not applicable due to the minor nature of work performed. For most building projects, the per square foot calculation method is to be used to determine the Electrical, Plumbing and Mechanical fees.

Mobile Home Permits

Mobile Home Building Permit Fee	Sum of Mobile Home Fees	
Mobile Home Plan Check Fee	65% of Mobile Home Permit Fee	
Mobile Home Awning	$39	Each
Mobile Home Installation	$207	Per Lot
Mobile Home Patio Room	$111	Each
Mobile Home Permanent Foundation	$142	Per Lot
Mobile Home Porch / Deck	$64	Each

Deck or Patio

Deck or Patio – City Standard	$122	Each
Deck or Patio – Non-City Standard	$245	Each

Electrical Trade Permits

Electrical Building Permit Fee	Sum of Electrical Items	
Electrical Plan Check Fee	65% of Electrical Permit Fee	
Outlets/Receptacles/Switches/Fixtures/Sockets	$2	Per Unit
Temporary Power Pole	$51	Per Unit
Dwelling Re-Wire (Partial)	$160	Per Unit
Dwelling Re-Wire (Full)	$322	Per Unit
Service Upgrades or Changes		
Up to 200A	$65	Per Unit
201A to 1000A	$134	Per Unit
Over 1000A	$207	Per Unit
Switchboards (sub-panels)		
Up to 600V	$70	Per Unit
Over 600V	$142	Per Unit
Motors, generators, transformers		
Up to 3 HP/KW/KVA	$26	Per Unit
3 to 50 HP/KW/KVA	$53	Per Unit
OVER 50 HP/KW/KVA	$107	Per Unit
Special Event Electrical - Per Connection	$39	Per Unit
Additional Electrical System Not Otherwise Listed	$24	Per Unit

DEVELOPMENT SERVICES FEE SCHEDULE

Mechanical Trade Permits

Mechanical Building Permit Fee	Sum of all Mechanical Fees	
Mechanical Plan Check Fee	65% of the Building Permit Fee	
Air Handler	$31	Per Unit
Boiler, A/C Units / Compressors		
Up to 3 HP/Ton OR 100,000 BTU	$31	Per Unit
3-15 HP/Ton	$42	Per Unit
15.1 to 30 HP/Ton	$56	Per Unit
30.1 to 50 HP/Ton	$68	Per Unit
Over 50 HP/Ton OR 175K BTU	$93	Per Unit
Duct Or Vents (Linear Feet)	$11	Per 100 Linear Feet
Evaporation Coolers	$22	Per Unit
Exhaust Hood	$22	Per Unit
Furnace	$31	Per Unit
Heating, Refrigeration, Cooling, Absorption, Unit Or System Repair	$29	Per Unit
Incinerators	$31	Per Unit
Ventilation And Exhaust Fan	$11	Per Unit
Additional Mechanical Not Otherwise Listed	$22	Per Unit

Plumbing Trade Permits

Plumbing Building Permit Fee	Sum of Plumbing Fees	
Plumbing Plan Check Fee	65% of Plumbing Building Permit Fee	
Fixtures And Traps	$20	Per Unit
Interceptor / Grease Trap	$41	Per Unit
Water Piping	$9	Per Unit
Rainwater System (Per Drain)	$20	Per Unit
Private Sewer / Septic System	$142	Each Connection
Sewer Connection	$53	Each Connection
Repair Alteration Of Drain Or Vent	$9	Per Unit
Backflow Preventer	$39	Per Unit
Dwelling Re-Pipe (Full)	$36	Per Unit
Water Heaters	$26	Per Unit
Gas Piping	$12	Per Unit
Additional Plumbing System Not Otherwise Listed	$20	Per Unit

Pool & Spa Permits

Pool & Spa Building Permit Fee	Sum of Pool and Spa Fees	
Pool Plan Check Fee	$142	Per Permit
Pool / Spa Equipment	$70	Per Unit
Gas Connection	$39	Per Connection

Sign Permits

Sign Building Permit	Valuation Table	
Sign Plan Check	65% of Building Permit Fee	
Lighting or Marquees from One Circuit	$53	Per Unit
Additional Lighting Or Marquees Circuit On Same Sign	$9	Per Unit

DEVELOPMENT SERVICES FEE SCHEDULE

Solar Permits

Solar Review Building Permit Fee (1 hour minimum)	$125	Per Hour
Solar Inspection Fee (up to 2 inspections)	$288	Per Permit

Wall & Fence Permits

Wall and Fence Building Permit Fee	$32	Per 300 Linear Feet
Wall and Fence Plan check Fee	$60	Per 100 Linear Feet

DEVELOPMENT SERVICES FEE SCHEDULE

ENGINEERING, GRADING, STORM WATER AND ENCROACHMENT PERMITS

Grading Permits:

QUANTITY	PERMIT FEE	PLAN CHECK FEE	SUB-TOTAL
50 cubic yards or less	$51	$51	
51 to 100 cubic yards	$79	$79	
101 to 1,000 cubic yards	$79	$79	
1,001 to 10,000 cubic yards	$254	---	
1,001 to 100,000 cubic yards	---	$106	
10,001 to 100,000 cubic yards for the first 10,000 cubic yards	$426	---	
100,001 to 200,000 cubic yards for the first 100,000 cubic yards	---	$586	
100,001 cubic yards or more for the first 100,000 cubic yards	$1,073	---	
200,001 or more for the first 200,000 cubic yards	---	$874	

Encroachment and Construction Permits:

Encroachment Permit Fee	$51
Encroachment Inspection Fee	$84
Encroachment Plan Check	2.5% of Engineer's Estimate
Subdivision, CUP, Site Plan, and new Construction Projects Plan Check	3.0% of Engineer's Estimate
Subdivision, CUP, Site Plan, and new Construction Projects Inspection	2.5% of Engineering Estimate
Fire Hydrant, Blue Dot, Water Service, Sewer Lateral, other not included above	Actual Costs

Final Map Check, Lot Line Adjustments, Vacations

Final Subdivision Map Check	
1-4 Lots	$1,251 + $62 / lot
5-12 Lots	$1,876 + $49 / lot
13-49 Lots	$2,502 + $37 / lot
50+ Lots	$3,753 + $24 / lot
Right-of-Way Vacation (Summary)	Actual Cost – $2,500 initial deposit
Right-of-Way Vacation (Standard)	Actual Cost – $10,000 initial deposit
Lot Line Adjustment / Merger	$217 Application Fee Plus $2,300 deposit

NPDES

Industrial – High Priority	$251
Industrial – Medium Priority	$200
Industrial – Low Priority	$99
Restaurants – High Priority	$83
Restaurants – Medium Priority	$65
Restaurants – Low Priority	$49
Commercial – High Priority	$71
Commercial – Medium Priority	$60
Commercial – Low Priority	$49
Other – Inactive / Residential / Non-Inspection	$24
Post Construction BMP (Residential & Commercial)	$166

DEVELOPMENT SERVICES FEE SCHEDULE

PLANNING AND ENTITLEMENT FEES

Application fees are typically non-refundable. Unused portions of deposits will be reimbursed upon the project's completion. The Planning Staff retains the authority to adjust the deposit amount, either higher or lower, depending on the project's complexity. The initial deposit encompasses a 15% Administrative Fee. Additional deposits might be necessary, and any surplus deposits will be returned upon the project's conclusion.

Fee Type	Application Fee	Initial Deposit	Amount Due at Submittal
Agriculture Preserve – Establishment/Dissolution /Diminishment	$4,352	$10,000	$14,352
Agricultural Preserve - Notice Of Non-Renewal	$162	$5,000	$5,162
Annexation	$2,175	$25,000	$27,175
Appeal	$1,632	$3,000	$4,632
Cannabis Oriented Land Use Permit	$4,420	$10,000	$14,420
Cannabis Regulatory Permit	$1,319	$5,000	$6,319
Cannabis Regulatory Permit - Annual Renewal	$573	$1,000	$1,573
Change Of Zone / Text Amendment	$7,617	$10,000	$17,617
Specific Plan / Amended Specific Plan	$8,705	$25,000	$33,705
Conditional Use Permit	$6,528	$10,000	$16,528
Development Agreement	$10,881	$20,000	$30,881
Environmental Assessment (CEQA)	$1,088	$5,000	$6,088
Environmental Impact Report	25% of Contract Amount or $7,255, whichever is greater	Contract Amount	Varies per Contract Amount
Extension Of Time	$324	$1,000	$1,324
General Plan Amendment	$8,705	$10,000	$18,705
Landscape and Irrigation Review	5.5% of Valuation or $576, whichever is greater	---*	Varies per Valuation
Large Family Daycare	$217	---	$217
Modifications to an Approved Project	$821	Varies with Project*	$821
Minor Use Permit	$4,303	$5,000	$9,303
Minor Variance	$535	$1,000	$1,535
Planned Development Permit	$4,352	$15,000	$19,352
Pre-Application Review	$543	$2,500	$3,043
Site Plan & Design Review Sign Review, Accessory Structures, Minor Facade Modifications	$324	$500	$824
Site Plan & Design Review Single-Family Home, Sign Program	$324	---*	$324

DEVELOPMENT SERVICES FEE SCHEDULE

Fee Type	Application Fee	Initial Deposit	Amount Due at Submittal
Site Plan & Design Review Tract, Commercial, Industrial	$1,632	$5,000	$6,632
Special Event Permit	$75	---*	$75
Substantial Conformance	$821	$2,000	$2,821
Surface Mining Permit	$7,399	$20,000	$27,399
Temporary Use Permit	$75	---*	$75
Tentative Tract Map / Revision	$8,705	$15,000	$23,705
Tentative Parcel Map	$6,528	$8,000	$14,528
Variance	$1,632	$1,000	$2,632
Vesting Tentative Tract Map	$10,881	$20,000	$30,881
Water Quality Management Plan **Preliminary**	$3,157	---*	$3,157
Water Quality Management Plan **Final**			
Commercial <8 acres Industrial <5 acres Residential <19 units	$5,384	---*	$5,384
Commercial 8 to 23 acres Industrial 5 to 18 acres Residential 19 to 50 units	$6,074	---*	$6,074
Commercial >23 acres Industrial >18 acres Residential >50 units	$8,413	---*	$8,413
Zoning and Clearance Confirmation, Special Letters/Reports, Reasonable Accommodation	$75	---*	$75

* Deposits - Although generally not required, a deposit may be required if, based on the specific nature of the request, the project is expected to exceed the time necessary to complete the review included in application fee amount. Contact Planning for additional information.

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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF SAN JACINTO)

RESOLUTION NO. 4000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, ADOPTING A USER FEE SCHEDULE TO RECOVER THE COST OF SERVICES PROVIDED BY CITY DEPARTMENTS AND AUTOMATIC ANNUAL COST OF LIVING FEE INCREASE

WHEREAS, state law authorizes local agencies to collect fees to defray the costs of providing programs and services; and

WHEREAS, the City of San Jacinto provides a variety of services to the general public and other governmental agencies; and

WHEREAS, the City desires to recover direct and indirect management support costs associated with the costs of providing services; and

WHEREAS, the City Council previously approved City Council Resolutions and Ordinances that imposed a variety of user fees including, but not limited to planning and building fees, public works fees, and water fees; and

WHEREAS, the City retained Willdan Financial Services to prepare a fee study to evaluate whether the City's user fees were commensurate with the reasonable costs of providing the services and programs for which the fees are imposed ("User Fee Study"); and

WHEREAS, based on the User Fee Study, the City has prepared a new Citywide User Fee Schedule, a copy of which is attached hereto as Exhibit “A” and by this reference incorporated herein ("the new User Fee Schedule"), which increases certain existing user fees and imposes new user fees; and,

WHEREAS, notice of a public hearing before the City Council of the City of San Jacinto concerning the new User Fee Schedule was given in accordance with all applicable State and Local law, including but not limited to Government Code sections 6062a, 66016, 66017 and 66018; and

WHEREAS, on August 15, 2023 the City Council of the City of San Jacinto conducted a duly noticed public hearing concerning the new User Fee Schedule; and

WHEREAS, the cost estimates and fee calculations applicable to the new User Fee Schedule were presented to the City Council at the above-referenced public hearing. At which, members of the public were able to present written and oral comments regarding the fees, and the User Fee Study was available for public inspection and review at least ten (10) days prior to that public hearing; and

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WHEREAS, The City Council has considered the information and public testimony presented in the public hearing and in the new User Fee Schedule, the User Fee Study, the staff report and any written correspondence relating to this item, all of which are included in the public record and incorporated herein by reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN JACINTO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The City Council finds and determines that the fees for service and the billing and overhead rates established by this Resolution do not exceed the estimated reasonable costs of services for which they were imposed and otherwise comply with the provisions of California law and specifically Government Code Sections 66000 et seq.

SECTION 3. The fees for service and the billing and overhead rates are statutory and categorically exempt from the requirements of the California Environmental Quality Act (CEQA). Setting these fees fits within the statutory exemption for City decisions involving rates, tolls, or other charges contained within Public Resources Code Section 21080(b)(8) and section 15273 of the CEQA Guidelines.

SECTION 4. This Resolution shall go into full force and effect immediately, but the individual fees shall become effective as provided by the applicable provisions of State Law.

SECTION 5. The fees set forth in the new User Fee Schedule (Exhibit to this Resolution) shall replace and supersede that fee in the current User Fee Schedule. To the extent this Resolution conflicts any other prior Resolution or Ordinance addressing fees that are included in the new User Fee Schedule, this Resolution shall prevail.

Notwithstanding the foregoing, in the event that any fee established or authorized pursuant to the new User Fee Schedule is declared invalid, the City Council hereby authorizes the City to impose that fee in the amount most recently approved by the City Council through the adoption of the current User Fee Schedule.

SECTION 6. All fees set forth in the new User Fee Schedule (exhibit to this Resolution) shall be increased by the Consumer Price Index ("CPI") on July 1 st of each year. These increases shall be based on the CPI for all Urban Consumers Riverside-San Bernardino-Ontario, CA area published by the United States Department of Labor, Bureau of Labor Statistics for the Period of December of the previous year through December of the current year; provided however, that no inflationary adjustment may exceed the cost of providing the service for which the fee is imposed. The City Manager shall approve the annual increase in fees administratively and present the increased fees to the City Council as an informational item.

SECTION 7. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution is, for any reason, held to be invalid by final judgment of a court of

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competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and each section, subdivision, sentence, clause, phrase, or portion of this Resolution, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 8. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 15th day of August 2023 by the following vote:

AYES:	Ayala, Ruiz, Vandever
NAYS:	None
ABSENT:	None
ABSTAIN:	None

City of San Jacinto

Alonso Ledeza

Alonso Ledezma, Mayor

ATTEST:

Julia Espinoza

Julia Espinoza, City Clerk

APPROVED AS TO FORM:
Best, Best & Krieger LLP

Craig Hayes

Craig Hayes, City Attorney

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CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF SAN JACINTO)

I, Julia Espinoza, City Clerk of the City of San Jacinto, do hereby certify that the foregoing Resolution No. 4000 was passed, approved, and adopted at the Regular Meeting of the San Jacinto City Council held on the 15th day of August 2023.

AYES:	Ayala, Ruiz, Vandever
NAYS:	None
ABSENT:	None
ABSTAIN:	None

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of August 2023.

Julia Espinoza
_____
Julia Espinoza, City Clerk
City of San Jacinto

July 7, 2026

TO:	City Council
REQUESTED BY:	Yaneli Hernandez, Senior Planner
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	A proposal by Taylor and Clark Consulting on behalf of Richard Michael and Ramona Dairy, LLC, to establish a master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres.

RECOMMENDATION:

The Planning Commission recommends that the City Council:

1. **DETERMINE** that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation measures based on the findings set forth in the case record and **ADOPT** a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA);
2. **APPROVE** the General Plan Amendment to change the land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR);
3. **APPROVE** the Change of Zone from Rural Residential (RR) to Residential Low Density (RL);
4. **APPROVE** the Chacon Farms Planned Development Permit; and
5. **APPROVE** Tentative Tract Map (TTM) 39076 to subdivide 73.97- net acres, into 419 single-family lots for the ultimate construction of 419 single-family detached residences, and to create lettered lots for onsite roadways, a detention basin, park, and on-site landscape subject to the Recommended Conditions of Approval (PROJ23-0029).

DISCUSSION:

On March 24, 2026, the Planning Commission, after holding a Public Hearing, unanimously adopted PC **Resolution No. 26-01**, recommending that the City Council approve PROJ23-0029 (“Project”).

The Project is a proposal by Taylor and Clark Consulting on behalf of Richard Michael and Ramona Dairy, LLC, to establish a master-planned residential development consisting of 419 homes as well as the construction of onsite roadways, detention basins, parks, and on-site landscaping on 73.97-net acres. To facilitate the development, the applicant submitted a General Plan Amendment (GPA), Change of Zone (CZ), Planned Development Permit (PDP), and Tentative Tract Map (TTM 39076) for review and approval. While most subdivisions are approved by the Planning Commission, projects that contain policy decisions, such as a GPA, CZ, and PDP, require review and approval of the City Council.

The Project site is located on the west side of Cawston Avenue, extending between Seventh Street and Esplanade Avenue. The project site is currently occupied by Chacon Farms and Bruno Ranches agricultural operations, which includes two single-family residences occupied by caretakers. The project site is surrounded by residential uses to the north and east, residential and agricultural uses to the west, and a dairy farm to the south. The current General Plan Land Use Designation is Very Low Density Residential, and the current Zone is Rural Residential. The existing designations allows a maximum of 2 units per gross acre (151 dwelling units for the project site).

The proposed General Plan Amendment designation is Low Density Residential (LDR) and the proposed zoning is Residential Low Density (RL). The LDR and RL designations allow residential uses with densities ranging from 2.1 to 7 dwelling units per acre. This change is necessary to allow the developer to meet their project objectives to construct homes on smaller-lots, with a denser product type than is currently permitted on the site. The proposed designations are compatible with all the surrounding land uses and consistent with the character and density of the development north and west of the project. If adopted the General Plan Amendment and Change of Zone would allow a minimum of 158 units and a maximum of 529 units.

Subdivision

TTM 39076 consists of 419 individual lots, ranging in size from 3,700 to 7,900 square feet. The subdivision would also establish internal roadways, basins, and designated open space and park areas. Two vehicular access points are planned, which include an east-west oriented roadway from Cawston Avenue, which borders the development to the east, and a north-south oriented roadway that connects to Seventh Street which borders the project to the north. These two proposed entrance roadways lead to a network of internal streets within the tract that ensure appropriate access to every facet of the development, including all homes, parks and basins. The new roads will be private streets that include curb, gutter, sidewalks and streetlights. The internal roads will be private streets, maintained by an Homeowners Association (HOA) with parking allowed on one side of each street.

The recommended conditions of approval require the applicant to widen Seventh Street and Cawston Avenue and install improvement to each roadway that include curb, gutter, sidewalk, streetlights and landscaping. In addition, to ensure that nearby intersections will operate at acceptable levels with the additional traffic created, traffic signals will be required at the intersections of Cawston Avenue and Seventh Street as well as Cawston Avenue and Cottonwood Avenue. The Engineering and Fire Department have reviewed the project to ensure it meets all access and circulation requirements.

Frontage improvements, including curb, gutters and sidewalks, along Esplanade Avenue, which borders the project site to the south, will be constructed as part of the City's adopted Capital Improvement Program (CIP), which includes the widening of Esplanade Avenue from Warren Road to Sanderson Avenue. The CIP project also include a traffic signal at the intersection at Cawston Avenue and Esplanade Avenue and therefore it is not a required condition of approval. However, the Developer will be required to install the street lights and landscaping improvements along Esplanade Avenue, which are not covered by the City's CIP Project.

Planned Development Permit (PDP)

A PDP is also proposed as part of the Project to support the ultimate development of the subdivision. The PDP provides for a more efficient use of the land and a better living environment and also encourages enhanced amenities. The PDP incorporates the following design features and improvements to facilitate the proposed community:

- Five different architectural styles for the homes with nine color schemes;
- A dual park and basin feature that provides both recreation space and functional stormwater infrastructure;
- Play equipment and design elements that reflect the agricultural character of the surrounding area;
- A coordinated landscape palette that complements the architectural character of the surrounding area;
- Decorative perimeter walls with stone veneer pilasters, enhanced with landscaping and vines;
- Tubular steel fencing with split-face block pilasters at the water quality basin;
- An enhanced entry feature along Cawston Avenue with accent landscaping and 24-inch box trees;
- A paseo connection to Esplanade Avenue providing pedestrian access to and from the community;
- Architectural design standards that exceed minimum Development Code requirements, including five floors plans with multiple elevation types and varied materials such as siding, brick and stone veneer, clay tile elements, and enhanced widow treatments.

The PDP also allows deviations from some of the Development Standards of the RL zone. The modifications to the development standards ensure a more efficient use of the project site, while remaining consistent with the Goals and Policies of the General Plan, and market trends. The applicable standards are listed in the table below:

Development Feature	RL Zone Development Code	Proposed	Proposed Modification
Density	2.1-7.0 DU/AC	5.53 DU/AC	No
Parcel Area (Net)	5,000 sq. ft.	3,717 sq. ft.	Yes
Parcel Width Interior	50 ft.	45 ft.	Yes
Parcel Width Corner	70 ft.	25 ft.	Yes
Parcel Depth	100 ft.	60 ft.	Yes
Setback Front of Building	20 ft.	10 ft.	Yes
Setback to Front of Garage	N/A	20 ft.	N/A
Setback (Interior)	5 ft.	4 ft.	Yes
Setback Street Side	10 ft.	5 ft.	Yes
Setback Rear	20 ft.	10 ft.	Yes
Rear with Slope	20 ft.	10 ft.	Yes
Lot Coverage - Structure	55%	60%	Yes
Primary Structure Height	35 ft.	35 ft.	No

Proposed Homes

The proposed residential units would include 4 to 5 bedrooms, and optional loft spaces within specific floor plans. The development includes one- and two-story homes inspired by an agrarian architecture. The homes would range in size from approximately 1,758 to 3,025 square feet, providing a variety of housing options capable of meeting the needs of different household types and lifestyles. All homes would include a two-car garage as well as driveways that can accommodate additional parking.

PLANNING COMMISSION:

On March 24, 2026, the Planning Commission conducted a Public Hearing for the proposed project. During the hearing, Staff recommended the modification of condition #79 and condition #108 requiring that the Development Impact Fees be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect on the Vesting Date (3/31/2026). At the close of the Public Hearing, the Planning Commission unanimously adopted PC **Resolution No. 26-01** (5-0 in favor), recommending that the City Council approve the project with the revised Conditions of Approval (attached).

Following Planning Commission review, staff added **Condition No. 87** to the Conditions of Approval to require the applicant to construct a new traffic signal at the intersection of Seventh Street and Cawston Avenue. Although the Planning Commission staff report identified the signal improvement in the staff report to the Planning Commission, the condition was inadvertently omitted from the final compiled list of conditions. The addition of Condition No. 87 ensures consistency with the traffic analysis, reflects staff's original recommendation, and maintains the full set of improvements necessary to support safe and efficient circulation in the project area.

PUBLIC NOTICING AND COMMENTS (CITY COUNCIL):

A 10-day notice of public hearing was advertised on June 26, 2026, in the Press Enterprise. In addition, notices of public hearing were mailed to all property owners within 300 feet of the project site. As of the writing of this staff report, no written correspondence has been received.

CONCLUSION:

The proposed project will produce a development of superior quality and excellence in design through a variety of proposed enhancements within the community. The modified development standards proposed within the PDP allows flexibility in site planning, while upholding the intentions and goals of the General Plan. Furthermore, the project is expected to cater to a different segment of the market that will be drawn to the community based on the smaller lot sizes, product types, and the overall project design. Based on this summary and the findings outlined in the report, staff, and the Planning Commission, support the project.

ENVIRONMENTAL ASSESSMENT:

This Project has been reviewed in accordance with the California Environmental Quality Act ("CEQA") and State CEQA guidelines with the preparation of an Initial Study to determine the potential environmental impacts of the project. The Initial Study concluded that with applied mitigation the Project would not result in a significant effect on the environment with the inclusion of mitigation measures related to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The initial Study and Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public comment period via the publication of a Notice of Intent on October 28, 2025. In addition to the publication, the IS/MND was submitted to the State Clearing House for posting (SCH No. 2025101241).

During the course of the project review, the City received comment letters from the Department of Toxic Substances Control (DTSC), the Department of Conservation, individuals associated with Talley Meadows Layups and Retirement business, and Supporters Alliance for Environmental Responsibility (SAFER). While CEQA does not require a written response to comments on an MND, Staff elected to prepare responses to the comments on the Draft IS/MND as a matter of good public policy and transparency. Accordingly, a Final IS/MND (attached) includes written responses to all comments received during the review of the project up until the writing of this report. No new significant environmental impacts or a substantial increase in the severity of previously identified impacts have been identified and therefore, staff determined that a Mitigated Negative Declaration (MND) was the appropriate CEQA document in support of the Project.

The following is a brief summary of comments and responses:

Department of Toxic Substances (DTSC).

The Department of Toxic Substances Control (DTSC), provided recommendations regarding potential contaminants of concern (COCs).

Response:

As part of the MND a Phase 1 Environmental Site Assessment (ESA) was prepared, which did not identify recognized environmental conditions (RECs) requiring immediate subsurface investigation. However, additional soil sampling was also conducted, and no pesticides or heavy metals were detected in the shallow soil samples.

Department of Conservation

The Department of Conservation, provided advisory comments regarding the project's potential conversion of Important Farmland.

Response:

This concern was previously evaluated in the Agriculture and Forestry Resources section of the City of San Jacinto General Plan Environmental Impact Report (EIR). The agricultural resource impacts associated with converting Important Farmland, including the infeasibility of preservation-based mitigation, were fully evaluated and disclosed in the General Plan 2040 EIR.

Talley Meadows Ranch

Talley Meadows Ranch provided concerns about traffic safety and pedestrian hazards on Cawston Avenue along the project frontage.

Response:

Issues related to the safety and functional design of the street frontage have been addressed through the engineering review and approval process, which ensures that all frontage improvements and design details comply with the City's requirements and standards. The improvements required to address the traffic generated by the Project are included in the recommended Conditions of Approval for the Project. As mentioned above, the conditions require the applicant to widen both Seventh Street and Cawston Avenue and install improvement to each roadway that includes curb, gutter, sidewalk, streetlights and landscaping on west side of Cawston Avenue and the south side of Seventh Street. A preliminary signing and striping plan has been included in the staff report to illustrate how the traffic will circulate after the improvements have been installed, which has been review by the City Engineer to ensure traffic safety. In addition, a traffic signal will be required at the intersection of Cawston Avenue and Seventh Street which will enhance circulation.

Supporters Alliance for Environmental Responsibility

In a letter from the Supporters Alliance for Environmental Responsibility (SAFER) dated March 24, 2026, SAFER asserted that the IS/MND is improper under CEQA due to its alleged failure to adequately assess the Project's potentially significant environmental impacts. SAFER requested an Environmental Impact Report (EIR) on the basis that a fair argument exists that the Project may have adverse environmental impacts, and reserved the right to supplement the comment throughout the administrative process.

Response:

The comment letter did not identify any specific impacts, technical deficiencies, or evidence in support of its request for an EIR, and therefore does not provide substantial evidence supporting a fair argument under CEQA.

FISCAL IMPACT:

There is no impact to the General Fund by approving the project. As is typical with subdivisions, the project is conditioned to provide a funding mechanism for the ongoing maintenance of basins and parks within the project boundary. The funding mechanism is typically accomplished by annexation into a Community Facility District (CFD). The funding mechanism will ensure that the project does not rely on the General Fund to provide these services.

In addition, the project will also provide a funding mechanism to support public safety throughout the Project and City, which is typically accomplished by annexation of the project site into an existing Public Safety CFD.

Attachments

Chacon_Farms_Final_ISMND_TTM_39076_5-26-26.pdf
Tentative_Tract_Map_39076.pdf
Planning_Commission_Recommended_Conditions_of_Approval.pdf
Planning_Commission_Staff_Report_March_24_2026.pdf
Resolution_-_PC_RESOLUTION_NO_26-01.pdf

Chacon Farms Project

Tentative Tract Map No. 39076

FINAL INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Case No. PROJ23-0029

City of San Jacinto Planning and Building Division
595 South San Jacinto Avenue San Jacinto, California 92583

Prepared By :

11801 Pierce Street, Suite 200
Riverside, CA 92505

January 7, 2026

1.0 CEQA Requirements Regarding Comments and Responses

Section 15088 of the California Environmental Quality Act (CEQA) Guidelines requires the Lead Agency—in this case, the City of San Jacinto—to evaluate and respond in good faith to all substantive comments concerning environmental issues that are submitted by public agencies or interested parties during the public review period for an Environmental Impact Report. The intent of this requirement is to ensure that the environmental record reflects meaningful consideration of public and agency input and that decision-makers are fully informed of environmental issues raised by reviewers before acting on the project.

While CEQA does not require a written response to comments on a Mitigated Negative Declaration, the City of San Jacinto has elected to prepare responses received on the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) as a matter of good public policy and transparency. Accordingly, this **Final IS/MND** includes written responses to comments received during the public circulation period.

1.1 Public Review Process

Consistent with Sections 15072 and 15073 of the CEQA Guidelines, a Notice of Intent to Adopt a Mitigated Negative Declaration for the Chacon Farms Project (Tentative Tract Map No. 39076; Case No. PROJ23-0029) was circulated for public review and comment for a 30-day period beginning October 28, 2025, and ending November 27, 2025. The Notice was filed with Riverside County Clerk, published in a newspaper of general circulation, and distributed to interested agencies, organizations, and individuals in accordance with CEQA requirements. During this period, the Draft IS/MND and supporting technical studies were made available for review at San Jacinto City Hall (595 South San Jacinto Avenue, San Jacinto, California) and on the City's Planning Division webpage at:

https://www.sanjacintoca.gov/city_departments/community-development/planning/c_e_q_a

Written comments received during the public review period are included in Section 2.0 of this Final IS/MND, followed by the City's responses. The City of San Jacinto will consider this Final IS/MND—including all written comments and responses—prior to deciding whether to adopt the Mitigated Negative Declaration and approve the Chacon Farms Project.

1.2 Supplemental Technical Studies

In response to comments received during the public review period, supplemental technical studies have been prepared and are included as appendices to this Final IS/MND. These studies provide additional documentation substantiating the environmental analysis and conclusions of the Draft IS/MND. No revisions to the text of the Draft IS/MND were required. The supplemental studies include:

- Phase II Environmental Site Assessment (Stantec, December 2025)
- LESA Model Analysis

These additions constitute clarifying information that does not alter the environmental conclusions of the Draft IS/MND.

CEQA Guidelines § 15073.5 provides the circumstances when a lead agency must recirculate a negative declaration and changes that do not require recirculation. Recirculation is required when the negative declaration must be substantially revised after being circulated for public comment. A "substantial revision" means: "(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required." Recirculation is not required for any of the following revisions:

1. Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.

2. New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.

3. Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

4. New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

5. None of the revisions result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts. These additions constitute clarifying information pursuant to CEQA Guidelines § 15073.5(c)(4) and do not alter the environmental conclusions of the Draft IS/MND. Therefore, the conclusions of the Draft IS/MND remain valid, and recirculation under CEQA Guidelines §15073.5 is not required.

2.0 Comment Letters and Responses

This section presents all written comments received during the public review period for the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the Chacon Farms Project, along with the City of San Jacinto's written responses. Each comment letter has been assigned a unique identifier (e.g., Letter A, Letter B), and individual comments within each letter are numbered sequentially for reference (e.g., Comment A-1, A-2). Corresponding responses immediately follow each comment.

The following comment letters were received by the City of San Jacinto.

- **Comment Letter A:** California Department of Toxic Substances Control, October 29, 2025
- **Comment Letter B**: California Department of Conservation, November 18, 2025
- **Comment Letter C**: Talley Meadows Ranch, November 18, 2025
- **Comment Letter D**: Supporters Alliance for Environmental Responsibility (SAFER), March 24, 2026
- **Comment Letter E**: Joe and Christy Talley, April 7, 2026
- **Comment Letter F**: Michael and Emalee Tomoni, April 7, 2026

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Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

LETTER A

October 29, 2025

Yaneli Hernandez
Senior Planner
City of San Jacinto
595 South San Jacinto Avenue
San Jacinto, CA 92583
yhernandez@sanjacintoca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE CHACON FARMS PROJECT DATED OCTOBER 24, 2025, STATE CLEARINGHOUSE NUMBER 2025101241

Dear Yaneli Hernandez,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Chacon Farms Project (Project). The Project proposes to subdivide three parcels via a Tentative Tract Map into 419 lots that will result in the development of 419 single-family detached residences, onsite roadways, open spaces and detention basin on 73.97 acres. The residential lots would be a minimum of 4,500 square feet. DTSC recommends and requests consideration of the following comments: A-1

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds.

Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the DTSC's Human and Ecological Risk Office (HERO) webpage for the most recent guidance and screening levels.

A-1 Cont.

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

A-2

3. The City of San Jacinto should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of San Jacinto address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.

A-3

DTSC would like to thank you for the opportunity to comment on the MND for the Chacon Farms Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance. A-4

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Responses To Letter A
Department of Toxic Substances Control (DTSC)

Comment A-1

DTSC notes that when agricultural land is proposed for residential use, contaminants such as organochlorine pesticides and arsenic may be present. DTSC recommends that the Lead Agency identify potential historical pesticide use and conduct sampling to determine if remediation is necessary.

Response:

The Project site is zoned Rural Residential (RR), and a zone change to Low Density Residential (LDR is proposed, so it has long been zoned for residential uses. Despite the zoning, the City acknowledges the site's long-term agricultural use and DTSC's recommendations regarding potential contaminants of concern (COCs). A Phase I Environmental Site Assessment (ESA) prepared by Partner Engineering (September 2024) documented historical crop cultivation and possible use of fertilizers and pesticides but did not identify recognized environmental conditions (RECs) requiring immediate subsurface investigation.

Although not required by the Phase I ESA, Stantec completed a Phase II ESA in November 2025, advancing 18 soil borings in a grid pattern (one per four acres) to a depth of 3 feet. Shallow samples collected at 0.5 feet were analyzed for OCPs and arsenic; all results were non-detect above laboratory reporting limits. While the arsenic reporting limit of 5.0 mg/kg exceeds the residential screening level of 0.68 mg/kg, arsenic occurs naturally in California soils at concentrations up to 12 mg/kg, and DTSC's HERO Note 11 recognizes background levels as the appropriate cleanup standard.

Additionally, four borings in the area of historical livestock activity were extended to 15 feet and converted to dual-nested soil vapor probes for methane monitoring. Field readings collected in December 2025 detected methane at 310–500 ppmV, well below both the City of San Jacinto's 12,500 ppmV standard and the County Fire Authority's 5,000 ppmV threshold. Based on these results, neither the property's agricultural history nor its former livestock use constitutes a recognized environmental condition under ASTM E1527-21, and no further investigation is recommended. The Phase II ESA is attached as Appendix A.

Although the site remains under active agricultural cultivation, only organic fertilizer (manure) is used to ensure that the sampling that has been performed continues to accurately represent soil conditions at the cessation of farming. Based on the Phase I ESA, Phase II ESA, and the owner's commitment to use only organic fertilizer, no additional sampling is required.

Comment A-2.

DTSC recommends all imported soil/fill be tested to ensure it meets applicable screening levels.

Response: DTSC has not identified a new significant impact related to the project. The project applicant would obtain fill from sources that would prevent it from violating laws that would impose liability for contamination, such as the Porter-Cologne Water Quality Control Act, which regulates stormwater runoff.

Under the California Building Code (Title 24, Chapter 17, § 1705.6.1), fill used to support foundations must be continuously inspected by a geotechnical engineer. The duties of the geotechnical engineer include the approval of soils to be used as fill material and the testing of the completed fills. One item the geotechnical engineer confirms is that the purchased soil has documentation from the seller that the soil is "clean" and suitable for residential purposes.

In addition, the project is required to comply with Zoning Code section 17.325.060, which requires preparation of a soil management plan for landscape purposes, that includes submission to the City of San Jacinto. The City of San Jacinto requires as part of the soil management plan that an applicant submit soil samples to a qualified laboratory for analysis, encompassing soil texture, infiltration rate, pH, total soluble salts, sodium, and percent organic matter, along with mitigation recommendations. For phased or multi-lot development projects, a sampling rate of approximately 15% (one per seven lots) shall be deemed sufficient. The completed soil analysis report shall be incorporated into the Landscape and Irrigation Submittal Package or, where significant mass grading is proposed, submitted concurrent with the certificate of completion. Laboratory findings and recommendations shall be made available to qualified landscape and irrigation design professionals in a timely manner to inform any necessary plan modifications. Prior to project closeout, the applicant shall provide the City with written verification that all soil analysis recommendations have been implemented as a condition of project approval.

Comment A-3

The City of San Jacinto should consider soil testing as mentioned in comment#1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of San Jacinto address the contamination within the Project area through an Environmental Site Assessment and/or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board.

Response:

Comment A-3 reiterates DTSC's recommendation in Comment A-2 regarding investigation of soils potentially impacted by former agricultural uses. See Response A-1 and Response A-2.

Comment A-4

DTSC would like to thank you for the opportunity to comment on the MND for the Chacon Farms Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Response

The City of San Jacinto appreciates the Department of Toxic Substances Control's (DTSC) review and comments on the Mitigated Negative Declaration for the Chacon Farms Project. The City acknowledges DTSC's continued efforts to protect public health and the environment.

DTSC's closing remarks are noted and will be included in the administrative record. No further revisions to the ISMND are warranted because no new or substantially more severe significant impacts have been identified.

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California
Department of Conservation
Division of Land Resource Protection

Gavin Newsom, Governor
Jennifer Lucchesi, Director

NOVEMBER 18TH, 2025

VIA EMAIL: YHERNANDEZ@SANJACINTOCA.GOV **LETTER B**

YANELI HERNANDEZ, SENIOR PLANNER
CITY OF SAN JACINTO
595 S. SAN JACINTO AVENUE
SAN JACINTO, CA 92583

Dear Yaneli Hernandez:

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE CHACON FARMS PROJECT, SCH# 2025101241

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Initial Study and Mitigated Negative Declaration for the Chacon Farms Project (Project).

The Division monitors and maps farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. Public Resources Code, section 614, subdivision (b) authorizes the Department to provide soil conservation advisory services to local governments, including review of CEQA documents. **B-1**

Protection of the state's agricultural land resources is part of the Department's mission and central to many of its programs. The CEQA process gives the Department an opportunity to acknowledge the value of the resource, identify areas of Department interest, and offer information on how to assess potential impacts or mitigation opportunities.

The Department respects local decision-making by informing the CEQA process and is not taking a position or providing legal or policy interpretation.

We offer the following comments for consideration with respect to the project's potential impacts on agricultural land and resources within the Department's purview.

PROJECT ATTRIBUTES

The Project proposes to subdivide three parcels via a Tentative Tract Map into 419 lots that will result in the development of 419 single-family detached residences, onsite roadways, open spaces and detention basin on 73.97 acres. The residential lots would be a minimum of 4,500 square feet. Residential structures would be 1 or 2 stories in height. The Project site contains Prime Farmland and Farmland of Statewide Importance as designated by DOC's Farmland Mapping and Monitoring Program. **B-2**

State of California Natural Resources Agency | Department of Conservation
715 P Street, MS 1904, Sacramento, CA 95814
conservation.ca.gov | T: (916) 324-0850

PROJECT CONSIDERATIONS

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies.
- Proposed mitigation measures for impacted agricultural lands within the proposed project area.

B-3

MITIGATING AGRICULTURAL LAND LOSS OR CONVERSION

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. An agricultural conservation easement is one potential method for mitigating loss or conversion of agricultural land. (*See* Cal. Code Regs., tit. 14, § 15370 [mitigation includes "compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements."]; *see also King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814.)

Mitigation through agricultural conservation easements can take at least two forms: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural easements. The conversion of agricultural land may be viewed as an impact of at least regional significance. Hence, the search for replacement lands may not need to be limited strictly to lands within the project's surrounding area. A helpful source for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

California Council of Land Trusts

Of course, the use of conservation easements is only one form of mitigation, and the Department urges consideration of any other feasible measures necessary to mitigate project impacts.

B-4

Thank you for giving us the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the Chacon Farms Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

B-5

Sincerely,

Monique Wilber

Monique Wilber
Conservation Program Support Supervisor

RESPONSES TO LETTER B
DEPARTMENT OF CONSERVATION (DOC)

Comment B-1: Introduction

The DOC reviewed the Mitigated Negative Declaration and provided advisory comments regarding the Project's potential conversion of Important Farmland. The Department outlines its role in monitoring farmland resources, emphasizes that it is not taking a position on the Project, and offers general guidance on evaluating agricultural land impacts and potential mitigation options.

Response B-1:

The City appreciates the DOC's clarification that its comments are advisory in nature and are intended to inform the CEQA process rather than advocate for or against the Project. As noted in the Department's letter, the Department "respects local decision-making by informing the CEQA process and is not taking a position or providing legal or policy interpretation." The City acknowledges this distinction and understands that the Department's input is offered to identify resource considerations and potential assessment methodologies, and they do not constitute a directive or requirement for the City to implement particular measures, nor do they alter the City's discretion to determine the significance of impacts or the feasibility of mitigation based on local circumstances and established policy.

Comment B-2: Project Description

DOC states that the Project proposes to subdivide three parcels via a Tentative Tract Map into 419 lots that will result in the development of 419 single-family detached residences, onsite roadways, open spaces and detention basin on 73.97 acres. The residential lots would be a minimum of 4,500 square feet. Residential structures would be 1 or 2 stories in height.

Response B-2:

The City acknowledges the Department's summary of the Project description. The final acreage of agricultural land converted is approximately 75.77 acres, and the Project involves a General Plan Amendment from Very Low Density Residential to Low Density Residential and Zone Change to permit Low Density Residential (LDR) development. For a full project description, see Section 3.1.4 of the Mitigated Negative Declaration.

Comment B-3: Project Considerations

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- *Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.*
- *Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.*
- *Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.*
- *Implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies.*
- *Proposed mitigation measures for impacted agricultural lands within the proposed project area.*

Response B-3

The City acknowledges the DOC's comment regarding potential indirect impacts and land-use conflicts associated with the Project. As discussed in Section 4.2, Agriculture and Forestry Resources, this issue was thoroughly evaluated in the certified Final Environmental Impact Report (EIR) (SCH# 2020120312) for the General Plan Update, which the City Council adopted through Resolution No. 3949, on November 15, 2022:

"The General Plan Update does not require the preservation of designated farmland; implementation of the General Plan Update could result in the conversion of farmland to non-agricultural uses. Any additional mitigation measures, such as the preservation of designated farmland, are not feasible and conflict with the other objectives of the General Plan Update, specifically to" proactively plan for and accommodate local and regional growth in a responsible manner "and "attract and retain businesses and industries that provide jobs for local residents," and would potentially discourage future development envisioned in the General Plan Update. Although the General Plan Update includes policies and actions to support continued agricultural use within the Study Area, the potential for the conversion of Prime Farmland, Unique

Farmland and Farmland of Statewide Importance as identified by the FMMP to non-agricultural use would be a significant unavoidable impact."[1]

Under CEQA Guidelines §15168, program EIRs may serve as the foundation for later activities that implement the program, allowing subsequent CEQA documents to use and rely on the broader program-level analysis where appropriate. The General Plan Update considered residential uses on the Project site. The agricultural resource impacts associated with converting Important Farmland within the Planning Area, including the infeasibility of preservation-based mitigation, were fully evaluated and disclosed in the General Plan 2040 Program EIR. The Proposed Project does not introduce new agricultural impacts or increase the severity of those identified in the certified EIR. This conclusion is valid even though the City opted to prepare a Mitigated Negative Declaration for the Project.

Accordingly, the CEQA analysis for the Project for agricultural resources could have tiered from the General Plan 2040 Program EIR under CEQA §§15162 and 15168 because the Project would not have new or substantially more significant impacts on agricultural resources than anticipated by the General Plan Update Program EIR, and no additional agricultural mitigation measures are required.

The Project also is consistent with General Plan policies related to managed growth. (General Plan, p. 27.) As the General Plan notes, the City of San Jacinto anticipates substantial growth with the potential to change community character. (*Id*.) Policy LU-2.4 specifically anticipates new development on land used for agriculture.

As discussed below, based on a stand-alone analysis of the Project's impacts to agricultural resources, the Project would not have a significant impact on Important Farmland and does not require mitigation under CEQA. The information below supplements and amplifies the information in the Draft IS/MND.

Project Specific LESA Analysis

To evaluate site-specific agricultural viability, the City prepared a California Agricultural Land Evaluation and Site Assessment (LESA) Model analysis. The LESA Model, developed by the California Department of Conservation (DOC), is an optional quantitative tool available to lead agencies under CEQA for determining the significance of farmland conversion. The LESA assessment completed for the Chacon Farms Project confirms that the Project site is no longer situated within a viable agricultural environment and that the conversion of the site to residential use would not constitute a significant agricultural resource impact under LESA significance thresholds.

The LESA Model is a point-based system combining two components:

- **Land Evaluation (LE)** – 50% of total score.
- **Site Assessment (SA)** – 50% of total score

[1] City Council Resolution No. 3949, November 15, 2022.

The combined LE and SA sub scores generate a **Final LESA Score** (0–100). Significance thresholds are defined in Table 2, California LESA Model Scoring Thresholds.

Table 1. California LESA Model Scoring Thresholds

00	Scoring Decision
0-39	Not Considered Significant
40-59	Significant only if both LE and SA ≥ 20
60-79	Considered Significant unless either LE or SA < 20
80-100	80–100 Considered Significant

Land Evaluation (LE) Component (50%)

LE focuses on two factors: Land Capability Classification (LCC) and Storie Index ratings, both reflecting soil qualities relevant to farming.

Land Compatibility Classification

LCC rates soils from I (best) to VIII (least suitable), with subclasses for specific limitations. Each property's LCC Score is calculated by weighting class scores by acreage proportion; it makes up 25% of the total score.

The LE score measures inherent soil quality based on the Storie Index and LCC ratings, derived from USDA Web Soil Survey data as shown in **Exhibit 1, Important Farmland Map,** for the Project site.

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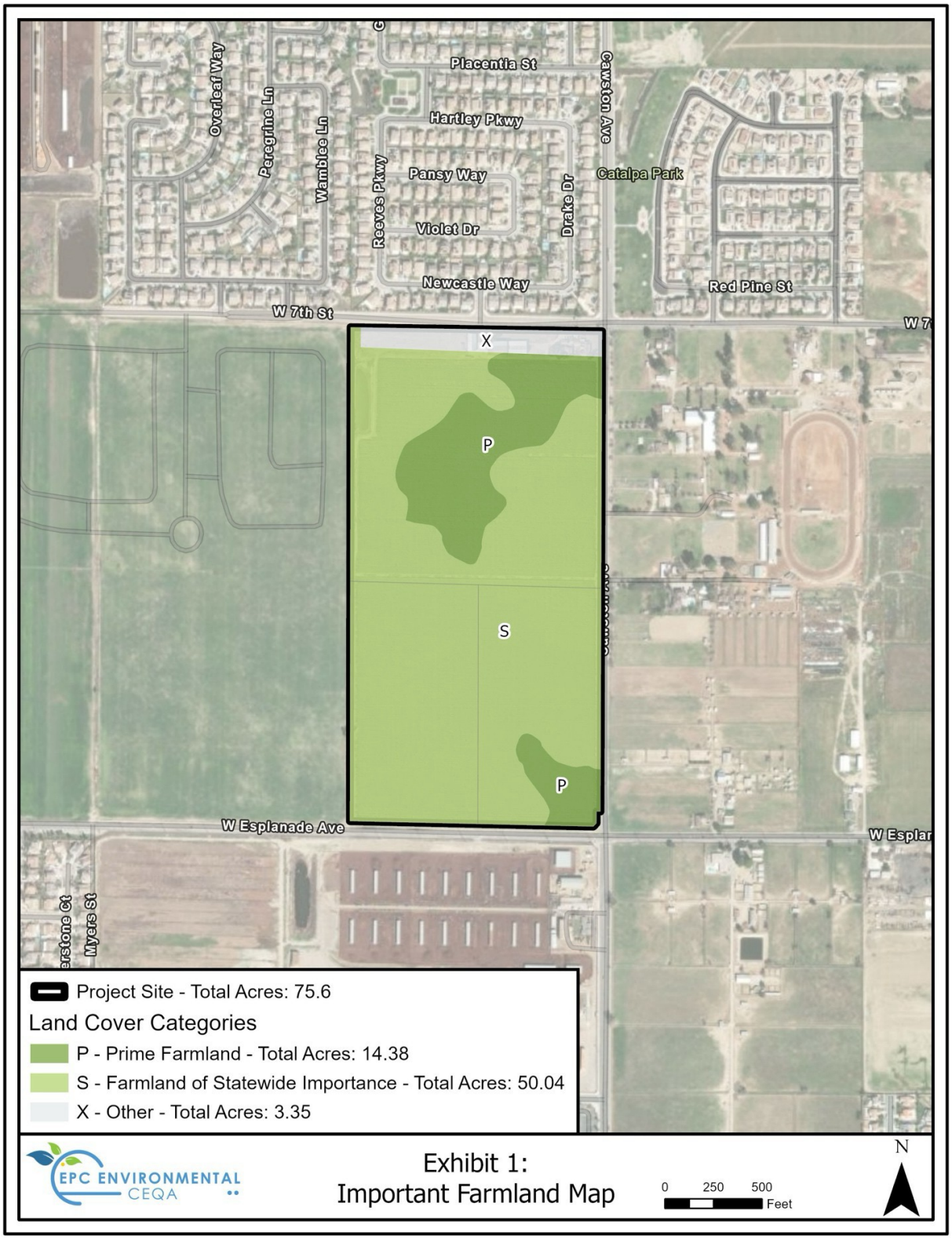

Overleaf Way
Peregrine Ln
Wambtee Ln
Reeves Pkwy
Placentia St
Hartley Pkwy
Pansy Way
Violet Dr
Newcastle Way
Drake Dr
Cawston Ave
Catalpa Park
Red Pine St
W 7th St
W Esplanade Ave
Myers St
X
P
S
P
Project Site - Total Acres: 75.6
Land Cover Categories
P - Prime Farmland - Total Acres: 14.38
S - Farmland of Statewide Importance - Total Acres: 50.04
X - Other - Total Acres: 3.35
EPC ENVIRONMENTAL CEQA
Exhibit 1:
Important Farmland Map
0 250 500
Feet
N

Soil Ratings (LCC and Storie Index)

The Project site is underlain by soils mapped as the Grangeville and Traver series. **(See Exhibit 2, Soils Map.** These soils are identified in the NRCS Web Soil Survey as having inherent limitations for agricultural production, including salinity, restricted drainage, and erosion susceptibility. These limitations influence agricultural productivity and are reflected in two standardized soil quality rating systems used by the LESA Model:

Land Capability Classification (LCC)

- Rates soils from Class I (best) to Class VIII (least suitable).
- Higher numerical values indicate greater limitations for farming.
- For LESA scoring, each soil unit's LCC rating is converted into a point value from 0 to 100 and then weighted by its percentage of the site.

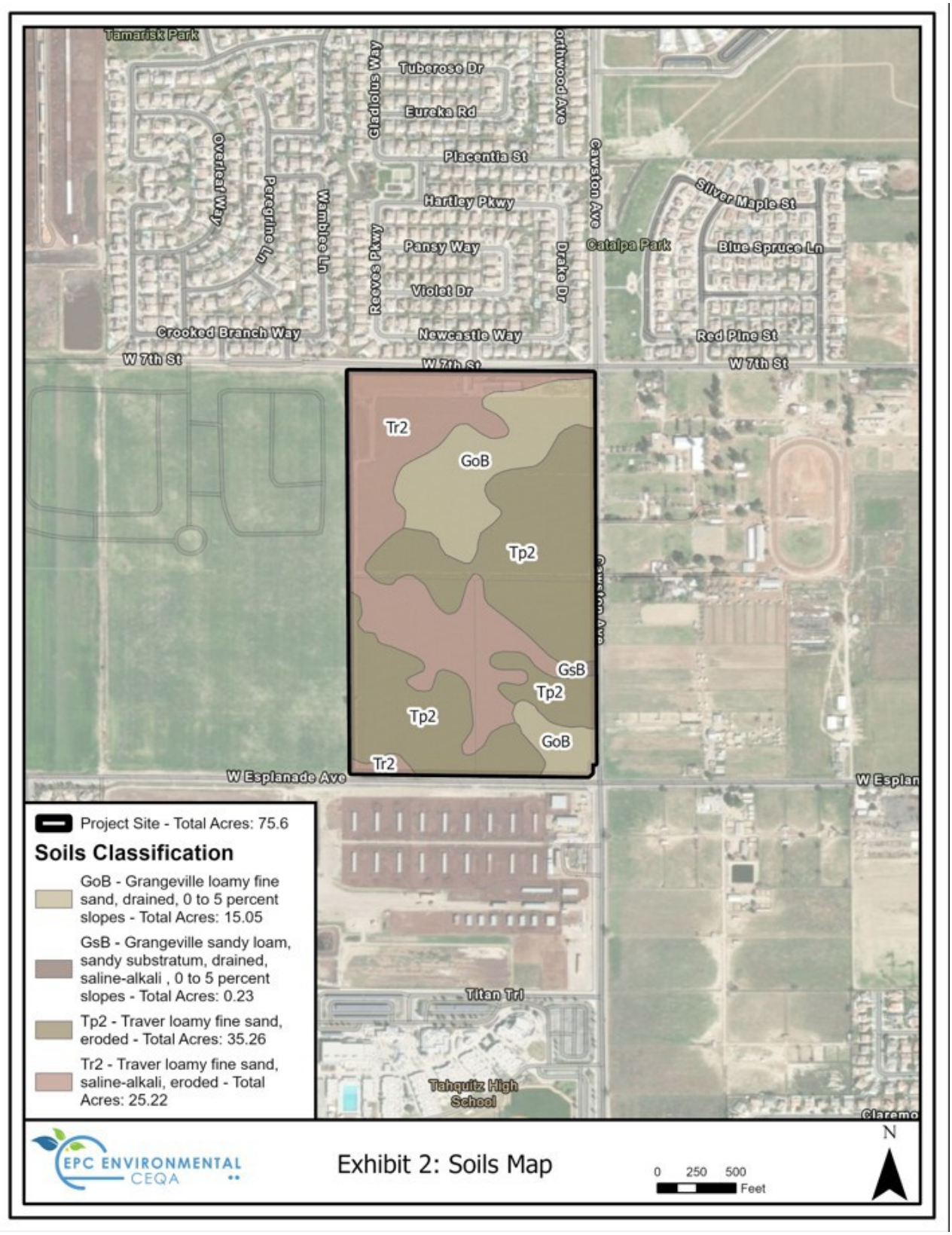
Storie Index Rating

- A 0–100 rating of soil quality based on profile characteristics, texture, slope, drainage, and limiting factors.
- Higher values indicate better inherent soil quality.
- Storie ratings are also weighted by acreage to generate a sitewide average.

Because the site contains only four soil map units (GoB, GsB, Tp2, and Tr2), and because all four occur across the entire 100% Area of Interest (AOI), the weighted averages represent the overall soil quality for the site.

Table 2. Soil Map Units, LCC Ratings, and Storie Index Values

Soil Map Units	% of AOI	LCC Rating (Points)	LCC Weighted Score (×0.25)	Storie Index	Storie Weighted Score (×0.25)	Total LCC and Storie Subscore
GoB, GsB, Tp2, Tr2	100%	49.44	12.36	46.03	11.51	23.87


Tamarisk Park
Tuberose Dr
Eureka Rd
Placentia St
Hartley Pkwy
Pansy Way
Violet Dr
Newcastle Way
Crooked Branch Way
W 7th St
Overleaf Way
Peregrine Ln
Wamblee Ln
Gladiolus Way
Reeves Pkwy
Orthwood Ave
Drake Dr
Cawston Ave
Catalpa Park
Silver Maple St
Blue Spruce Ln
Red Pine St
Tr2
GoB
Tp2
GsB
W Esplanade Ave
Titan Trl
Tahquitz High School
Project Site - Total Acres: 75.6
Soils Classification
GoB - Grangeville loamy fine sand, drained, 0 to 5 percent slopes - Total Acres: 15.05
GsB - Grangeville sandy loam, sandy substratum, drained, saline-alkali , 0 to 5 percent slopes - Total Acres: 0.23
Tp2 - Traver loamy fine sand, eroded - Total Acres: 35.26
Tr2 - Traver loamy fine sand, saline-alkali, eroded - Total Acres: 25.22
EPC ENVIRONMENTAL CEQA
Exhibit 2: Soils Map
0 250 500
Feet
N

Site Assessment (SA) Component (50%)

The Site Assessment (SA) component of the LESA Model evaluates non-soil factors that influence the agricultural viability of a site, including parcel size, water availability, surrounding agricultural lands, and the presence of protected agricultural or conservation areas. These factors collectively represent 50 percent of the total LESA score. The SA analysis for the Project site is based on the Zone of Influence (ZOI), defined as the 0.5-mile area surrounding the site, consistent with DOC methodology.

Exhibit 3, Zone of Influence Map illustrates the 0.5-mile ZOI used to assess surrounding agricultural land conditions, fragmentation, and adjacent to urban or non-agricultural uses.

Exhibit 4, Protected Resources Map shows any Williamson Act enrolled lands, conservation easements, and other protected agricultural resource lands relative to the Project site.

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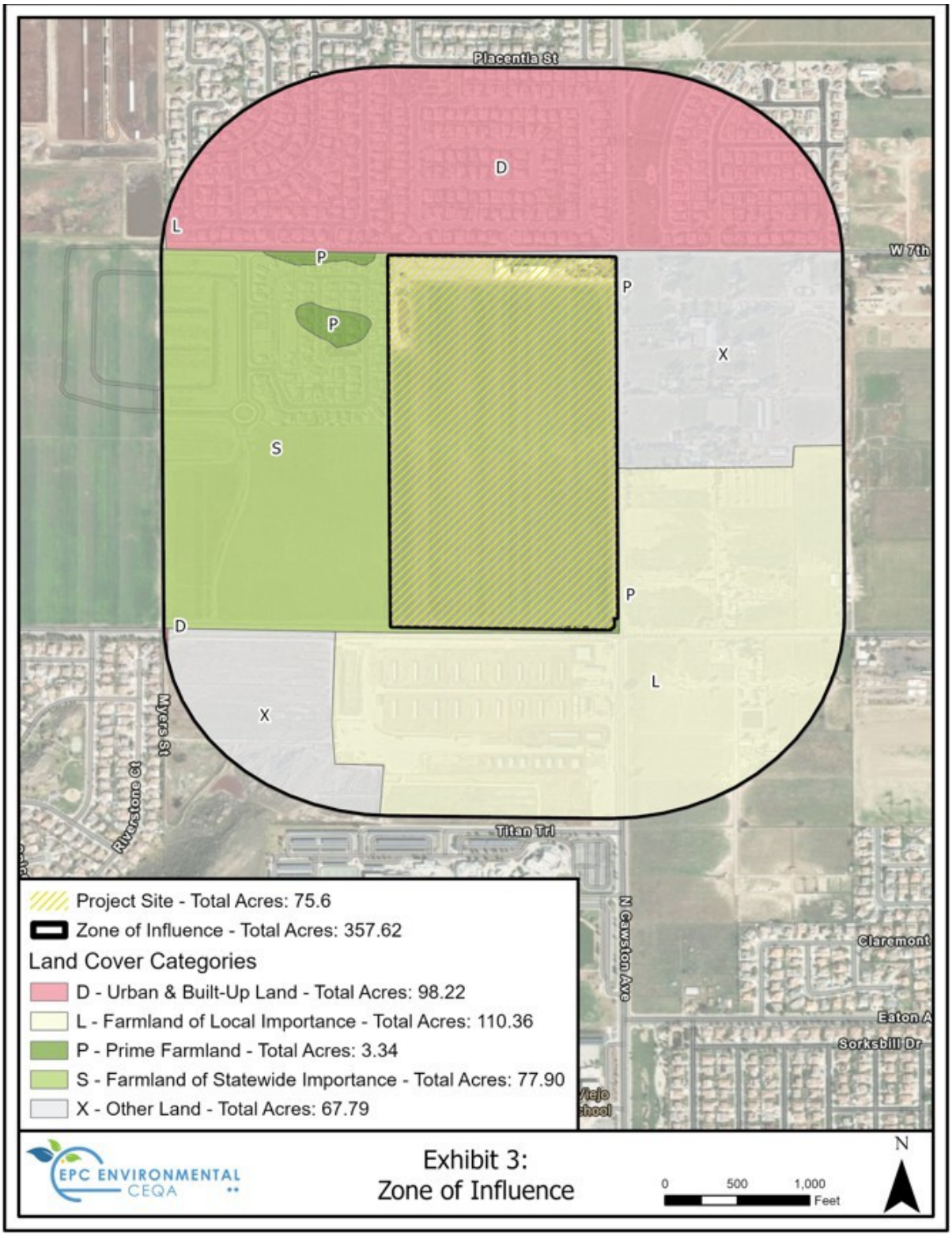
Placentia St
W 7th
Titan Trl
Myers St
Riverstone Ct
N Gewston Ave
Claremont
Eaton A
Sorksbill Dr
D
L
P
P
P
X
S
P
D
L
X
Project Site - Total Acres: 75.6
Zone of Influence - Total Acres: 357.62
Land Cover Categories
D - Urban & Built-Up Land - Total Acres: 98.22
L - Farmland of Local Importance - Total Acres: 110.36
P - Prime Farmland - Total Acres: 3.34
S - Farmland of Statewide Importance - Total Acres: 77.90
X - Other Land - Total Acres: 67.79
EPC ENVIRONMENTAL CEQA
Exhibit 3:
Zone of Influence
0 500 1,000
Feet
N

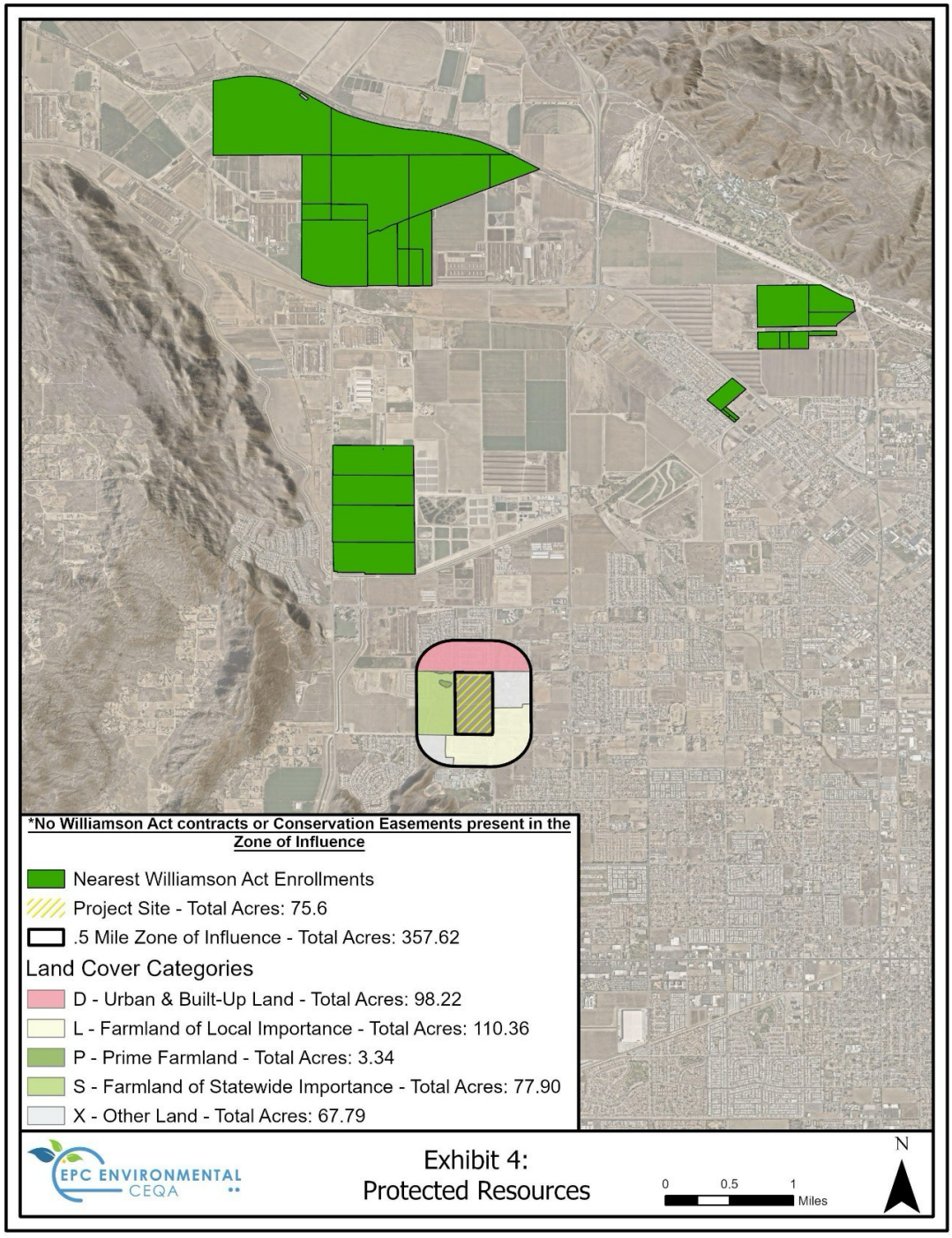
*No Williamson Act contracts or Conservation Easements present in the Zone of Influence
Nearest Williamson Act Enrollments
Project Site - Total Acres: 75.6
.5 Mile Zone of Influence - Total Acres: 357.62
Land Cover Categories
D - Urban & Built-Up Land - Total Acres: 98.22
L - Farmland of Local Importance - Total Acres: 110.36
P - Prime Farmland - Total Acres: 3.34
S - Farmland of Statewide Importance - Total Acres: 77.90
X - Other Land - Total Acres: 67.79
EPC ENVIRONMENTAL CEQA
Exhibit 4:
Protected Resources
0 0.5 1
Miles
N

Table 3. Site Assessment Scoring Summary

SA Factor	Rationale	Score	Weight	Weighted Score
Project Size (75.7 acres)	Large parcel size supports higher agricultural resource value	100	0.15	15.00
Water Resource Availability	EMWD UWMP prioritizes M&I demand; agricultural water unreliable; capped well not viable	0	0.15	0.00
Surrounding Agricultural Land	Aerials show fragmentation/urban conversion in ZOI	10	0.15	1.50
Protected Resource Land	No Williamson Act, no Criteria Cell, <0.01% protected	0	0.05	0.00
SA Subscore Total	—	—	—	**16.50**

Scoring Assumptions and Supporting Justification

Water Resource Availability (0 points): Based on EMWD's 2020 Urban Water Management Plan, agricultural water deliveries are not reliably available or economically feasible due to prioritization of municipal/industrial demand, tiered pricing, and replenishment assessments. The capped on-site well is not a guaranteed long-term agricultural supply.

Surrounding Agricultural Land (10 points): ZOI analysis and current aerial imagery show substantial urbanization, in the project area and cleared land to the west/north, indicating fragmentation and loss of agricultural support services.

Protected Resource Lands (0 points): The site is not under a Williamson Act contract and is not located within an MSHCP Criteria Cell or other protected resource designation.

Final LESA Score and Significance Determination

- **LE Sub score:** 23.87
- **SA Sub score:** 16.50
- **Final LESA Score: 40.37**

Under the LESA scoring system, a score of 40–59 is considered significant only if both LE and SA sub scores are ≥ 20.

Because the SA Sub score (16.50) is below 20, the Project's Final LESA Score of 40.37 is not considered significant under the LESA Model.

As supported by the analysis in the Mitigated Negative Declaration and the Project-specific LESA analysis above, the Project would not indirectly result in farmland conversion. The Project site is already in an area with fragmented farmland and would not increase the likelihood of the conversion of surrounding farmland. The Project also does not impact existing or future agricultural operations in the vicinity, mainly because the land immediately surrounding the Project site is not currently used for agricultural purposes, (confirmed through review of current

aerial imagery and jurisdictional GIS/General Plan land use mapping within the 0.5-mile zone of influence [see Exhibit 3]). The nearest active agricultural operation is a dairy located to the south of Esplanade Avenue in the City of Hemet, which has a General Plan Land Use designation of Neighborhood Commercial (NC), and Medium Density Residential (MDR). Thus, all land surrounding the Project Site has land use designations that allow non-agricultural uses. The Project is not near any land protected by Williamson Act contracts and would not result in the cancellation of such a contract. Accordingly, the Project would have less than significant impacts to agricultural resources and no mitigation is required.

Comment B-4: Mitigating Agricultural Land Loss or Conversion

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. The Department urges consideration of any other feasible measures necessary to mitigate project impacts.

Response B-4:

The Project's finding of **Less Than Significant Impact** to agricultural resources is supported by the analysis in the Draft IS/MND (Section 4.2, Agriculture and Forestry Resources). It also is supported by the LESA threshold analysis above, and by the application of CEQA tiering principles. See Response B-3.

Comment B-5: Conclusion and Request for Notices and Documents

Thank you for giving us the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the Chacon Farms Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project.

Response B-5:

The City acknowledges the DOC's gratitude and request for ongoing notifications. The DOC will be provided with notices of any future public hearings, and any staff reports pertaining to the Chacon Farms Project in accordance with CEQA statutes and guidelines.

Finding: The comments do not identify any new significant environmental impacts, do not demonstrate that previously identified impacts would be substantially more severe than disclosed in the Draft IS/MND, and do not require the addition of new or considerably different

mitigation measures or project alternatives. Accordingly, the City finds that recirculation of the IS/MND is not required under CEQA Guidelines §15088.5.

TALLEY MEADOWS RANCH
135 Cawston Avenue
San Jacinto, CA 92582

November 18, 2025

Letter C

Yaneli Hernandez
Senior Planner
595 S. San Jacinto Avenue
San Jacinto, CA 92583
yhernandez@sanjacintoca.gov

RE: PUBLIC COMMENT – Chacon Farms Project

We are concerned about the safety of the children, workers and clients utilizing Cawston Avenue between 7th and Esplanade.

Our property shares the street and entrances with the East entrance to the proposed development. The street is one lane each way with a drainage ditch on one side and a temporary sidewalk on the other. There are three schools on the block South of us with two lanes each way and one school on the block North with two lanes each way.

There are increasingly more vehicles, children walking, riding scooters, and running in PE classes along with clients, delivery trucks and large horse trailers coming to and from the gated entries necessary for the secondary containment of horses at Talley Meadows Layups and Retirement. Our facility is a busy working horse ranch of sixty acres with over one hundred horses in rehabilitation and retirement.

We feel it imperative to widen and improve Cawston Avenue to match the next block North at 7th and South at Esplanade to manage the increased traffic that will be coming with this and future planned development and schools. The bottleneck in this one block creates serious traffic and pedestrian hazards.

Sincerely,

Joe B. Talley Jr.

Responses To Letter C
Talley Meadows Ranch

Comment: Improve Cawston Avenue for Pedestrian and Traffic Safety

The commenter expressed concern about traffic safety and pedestrian hazards on Cawston Avenue along the project frontage. They noted that the street is currently one lane each way with a drainage ditch on one side, and this bottleneck is a serious safety concern given the presence of three schools nearby and the traffic generated by their horse ranch. The commenter felt it was "imperative" to widen and improve Cawston Avenue to match the configuration north of 7th Street and south of Esplanade Avenue

Response:

The City acknowledges the commenter's concern regarding pedestrian and traffic safety, including the current existing two-lane undivided condition of Cawston Avenue. However, the comment does not raise an issue on the adequacy of the CEQA document, which indicates that the Project would not create a new traffic safety hazard. (See Draft IS/MND section 4.17.2.c.) As documented in the Draft Transportation Impact Study, Cawston Avenue is classified as a major roadway and is operating well below its available capacity, with no existing operational or safety deficiencies identified along the project frontage. Traffic operations along Cawston Avenue, including roadway segments and study intersections, currently operate at acceptable levels of service consistent with City standards, and the project would not degrade roadway performance or introduce unsafe conditions.

Issues related to the safety and functional design of the street frontage also will be addressed during the Tentative Tract Map (No. 39076) engineering review and approval process, which ensures that any frontage improvements or design details comply with the City's adopted roadway, pedestrian, and safety standards.

While the comment does not raise an issue regarding the adequacy of the Draft IS/MND and therefore does not require a written response under the California Environmental Quality Act (CEQA) requirements, the City provides the following response for informational purposes.

Required Off-Site Frontage Improvements

Cawston Avenue is classified as a major roadway by the City of San Jacinto. To address the existing non-standard condition and ensure the Project conforms to the City's Major Thoroughfare Standards, the Project is required to implement the following off-site frontage improvements adjacent to the west side of Cawston Avenue as Conditions of Approval:

- Addition of one travel lane.
- Construction of a standard sidewalk to enhance pedestrian safety.
- Construction of a 12-foot-wide parkway.
- Construction of a curb and gutter section.

- Widening of the roadway section to fully conform to the City's Major Roadway Standards.

These specific improvements are mandated by City Engineering after their review of Tentative Tract Map No. 39076. The scope of work listed above constitutes the full extent of the Project's required commitment for its direct frontage, ensuring compliance with all applicable City Ordinances. The requirement to add a travel lane addresses the commenter's concern with narrow streets and "bottlenecks." The addition of a lane also allows slower vehicles to be in a separate lane than faster vehicles. The requirement to add a sidewalk addresses the commenter's concern about pedestrian safety.

Finding: The comments do not identify any new significant environmental impacts, do not demonstrate that previously identified impacts would be substantially more severe than disclosed in the Draft IS/MND, and do not require the addition of new or considerably different mitigation measures or project alternatives. Accordingly, the City finds that recirculation of the IS/MND is not required under CEQA Guidelines §15088.5.

Appendix A

Phase II Environmental Site Assessment

Chacon Farms Project
Approximately 73.97 Acres of Land
Southwest of Seventh Street and
Cawston Avenue
San Jacinto, California

December 16, 2025

Stantec Project Number: 185807160

Prepared for:

Chacon, LLC
1281 North State Street, Suite A-536
San Jacinto, California 92583

Prepared by:

Stantec Consulting Services, Inc.
735 East Carnegie Drive, Suite 280
San Bernardino, California 92408

This document entitled Phase II Environmental Site Assessment was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Chacon, LLC (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Alicia Jansen
Senior Scientist

Reviewed by _____
(signature)

Jim DeWoody
Principal Scientist

Approved by _____
(signature)

Kyle Emerson, CEG
Managing Principal Geologist

PROFESSIONAL GEOLOGIST
KYLE EMERSON
No. 1271
CERTIFIED
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

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Executive Summary

On behalf of Chacon, LLC, Stantec Consulting Services Inc. (Stantec) has prepared this Phase II Environmental Site Assessment (ESA) report for the property located southwest of Seventh Street and Cawston Avenue in the City of San Jacinto, County of Riverside, California (the Subject Property; **Figure 1**). The investigation was performed based on the scope of work set forth in Stantec's proposal entitled *Proposal for Limited Phase II Environmental Site Assessment (ESA)*, dated November 13, 2025. Chacon, LLC (the "User") has been designated as the User of this report.

The Subject Property consists of approximately 73.97 acres of agricultural land. With respect to the Draft Initial Study/Mitigated Negative Declaration (ISMND) submitted for public and agency input, the California Department of Toxic Substances Control (DTSC) concluded that, based on review of historical documents including aerial photographs and topographic maps, the Subject Property appears to have been utilized for agricultural use. Due to the potential for residual agricultural chemicals to be present in shallow soils, DTSC requested sampling and analysis of shallow soil for the presence of residual organochloride pesticides (OCPs) and heavy metals (arsenic).

To investigate this concern expressed by the DTSC, Stantec completed a Phase II ESA at the Subject Property in November of 2025, which included the following scope of work:

- Stantec advanced one (1) boring per four (4) acres in a grid pattern across the 73 acres of agricultural land at the Subject Property. Based on the grid sampling, a total of eighteen (18) soil borings were advanced to a maximum depth of 3 feet below ground surface (bgs) throughout the Subject Property. Soil samples were collected at 0.5 feet bgs depth intervals for analysis of OCPs and arsenic. Accordingly, 18 shallow soil samples collected from the 0.5-foot intervals were submitted to the laboratory for analysis of OCPs and arsenic. The remaining 18 deeper soil samples collected from 2.5-3.0 feet were submitted to the laboratory and placed on hold, pending the results of the shallow analysis of OCPs and arsenic (to determine whether further analysis was warranted).
- Four (4) of the 18 soil borings (SB-9 through SB-12) were further advanced to a maximum depth of 15-ft bgs in the area with historical livestock activities and converted into dual-nested soil vapor probes at 5- and 15-ft bgs for a methane survey (See **Figure 2** for locations).

The laboratory reported no detections of OCPs or arsenic above the laboratory reporting limit in any of the soil samples submitted for analysis (*i.e.*, the results were "non-detect"), as presented in **Table 1**. The laboratory reporting limit for arsenic was 5.0 milligrams per kilogram (mg/kg), which exceeded regulatory thresholds for residential soil set at 0.68 mg/kg (**Appendix A**). However, arsenic occurs naturally in soil throughout the State of California at levels of up to 12 mg/kg and, therefore, commonly exceeds the regulatory threshold due to naturally-occurring conditions. Accordingly, the State of California typically uses the background level, as presented in DTSC's HERO Note 11, as the cleanup standard for arsenic. No arsenic was detected in any of the soil samples collected at the Subject Property at concentrations exceeding applicable cleanup levels.

The soil vapor probes were installed by directly pushing them into the ground. Based on the DTSC guidance, the installed vapor probes were allowed to set for at least two (2) hours prior to sampling to allow the seals to set. Probe pressure readings were recorded on field data sheets prior to sample collection or purging. Prior to sample collection, three tubing volumes were purged through a pump at a flow rate of 150-200 ml/minute. After purging was complete, the surface-end of the Teflon tubing was connected to a RKI Eagle, and soil vapor was drawn through the device and analyzed on site for methane, hydrogen sulfide, oxygen, and carbon monoxide.

Field readings were collected on two days (December 4 and 5, 2025) at least 24 hours apart. The field readings showed methane detections ranging from 310 to 500 parts per million by volume (ppmV), which levels are significantly below the standard expressed by the City of San Jacinto, which was 12,500 ppmV, and also significantly below the other published County Fire Authority standard of 5,000 ppmV (**Table 2**). Additionally, oxygen and carbon dioxide percentages showed solid correlation and are typical of aerobic conditions in the soil.

Based on these results, the Subject Property's historical agricultural and livestock uses are not considered a recognized environmental condition (REC) pursuant to ASTM E1527-21 or a concern in relation to the contemplated redevelopment of the Subject Property for residential purposes. Therefore, Stantec recommends no further investigation regarding these issues, or in regard to the environmental condition of the Subject Property.

1.0 INTRODUCTION

On behalf of Chacon, LLC, Stantec Consulting Services Inc. (Stantec) has prepared this Phase II Environmental Site Assessment (ESA) report for the property located southwest of Seventh Street and Cawston Avenue in the City of San Jacinto, County of Riverside, California (the "Subject Property"; **Figure 1**). The investigation was performed based on the scope of work set forth in Stantec's proposal entitled *Proposal for Limited Phase II Environmental Site Assessment*, dated November 13, 2025. Chacon, LLC (the "User") has been designated as the User of this report.

1.1 BACKGROUND

The Subject Property consists of approximately 73.97 acres of agricultural land. The Draft Initial Study/Mitigated Negative Declaration (ISMND) was submitted for public and agency input and the California Department of Toxic Substances Control (DTSC) concluded, based on review of historical documents, including aerial photographs and topographic maps, that the Subject Property appears to have been utilized for agricultural use. Due to the potential for residual agricultural chemicals to be present in shallow soils, DTSC requested that shallow soils be sampled and analyzed in order to determine whether residual organochloride pesticides (OCPs) or heavy metals (arsenic) were present above applicable regulatory thresholds for residential use.

Accordingly, to address DTSC's concern, Stantec completed a Phase II ESA at the Subject Property in November 2025. The results of that investigation are presented in the following sections of this report and, as discussed in detail, have concluded that the historical agricultural use of the Subject Property represents neither a recognized environmental condition nor a human health risk in contemplation of the proposed residential development of the Subject Property.

2.0 FIELD INVESTIGATION

Prior to the commencement of fieldwork activities, Stantec made the following preparations.

2.1 PRE-DRILLING ACTIVITIES

- Stantec visited the Property to mark the proposed boring locations. Subsequent to the marking, Underground Service Alert (USA) was notified at least 72-hours prior to the commencement of drilling activities; and,
- In accordance with federal Occupational Safety and Health Administration (OSHA) regulations (29 CFR, Section 1910.120), Stantec generated a site-specific Health and Safety Plan (HASP) for the Property. All Stantec personnel and subcontractors associated with the project were required to be familiar with and comply with all provisions of the HASP.

2.2 INVESTIGATION

To address the requested work by the DTSC outlined above, Stantec completed a Limited Phase II ESA in November 2025. Stantec provided the services of a field geologist to supervise and direct the advancement of multiple soil, and soil vapor borings at the Property. All work was conducted under the direct oversight of a State of California professional and included the following:

- Stantec advanced one (1) boring per four (4) acres in a grid pattern across the 73 acres of agricultural land at the Subject Property. Based on the grid sampling a total of eighteen (18) soil borings were advanced to a maximum depth of 3 foot below ground surface (bgs) throughout the Subject Property. Soil samples were collected at 0.5 feet bgs depth intervals for analysis of OCPs and arsenic. The 18 shallow soil samples collected from the 0.5-foot intervals were submitted to the laboratory for analysis of OCPs and arsenic. The remaining 18 deeper soil samples collected from 2.5- 3.0 feet were submitted to the laboratory and placed on hold, pending the results of the shallow analysis of OCPs and arsenic.
- Four (4) of the 18 soil borings (SB-9 through SB-12) were further advanced to a maximum depth of 15-ft bgs in the area with historical livestock activities and converted into dual-nested soil vapor probes at 5- and 15-ft bgs for a methane survey (See **Figure 2** for locations).

2.2.1 Soil Boring and Sampling Procedures

Each pesticide boring location was drilled with a hand auger to a depth of three (3) feet below ground surface (bgs) to clear the location of utilities and collect the required soil samples. Soil samples collected within the upper three (3) feet were collected by discharging the hand auger contents directly into pre-cleaned laboratory-provided eight-ounce glass jars with Teflon®-lined lids. All sample containers were labeled with the appropriate identification information (boring number, sample depth, sample collection

date, and sample collection time). After collection the soil samples were placed in an iced cooler for preservation until delivery to the laboratory.

2.2.2 Soil Vapor Probe Construction

The soil vapor probes were installed in general accordance with the methodologies outlined in the July 2015 California Department of Toxic Substances Control (DTSC) "Advisory - Active Soil Gas Investigations" (DTSC Advisory).

Four additional soil borings (SB-9 through SB-12) were further advanced into native soils to a depth of 15 feet bgs with a Geoprobe drilling rig that utilized a hydraulically driven direct push system equipped with 1.5-inch outer diameter rods. Following the advancement of the borings to the terminal depth, the vapor sampling probe were installed in the borehole with sampling screens positioned at 5- and 15-feet bgs and connecting the screen up to the ground surface via dedicated Teflon tubing.

The annulus around the exposed sampling screens was backfilled with a silica sand pack to an elevation of approximately six inches above the sampling interval. Above the filter pack, a 12-inch transition seal was constructed using fine bentonite granules. From that point to ground surface, hydrated bentonite granules will be utilized to seal the annular space. At the surface, the exposed Teflon tubing was capped with tight fitting plastic end-caps and labeled to indicate sampling depth.

2.2.3 Field Equipment Cleaning Procedures

To maintain quality control during drilling operations, all drill rods and reusable soil sampling equipment was decontaminated using a triple bucket rinse. Prior to drilling at a given location or sampling interval, all equipment coming in direct contact with soil samples was scrubbed with an Alconox scrub solution followed by a clean tap water rinse and then a final distilled water rinse.

3.0 TESTING PROCEDURES

3.1 SOIL SAMPLING METHODOLOGY

All chemical analyses was performed at State of California-certified laboratories. Collected soil samples were analyzed at Jones Environmental, Inc. (Jones) located in Santa Fe Springs, California. All samples were managed under strict chain-of-custody. The soil results are discussed below and presented in **Table 1.** Complete laboratory reports, including QA/QC documentation is included in **Appendix A**.

3.2 METHANE SAMPLING METHODOLOGY

The soil vapor probes were allowed to set for at least two (2) hours prior to sampling to allow the seals to set. Probe pressure readings were recorded on field data sheets prior to sample collection or purging. Prior to sample collection, three tubing volumes were purged through a pump at a flow rate of 150-200 ml/minute. After purging was complete, the surface-end of the Teflon tubing was connected to a RKI Eagle and soil vapor was drawn through the device and analyzed on site for methane, hydrogen sulfide, oxygen, and carbon monoxide.

The survey included two rounds of field sampling performed 24-hours apart – one round on December 4, 2025, and the second round of sampling was performed on December 5, 2025.

4.0 INVESTIGATION RESULTS

4.1 FIELD OBSERVATIONS

On November 20, 2025, Stantec personnel oversaw the advancement of eighteen (18) soil borings at the Subject Property (A1-0.5 through F3-0.5) to 3-ft bgs and four (4) borings (SB-9 through SB-12) to 15-ft bgs. Soils encountered during this round of assessment consisted of silty sand to clayey sands. No staining or odor was observed in any of the borings advanced during this assessment. All boring locations are depicted on **Figure 2**.

4.2 METHANE SAMPLE RESULTS

Field readings were collected on two days (December 4 and 5, 2025) at least 24 hours apart. The field readings showed methane detections ranging from 310 to 500 parts per million by volume (ppmV) which is significantly below the verbal City of San Jacinto standard of 12,500 ppmV and published County Fire Authority Standard of 5,000 ppmV (**Table 2**). Additionally, oxygen and carbon dioxide percentages showed solid correlation and are typical of aerobic conditions in the soil.

4.3 ANALYTICAL RESULTS

Laboratory analytical test results from this assessment are attached as **Appendix A**. A summary of the analytical data from this assessment is provided in **Tables 1 and 2**. The laboratory test results from this phase of investigation are discussed below. All soil boring locations from this assessment are presented on **Figure 2**.

Soil Results

The laboratory reported that there were no detections of OCPs or arsenic above the laboratory reporting limit in any of the soil samples submitted for analysis (*i.e.*, the results were “non-detect”) as presented in **Table 1**. The laboratory reporting limit for arsenic was 5.0 milligrams per kilogram (mg/kg), which exceeded regulatory thresholds for residential soil set at 0.68 mg/kg (**Appendix A**). However, arsenic occurs naturally in soil throughout the State of California at levels of up to 12 mg/kg and, therefore, commonly exceeds the regulatory threshold due to naturally-occurring conditions. Accordingly, the State of California typically uses the background level, as presented in DTSC’s HERO Note 11, as the cleanup standard for arsenic and no arsenic was detected at the Subject Property at concentrations exceeding applicable cleanup levels.

5.0 CONCLUSIONS AND RECOMMENDATIONS

There were no methane detections in the former livestock areas at concentrations exceeding typical levels of concern (generally considered to be 0.5% by volume, or 5,000 parts per million by volume [ppmV] methane) – or above standards articulated by the City of San Jacinto or other County Fire Authority. Accordingly, based on the data, and in light of the contemplated redevelopment of the Subject Property for residential purposes, Stantec anticipates no further action or investigation regarding methane in soil vapor at the Subject Property.

Based on these results, the Subject Property's historical agricultural use is not considered a recognized environmental condition (REC) or a concern to contemplated redevelopment for residential purposes, nor are the former livestock areas, and Stantec recommends no further investigation regarding these issues – or in regard to the environmental condition of the of the Subject Property.

6.0 LIMITATIONS

The conclusions presented in this report are professional opinions based on data described in this report. The opinions of this report have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations. Stantec makes no other warranty, either expressed or implied, concerning the conclusions and professional advice that is contained within the body of this report.

Inherent in most projects performed in a heterogeneous subsurface environment, continuing excavation and assessments may reveal findings that are different than those presented herein. This facet of the environmental profession should be considered when formulating professional opinions on the limited data collected on these projects.

This report has been issued with the clear understanding that it is the responsibility of the owner, or their representative, to make appropriate notifications to regulatory agencies. It is specifically not the responsibility of Stantec to conduct appropriate notifications as specified by current County and State regulations.

The information presented in this report is valid as of the date our exploration was performed. Site conditions may degrade with time; consequently, the findings presented herein are subject to change.

TABLES

Table 1

Summary of Soil Analytical Results - 2025

Pesticides by EPA 8081A, Metals by EPA 6010B

Chacon Farm Site - West 7th Street and Cawston Ave, San Jacinto, California

Stantec Job No.: 185807160

Sample Location	Sample ID	Depth (1)	Date	Pesticides (EPA Test Method 8081A)						Metals (EPA Test Method 6010B)	
										Arsenic	
				4,4'-DDD	4,4'-DDE	4,4'-DDT	Total DDT Compounds	Toxaphene	Other OCPs	Total	STLC (2)
Screening Levels for residential soil (3)				**2.3**	**2.0**	**1.9**	**NE**	**0.45**	**varies**	**0.11 (4)**	**--**
Hazardous Waste Levels				**1.0**	**1.0**	**1.0**	**1.0**	**NE**	**varies**	**500**	**5.0**
Typical Background Levels in California				**NE**	**NE**	**NE**	**NE**	**NE**	**NE**	**0.6-11.8 (4)**	**--**
Soil Samples											
Northern Field	A1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	A2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	A3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	B1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	B2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	B3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	C1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	C2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	C3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
Southern Field	D1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	D2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	D3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	E1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	E2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	E3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	F1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	F2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	F3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA

NOTES:

All concentrations reported in milligrams of metal per kilogram of soil (mg/kg)

(1) Sample depth is reported as feet below ground surface

(2) Screening level value is determined by the more conservative value from the California DTSC HERO Note 3, updated March 2025 or USEPA RSLs, updated November 2024

(3) Arsenic has been found to exist in naturally in soils up to 22 mg/kg in the state of California. It is generally considered acceptable at concentrations of 12 mg/Kg or less

(4) Chernoff G., Bosan W., and Oudiz B., DTSC, Determination of a Southern California Regional Background Arsenic Concentration in Soil

< - Indicates the concentration was not detected above the laboratory method reporting limit.

BOLD - Indicates the concentration is above the laboratory reporting level

Concentration exceeds USEPA Region 9 RSL or DTSC Hero Note 3

Concentration exceeds Southern California regional background levels

Concentration exceed the California Hazardous Waste Level

ABBREVIATIONS:

DTSC - Department of Toxic Substances Control

HERO - Human and Ecological Risk Office

NA - Not analyzed

ND - Not detected

NE - Not established

STLC - Soluble Threshold Limit Concentration

USEPA RSL - United States Environmental Protection Agency Regional Screening Levels, residential use.

Table 2

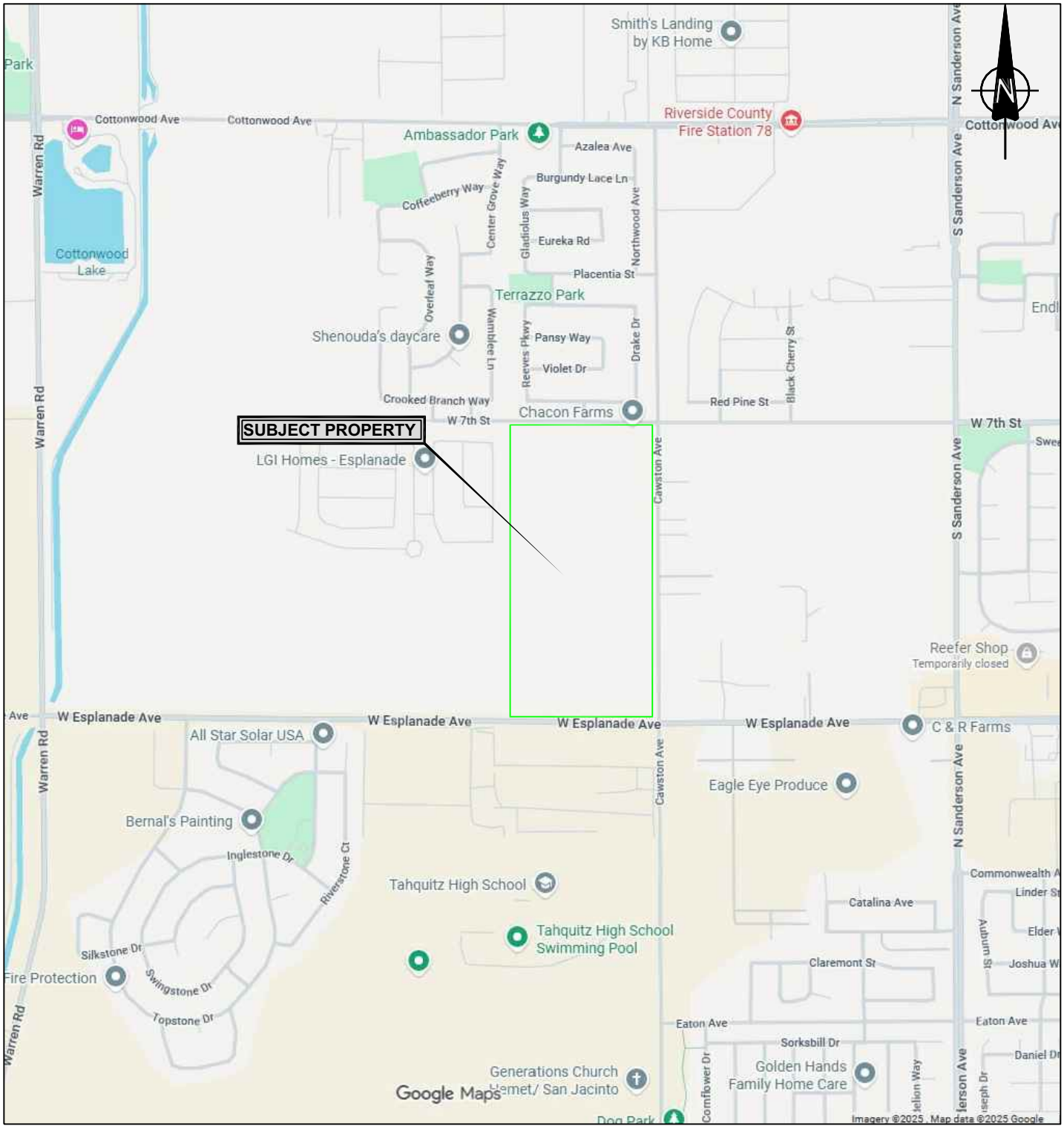
Summary of Methane Survey Results - 2025
Chacon Farm Site - West 7th Street and Cawston Ave, San Jacinto, California
Stantec Job No.: 185807161

Boring Location	Sample ID	Sample Depth Below Ground Surface (feet)	Sample Date	Pressure (Inches of Water)	Methane (ppmV)	Oxygen (%)	Carbon Monoxide (ppm)	Hydrogen Sulfide (ppm)
Orange County Standard (Mandatory Procedures for Mitigation, as contained herein, shall be applied to all buildings within 300 feet of the affected location(s).				***NE***	***5,000***	***NE***	***NE***	***NE***
Orange County Standard (all buildings within 300 feet of the affected location(s) shall have a specific soil gas mitigation plan approved by a Registered Professional.)				***NE***	***12,500***	***NE***	***NE***	***NE***
City of San Jacinto Standard (Quoted by City of San Jacinto Field Inspector)				***NE***	***12,500***	***NE***	***NE***	***NE***
Northern Portion of Chacon Farms	SB9-5	5	12/4/2025	0.0	**410**	**19.4**	0	0
			12/5/2025	**-0.1**	**390**	**19.5**	0	0
	SB9-15	15	12/4/2025	0.0	**390**	**18.8**	0	0
			12/5/2025	0.0	**370**	**18.8**	0	0
	SB10-5	5	12/4/2025	0.0	**460**	**20.2**	0	0
			12/5/2025	0.0	**490**	**19.7**	0	0
	SB10-15	15	12/4/2025	**0.12**	**460**	**19.5**	0	0
			12/5/2025	**0.12**	**500**	**19.2**	0	0
	SB11-5	5	12/4/2025	0.0	**370**	**16.7**	0	0
			12/5/2025	0.0	**370**	**16.8**	0	0
	SB11-15	15	12/4/2025	0.0	--	--	--	--
			12/5/2025	**-0.22**	--	--	--	--
	SB12-5	5	12/4/2025	0.0	**390**	**14.4**	0	0
			12/5/2025	0.0	**390**	**14.9**	0	0
	SB12-15	15	12/4/2025	0.0	**330**	**13**	0	0
			12/5/2025	0.0	**310**	**13**	0	0

Notes: All concentrations reported in parts per million by volume (ppmV)
Sample analyzed by Eagle Field Meter.
-- Not Analyzed
NE - Not Established

Light gray shading indicates value at or above the Orange County residential screening level.
Light gray shading indicates value at or above the City of San Jacinto residential screening level.

FIGURES



NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY LOCATION MAP

PHASE II ENVIRONMENTAL SITE ASSESSMENT

SOUTHWEST OF SEVENT STREET AND CAWSTON AVENUE, SAN JACINTO, CA

Client:	CHACON, LLC
Project No.:	185807160
Scale:	AS SHOWN
Date:	25/12/13
Dwn. By:	CD OK SC2025120014
App'd By:	KE
Fig. No.:	1

Stantec

Stantec Consulting Ltd.

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LEGEND

APPROXIMATE SUBJECT PROPERTY BOUNDARY

SOIL BORING LOCATIONS - STANTEC, NOVEMBER, 2025

0 200 400 600 800FT

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

Client:

SOIL BORING LOCATIONS

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Project No.:	
Scale:	S
Date:	O
Dwn. By:	U
App'd By:	T

Fig. No.:

H W E S

Stantec

T OF SEVENT STREET AND CAWSTON AVENUE, SAN JACINTO, CA CHACON, LLC

SCALE : AS SHOWN

185807160

AS SHOWN

25/12/13

CD OK SC2025120015

KE

2

APPENDIX A

LABORATORY DATA SHEETS

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

02 December 2025

Jim DeWoody
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Chacon Farms

Enclosed are the results of analyses for samples received by the laboratory on 11/21/25. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
A1-0.5	J254478-001	Soil	11/20/2025 09:06	11/21/2025 16:19
A2-0.5	J254478-002	Soil	11/20/2025 07:53	11/21/2025 16:19
A3-0.5	J254478-003	Soil	11/20/2025 07:49	11/21/2025 16:19
B1-0.5	J254478-007	Soil	11/20/2025 00:00	11/21/2025 16:19
B2-0.5	J254478-008	Soil	11/20/2025 07:58	11/21/2025 16:19
B3-0.5	J254478-009	Soil	11/20/2025 07:44	11/21/2025 16:19
C1-0.5	J254478-013	Soil	11/20/2025 09:16	11/21/2025 16:19
C2-0.5	J254478-014	Soil	11/20/2025 08:02	11/21/2025 16:19
C3-0.5	J254478-015	Soil	11/20/2025 07:36	11/21/2025 16:19
D1-0.5	J254478-019	Soil	11/20/2025 09:21	11/21/2025 16:19
D2-0.5	J254478-020	Soil	11/20/2025 08:26	11/21/2025 16:19
D3-0.5	J254478-021	Soil	11/20/2025 07:30	11/21/2025 16:19
E1-0.5	J254478-025	Soil	11/20/2025 09:26	11/21/2025 16:19
E2-0.5	J254478-026	Soil	11/20/2025 08:32	11/21/2025 16:19
E3-0.5	J254478-027	Soil	11/20/2025 07:20	11/21/2025 16:19
F1-0.5	J254478-031	Soil	11/20/2025 09:32	11/21/2025 16:19
F2-0.5	J254478-032	Soil	11/20/2025 08:37	11/21/2025 16:19
F3-0.5	J254478-033	Soil	11/20/2025 07:21	11/21/2025 16:19

Jones Environmental, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

DETECTIONS SUMMARY

Sample ID: A1-0.5 **Laboratory ID:** J254478-001

No Results Detected

Sample ID: A2-0.5 **Laboratory ID:** J254478-002

No Results Detected

Sample ID: A3-0.5 **Laboratory ID:** J254478-003

No Results Detected

Sample ID: B1-0.5 **Laboratory ID:** J254478-007

No Results Detected

Sample ID: B2-0.5 **Laboratory ID:** J254478-008

No Results Detected

Sample ID: B3-0.5 **Laboratory ID:** J254478-009

No Results Detected

Sample ID: C1-0.5 **Laboratory ID:** J254478-013

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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No Results Detected

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

DETECTIONS SUMMARY

Sample ID: C2-0.5 **Laboratory ID:** J254478-014

No Results Detected

Sample ID: C3-0.5 **Laboratory ID:** J254478-015

No Results Detected

Sample ID: D1-0.5 **Laboratory ID:** J254478-019

No Results Detected

Sample ID: D2-0.5 **Laboratory ID:** J254478-020

No Results Detected

Sample ID: D3-0.5 **Laboratory ID:** J254478-021

No Results Detected

Sample ID: E1-0.5 **Laboratory ID:** J254478-025

No Results Detected

Sample ID: E2-0.5 **Laboratory ID:** J254478-026

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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No Results Detected

Jones Environmental, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Colby Wakeman
Lab Director

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

DETECTIONS SUMMARY

Sample ID: E3-0.5 **Laboratory ID:** J254478-027

No Results Detected

Sample ID: F1-0.5 **Laboratory ID:** J254478-031

No Results Detected

Sample ID: F2-0.5 **Laboratory ID:** J254478-032

No Results Detected

Sample ID: F3-0.5 **Laboratory ID:** J254478-033

No Results Detected

Colby Wakeman
Lab Director

11007 FOREST PLACE
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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

A1-0.5
J254478-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2511466	11/26/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*89.85 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*102.74 %*	*30 - 135*

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

A2-0.5
J254478-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2511466	11/26/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*73.89 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*83.63 %*	*30 - 135*						

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

A3-0.5
J254478-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2511466	11/26/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*93.51 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*108.43 %*	*30 - 135*

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

B1-0.5
J254478-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*88.90 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*101.15 %*	*30 - 135*

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B2-0.5
J254478-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*86.55 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*97.61 %*	*30 - 135*

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

B3-0.5
J254478-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*87.56 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*97.50 %*	*30 - 135*						

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

C1-0.5
J254478-013(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*88.51 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*100.66 %*	*30 - 135*

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

C2-0.5
J254478-014(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*84.83 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*98.13 %*	*30 - 135*						

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

C3-0.5
J254478-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*100.58 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*111.22 %*	*30 - 135*

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Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

D1-0.5
J254478-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*103.86 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*116.07 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

D2-0.5
J254478-020(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*112.18 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*123.67 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

D3-0.5
J254478-021(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*96.62 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*110.65 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

E1-0.5
J254478-025(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*106.52 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*118.54 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

E2-0.5
J254478-026(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*104.91 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*115.32 %*	*30 - 135*

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Lab Director

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562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

E3-0.5
J254478-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*106.51 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*120.78 %*	*30 - 135*

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Lab Director

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

F1-0.5
J254478-031(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512054	12/01/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*90.98 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*78.09 %*	*30 - 135*						

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

F2-0.5
J254478-032(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512054	12/01/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*80.14 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*69.61 %*	*30 - 135*

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

F3-0.5
J254478-033(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512054	12/01/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*85.18 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*76.97 %*	*30 - 135*						

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 6010B Arsenic by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2511466 - EPA 6010										
CCV 1										
Arsenic, As	1.0	5.0	%	1		99	90 - 110		110	
LCS 1										
Arsenic, As	174	5.0	%	200		87	80 - 120			
LCSD 1										
Arsenic, As	174	5.0	%	200		87	80 - 120	0.17	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 6010B Arsenic by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512038 - EPA 6010										
CCV 1										
Arsenic, As	1.0	5.0	%	1		100	90 - 110		110	
LCS 1										
Arsenic, As	171	5.0	%	200		85	80 - 120			
LCSD 1										
Arsenic, As	172	5.0	%	200		86	80 - 120	0.60	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512017 - EPA 8081										
CCV 1										
alpha-BHC	113	10.0	%	100		113	80 - 120		120	
Heptachlor	117	10.0	%	100		117	80 - 120		120	
Aldrin	117	10.0	%	100		117	80 - 120		120	
Heptachlor epoxide	114	10.0	%	100		114	80 - 120		120	
gamma-Chlordane	110	10.0	%	100		110	80 - 120		120	
Endosulfan I	114	10.0	%	100		114	80 - 120		120	
4,4'-DDE	107	10.0	%	100		107	80 - 120		120	
Dieldrin	112	10.0	%	100		112	80 - 120		120	
Endrin	105	10.0	%	100		105	80 - 120		120	
4,4'-DDD	111	10.0	%	100		111	80 - 120		120	
Endosulfan II	105	10.0	%	100		105	80 - 120		120	
4,4'-DDT	111	10.0	%	100		111	80 - 120		120	
Endrin ketone	111	10.0	%	100		111	80 - 120		120	
LCS 1										
alpha-BHC	102	10.0	%	100		102	60 - 140			
Heptachlor	119	10.0	%	100		119	60 - 140			
Aldrin	108	10.0	%	100		108	60 - 140			
Heptachlor epoxide	108	10.0	%	100		108	60 - 140			
gamma-Chlordane	101	10.0	%	100		101	60 - 140			
Endosulfan I	108	10.0	%	100		108	60 - 140			
4,4'-DDE	101	10.0	%	100		101	60 - 140			
Dieldrin	104	10.0	%	100		104	60 - 140			
Endrin	97.2	10.0	%	100		97	60 - 140			
4,4'-DDD	104	10.0	%	100		104	60 - 140			
Endosulfan II	106	10.0	%	100		106	60 - 140			
4,4'-DDT	108	10.0	%	100		108	60 - 140			
Endrin ketone	105	10.0	%	100		105	60 - 140			
Surrogate: TCMX		*112.19 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*119.51 %*	*30 - 135*							
LCSD 1										
alpha-BHC	105	10.0	%	100		105	60 - 140	3.23	140	
Heptachlor	121	10.0	%	100		121	60 - 140	1.64	140	
Aldrin	111	10.0	%	100		111	60 - 140	3.60	140	
Heptachlor epoxide	111	10.0	%	100		111	60 - 140	3.46	140	
gamma-Chlordane	104	10.0	%	100		104	60 - 140	2.46	140	

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EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512017 - EPA 8081										
LCSD 1										
Endosulfan I	109	10.0	%	100		109	60 - 140	0.60	140	
4,4'-DDE	104	10.0	%	100		104	60 - 140	3.48	140	
Dieldrin	107	10.0	%	100		107	60 - 140	2.88	140	
Endrin	103	10.0	%	100		103	60 - 140	5.57	140	
4,4'-DDD	105	10.0	%	100		105	60 - 140	0.48	140	
Endosulfan II	109	10.0	%	100		109	60 - 140	3.43	140	
4,4'-DDT	109	10.0	%	100		109	60 - 140	1.48	140	
Endrin ketone	109	10.0	%	100		109	60 - 140	3.94	140	
Surrogate: TCMX		*115.36 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*123.20 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Surrogate: TCMX		*106.41 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*113.95 %*	*30 - 135*							

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512018 - EPA 8081										
CCV 1										
alpha-BHC	112	10.0	%	100		112	80 - 120		120	
Heptachlor	111	10.0	%	100		111	80 - 120		120	
Aldrin	117	10.0	%	100		117	80 - 120		120	
Heptachlor epoxide	115	10.0	%	100		115	80 - 120		120	
gamma-Chlordane	112	10.0	%	100		112	80 - 120		120	
Endosulfan I	112	10.0	%	100		112	80 - 120		120	
4,4'-DDE	109	10.0	%	100		109	80 - 120		120	
Dieldrin	113	10.0	%	100		113	80 - 120		120	
Endrin	105	10.0	%	100		105	80 - 120		120	
4,4'-DDD	113	10.0	%	100		113	80 - 120		120	
Endosulfan II	104	10.0	%	100		104	80 - 120		120	
4,4'-DDT	111	10.0	%	100		111	80 - 120		120	
Endrin ketone	112	10.0	%	100		112	80 - 120		120	
LCS 1										
alpha-BHC	92.1	10.0	%	100		92	60 - 140			
Heptachlor	108	10.0	%	100		108	60 - 140			
Aldrin	92.7	10.0	%	100		93	60 - 140			
Heptachlor epoxide	97.4	10.0	%	100		97	60 - 140			
gamma-Chlordane	91.6	10.0	%	100		92	60 - 140			
Endosulfan I	97.9	10.0	%	100		98	60 - 140			
4,4'-DDE	91.0	10.0	%	100		91	60 - 140			
Dieldrin	94.1	10.0	%	100		94	60 - 140			
Endrin	105	10.0	%	100		105	60 - 140			
4,4'-DDD	93.8	10.0	%	100		94	60 - 140			
Endosulfan II	95.0	10.0	%	100		95	60 - 140			
4,4'-DDT	95.2	10.0	%	100		95	60 - 140			
Endrin ketone	94.7	10.0	%	100		95	60 - 140			
Surrogate: TCMX		*108.60 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*115.66 %*	*30 - 135*							
LCSD 1										
alpha-BHC	90.4	10.0	%	100		90	60 - 140	1.86	140	
Heptachlor	107	10.0	%	100		107	60 - 140	0.85	140	
Aldrin	91.4	10.0	%	100		91	60 - 140	1.40	140	
Heptachlor epoxide	97.0	10.0	%	100		97	60 - 140	0.36	140	
gamma-Chlordane	90.3	10.0	%	100		90	60 - 140	1.47	140	

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EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512018 - EPA 8081										
LCSD 1										
Endosulfan I	97.5	10.0	%	100		97	60 - 140	0.44	140	
4,4'-DDE	89.3	10.0	%	100		89	60 - 140	1.90	140	
Dieldrin	93.0	10.0	%	100		93	60 - 140	1.14	140	
Endrin	103	10.0	%	100		103	60 - 140	2.22	140	
4,4'-DDD	93.1	10.0	%	100		93	60 - 140	0.77	140	
Endosulfan II	95.6	10.0	%	100		96	60 - 140	0.60	140	
4,4'-DDT	94.9	10.0	%	100		95	60 - 140	0.31	140	
Endrin ketone	95.6	10.0	%	100		96	60 - 140	0.88	140	
Surrogate: TCMX		*99.20 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*108.09 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Surrogate: TCMX		*97.08 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*103.08 %*	*30 - 135*							

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EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512054 - EPA 8081										
CCV 1										
alpha-BHC	97.5	10.0	%	100		97	80 - 120		120	
Heptachlor	104	10.0	%	100		104	80 - 120		120	
Aldrin	101	10.0	%	100		101	80 - 120		120	
Heptachlor epoxide	101	10.0	%	100		101	80 - 120		120	
gamma-Chlordane	99.6	10.0	%	100		100	80 - 120		120	
Endosulfan I	102	10.0	%	100		102	80 - 120		120	
4,4'-DDE	99.0	10.0	%	100		99	80 - 120		120	
Dieldrin	99.4	10.0	%	100		99	80 - 120		120	
Endrin	98.3	10.0	%	100		98	80 - 120		120	
4,4'-DDD	97.5	10.0	%	100		97	80 - 120		120	
Endosulfan II	96.6	10.0	%	100		97	80 - 120		120	
4,4'-DDT	96.2	10.0	%	100		96	80 - 120		120	
Endrin ketone	97.8	10.0	%	100		98	80 - 120		120	
LCS 1										
alpha-BHC	80.3	10.0	%	100		80	60 - 140			
Heptachlor	88.3	10.0	%	100		88	60 - 140			
Aldrin	85.0	10.0	%	100		85	60 - 140			
Heptachlor epoxide	86.8	10.0	%	100		87	60 - 140			
gamma-Chlordane	83.0	10.0	%	100		83	60 - 140			
Endosulfan I	89.1	10.0	%	100		89	60 - 140			
4,4'-DDE	83.2	10.0	%	100		83	60 - 140			
Dieldrin	83.4	10.0	%	100		83	60 - 140			
Endrin	76.6	10.0	%	100		77	60 - 140			
4,4'-DDD	81.5	10.0	%	100		81	60 - 140			
Endosulfan II	84.2	10.0	%	100		84	60 - 140			
4,4'-DDT	79.4	10.0	%	100		79	60 - 140			
Endrin ketone	87.2	10.0	%	100		87	60 - 140			
Surrogate: TCMX		*96.62 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*95.05 %*	*30 - 135*							
LCSD 1										
alpha-BHC	75.1	10.0	%	100		75	60 - 140	6.75	140	
Heptachlor	83.8	10.0	%	100		84	60 - 140	5.27	140	
Aldrin	73.1	10.0	%	100		73	60 - 140	15.07	140	
Heptachlor epoxide	82.4	10.0	%	100		82	60 - 140	5.22	140	
gamma-Chlordane	78.2	10.0	%	100		78	60 - 140	5.88	140	

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EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512054 - EPA 8081										
LCSD 1										
Endosulfan I	84.4	10.0	%	100		84	60 - 140	5.41	140	
4,4'-DDE	77.6	10.0	%	100		78	60 - 140	6.98	140	
Dieldrin	79.2	10.0	%	100		79	60 - 140	5.18	140	
Endrin	75.4	10.0	%	100		75	60 - 140	1.57	140	
4,4'-DDD	80.3	10.0	%	100		80	60 - 140	1.52	140	
Endosulfan II	83.0	10.0	%	100		83	60 - 140	1.45	140	
4,4'-DDT	77.9	10.0	%	100		78	60 - 140	1.83	140	
Endrin ketone	84.0	10.0	%	100		84	60 - 140	3.80	140	
Surrogate: TCMX		*86.46 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*90.57 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Surrogate: TCMX		*96.47 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*96.14 %*	*30 - 135*							

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
5	MS and/or MSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.
TIC	Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

TH1	This sample was analyzed outside the recommended EPA holding time.
YP	Associated CCV outside of control limits low.
IB	CCV recovery above limit; analyte not detected
LO	MS and/or MSD result unavailable. Batch accept. based on LCS rec.
YQ	Associated CCV outside of control limits high.
GN	Surrogate recovery is outside of control limits
LG	Surrogate recovery below the acceptance limits.
LH	Surrogate recovery above the acceptance limits.
AZ	Surr. recovery outside of acceptance limits due to matrix interf.
HN	Low concentration matrix spike recovery out of limits
HO	High concentration matrix spike recovery out of limits
M	A matrix effect is present.
LR	LCS recovery below method control limits.
TW	LCS recovery exceeds control limit.

Jones Environmental, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Colby Wakeman
Lab Director

Stantec

CHAIN OF CUSTODY

Laboratory Project Number:
j'.2511-76

Page1 of '3

Client Name/Address:

Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408

Project Manager:
Jim Dewoody

E-Mail Address:
james.dewoody@stantec.com

'\

Analysis Required

Turn Around Time:
Normal X
72 Hour:
48 Hour

909-335-6116
Laboratory:

Sa_Ampler'**NNag:I**

24 Hour
Same Day:

Jones Environmental
10260 Matern Place
Santa Fe Springs, CA 90670
714-449-9937

Stantec Project Number:
185807160

Project Name:
Chacon Farms

Other:

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Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time				Special Instructions
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Sample Preservative: I=ICE - 2=HCl - 3=H_2S0_4 - 4=$HN0_3$ - 5=NaOH - 6=0ther:

Special Instructions: Contact PM for additional follow-on analysis. Prelims to PM when available.

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Time

Date

Mitchell

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Date

Time

Receivedy+ Company Name:

Date

Time

Stantec

CHAIN OF CUSTODY

Laboratory Project Number:
j254:1·J6

Page 2. of ;

Client Name/Address:

Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-335-6116

Laboratory:

Jones Environmental
10260 Matern Place
Santa Fe Springs, CA 90670

714-449-9937

Project Manager:
Jim Dewoody

E-Mail Address:
james.dewoody@stantec.com

SarJ/;?L

Stantec Project Number:
185807160

Project Name:
Chacon Farms

Analysis Required

Turn Around Time:
Normal X
72 Hour:
48 Hour
24 Hour
Same Day:
Other:

)ample Temp •c: lo.

"iA

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time	Special Instructions
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Stantec

CHAIN OF CUSTODY

Laboratory Project Number: j254:1·J6

Sample Preservative: 1=ICE - 2=HCl - 3=H_2SO_4 - 4=HNO_3 - 5=NaOH - 6=Other:

Special Instructions: Contact PM for additional follow-on analysis. Prelims to PM when available.

Relinquished By:	Date	Time	Received By+ Company Name:	Date	Time
Mitchell 8	Di//2;	IY'.			
Relinquished By+ Company Name:	Date	Time	Received By +ympany Name:	Date	Time
		Jl			3-5-d 41

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: j'.254478

Page □ of 3

Client Name/Address:

Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-33S-6116

Project Manager: '\

Jim Dewoody

E-Mail Address:
james.dewoody@stantec.com

Sampler Name:

Laboratory:
Jones Environmental
10260 Matern Place
Santa Fe Springs, CA 90670
714-449-9937

Stantec Project Number:
185807160

Project Name:
Chacon Farms

Analysis Required

Turn Around Time:

Normal X
72 Hour:
48 Hour
24 Hour
Same Day:
Other:

t,ample Temp °C: □ -□
1""...'l

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time	Special Instructions
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Sample Preservative: 1-ICE - 2=HCI - 3-H_2S0_4 - 4-$HN0_3$ - 5-NaOH - **6-Other:**

Special Instructions: **Contact PM for additional follow-on analysis. Prelims to PM when available.**

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: j'.254478

Relinquished by: Mitchell	r¾/21h:	Time: /01-	Received by: Company Name:	licne 1..3 "2-
Relinquished By: Company Name:	[2a'f€'	Time ftt:,1	Received By: Company Name: ffU7	Date: 7/Jo'N/5 Time: Jl,Cl1
R6nquished By+ CoptSany Name(/	Date	Time	Received By: Company Name:	Date Time

Login Report

Customer Name: Stantec Consulting
Purchase Order:
Project ID: Chacon Farms
Comment:

Order ID: J254478
Order Date: 11/21/2025

Sample #: J254478-001 **Customer Sample #:** A1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25	9:06 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25	4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-002 **Customer Sample #:** A2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25	7:53 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25	4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Customer Name: Stantec Consulting **Order ID:** J254478

Purchase Order: **Order Date:** 11/21/2025

Project ID: Chacon Farms

Comment:

Sample #: J254478-003 **Customer Sample #:** A3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:49 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-007 **Customer Sample #:** B1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 12:00 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-008 **Customer Sample #:** B2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:58 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-009 **Customer Sample #:** B3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:44 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-013 **Customer Sample #:** C1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 9:16 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	

Customer Name: Stantec Consulting **Order ID:** J254478

Purchase Order: **Order Date:** 11/21/2025

Project ID: Chacon Farms

Comment:

OCPs	EPA 8081	12/3/2025

Sample #: J254478-014 **Customer Sample #:** C2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 8:02 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-015 **Customer Sample #:** C3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:36 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-019 **Customer Sample #:** D1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 9:21 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-020 **Customer Sample #:** D2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 8:26 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Customer Name: Stantec Consulting **Order ID:** J254478

Purchase Order: **Order Date:** 11/21/2025

Project ID: Chacon Farms

Comment:

Sample #: J254478-021 **Customer Sample #:** D3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:30 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-025 **Customer Sample #:** E1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 9:26 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-026 **Customer Sample #:** E2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 8:32 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-027 **Customer Sample #:** E3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:20 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-031 **Customer Sample #:** F1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 9:32 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	

Customer Name: Stantec Consulting **Order ID:** J254478

Purchase Order: **Order Date:** 11/21/2025

Project ID: Chacon Farms

Comment:

OCPs	EPA 8081	12/3/2025

Sample #: J254478-032 **Customer Sample #:** F2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 8:37 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-033 **Customer Sample #:** F3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:21 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	No
2. If not within temp. criteria, were samples received on ice?	Yes
3. If not within temp. criteria, were samples received on same day of sampling?	No
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
richard@lozeaudrury.com

LETTER D

Via Email

March 24, 2026

Michelle Peterson, Chair
Patricia Scott, Vice-Chair
John Gagnepain, Second Vice-Chair
Corinne Award, Commissioner
Taurus Jones, Commissioner
Planning Commission
City of San Jacinrto
625 S. Pico Avenue
San Jacinto, CA 92583
comments@sanjacintoca.gov

Yaneli, Hernandez, Senior Planner
Community Development Department
City of San Jacinto
595 South San Jacinto Avenue
San Jacinto, CA 92583
yhernandez@sanjacintoca.gov

Re: Comment on Mitigated Negative Declaration, Chacon Farms Project (SCH 2025101241), March 24, 2026, Planning Commission Agenda Item 5.1

Dear Chair Peterson, Vice Chair Scott, Honorable Commissioners and Planner Hernandez:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Chacon Farms Project (SCH 2025101241), which proposes the development of master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres, located at 710 Cawston Avenue North (APNs 432-260-009, 432-260-026, and 432-260-027) in the City of San Jacinto ("Project"). **D-1**

SAFER is concerned that the IS/MND is improper under the California Environmental Quality Act due to the IS/MND's failure to adequately assess the Project's potentially significant environmental impacts. SAFER requests that an environmental impact report (EIR) be prepared for the Project rather than an MND because there is a fair argument that the Project may have adverse environmental impacts. An EIR will ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated. **D-2**

March 24, 2026
Comment on Mitigated Negative Declaration, Chacon Farms Project (SCH 2025101241),
March 24, 2026, Planning Commission Agenda Item 5.1
Page 2 of 2

SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

Richard Drury
Lozeau Drury LLP

Responses To Letter D

Supporters Alliance For Environmental Responsibility (SAFER) – Lozeau Drury LLP, March 24, 2026

Comment D-1:

The commenter identifies the project and states that the comment is submitted on behalf of Supporters Alliance For Environmental Responsibility (SAFER) regarding the Initial Study and Mitigated Negative Declaration prepared for the Chacon Farms Project.

Response D-1:

The City acknowledges the comment. The letter was received on March 24, 2026, after the close of the 30-day public review period for the Draft IS/MND, which extended from October 28, 2025 through November 27, 2025. Although CEQA does not require a written response to comments on a Mitigated Negative Declaration, and does not require consideration of late comments, the City has elected to respond as a matter of good public policy and transparency.

Comment D-2:

The commenter asserts that the IS/MND is improper under CEQA due to its alleged failure to adequately assess the Project's potentially significant environmental impacts, requests preparation of an environmental impact report (EIR) on the basis that a fair argument exists that the Project may have adverse environmental impacts, and reserves the right to supplement the comment throughout the administrative process.

Response D-2:

Under CEQA, an EIR is required only where substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. (Pub. Resources Code, § 21080(d); CEQA Guidelines, § 15064(f)(1).) Substantial evidence consists of facts, reasonable assumptions predicated on facts, and expert opinion supported by facts; it does not include argument, speculation, or unsubstantiated opinion. (Pub. Resources Code, § 21080(e); CEQA Guidelines, § 15384.) The comment letter identifies no specific impact, technical deficiency, or evidence in support of its request for an EIR, and therefore does not provide substantial evidence supporting a fair argument under CEQA.

The Draft IS/MND analyzed each environmental issue area required by Appendix G of the CEQA Guidelines, supported by Project-specific technical studies and, as discussed in the responses to Letters A and B, by a supplemental Phase II Environmental Site Assessment and a California LESA Model analysis included as appendices to this Final IS/MND. The commenter's reservation of rights is noted; any supplemental comments timely submitted will be made part of the administrative record.

Finding:

The comments do not identify a new significant environmental impact, a substantial increase in the severity of a previously identified impact, or the need for new or considerably different mitigation measures. Accordingly, recirculation under CEQA Guidelines section 15073.5 is not required, and preparation of an EIR is not warranted.

This section intentionally left blank

Public Comment: **LETTER E** April 7, 2026

Letter of comment for San Jacinto City Council Members regarding the new housing development Chacon Farms Project in San Jacinto, CA.

We have some concerns about the safety of the roads near the Chacon Farms Project, namely Cawston Ave North between Esplane and 7th, and 7th Street between Cawston and Sanderson. The concerns we have are for the safety of both pedestrians and vehicles alike. In our San Jacinto Valley, homes typically have several cars each, so adding 419 homes becomes thousands of cars. Based on the 11th Edition ITEManual Analysis, the Chacon Farms Project is projected to generate roughly 3,952 daily vehicle trips. Having reduced the number of entrance/exits in the project from 3 down to 2 will greatly increase the impact on both Cawston Ave N and 7th Street. **E-1**

Our property is located along Cawston and 7th streets, so we will share the roads with this new development. We have yet to be made aware of what - if any - actual improvements to these streets will be. At the planning commission meeting on March 24, 2026, there were no specific/complete plans available for road improvements. **E-2**

Currently, Cawston Ave N is a narrow street with a temporary sidewalk on the West side and no turning lanes or shoulders for either lane, making it difficult and sometimes dangerous for vehicles to turn into and out of the driveways. This is a "bottleneck" of sorts, as Cawston Ave North of 7th and South of Esplanade is improved with sidewalks, turning lanes and shoulders, appropriate for the homes and schools in the area. **E-3**

7th Street between Sanderson and Cawston is currently improved on the Westbound lane with sidewalks and turning lanes into housing projects. However, the Eastbound lane is narrow and has no turn lanes or shoulders, which makes it difficult and dangerous for vehicles to turn into and out of the driveways. **E-4**

Talley Meadows Layups and Retirement, our busy working horse ranch for the past 10 years, has several gated entrances along Cawston and 7th streets. While we understand the need for development in our community, we feel it is imperative to widen and improve Cawston Ave between Esplanade and 7th, and 7th street between Cawston and Sanderson for the safety and wellbeing of school children, families and those traveling in vehicles. **E-5**

Thank you for your thoughtful consideration of our concerns,

Joe and Christy Talley

Responses To Letter E

Joe and Christy Talley – Talley Meadows Layups and Retirement, April 7, 2026

Comment E-1:

The commenters express concern about pedestrian and vehicular safety on Cawston Avenue North between Esplanade and 7th Street, and on 7th Street between Cawston and Sanderson, in connection with the addition of 419 homes and the Project's projected generation of approximately 3,952 daily vehicle trips (11th Edition ITE Manual Analysis). The commenters note that the reduction of project entrance/exits from three to two will concentrate traffic impact on Cawston Avenue North and 7th Street.

Response E-1:

The City acknowledges the commenters' safety concerns and the Project's projected trip generation. The Transportation Impact Analysis prepared for the Project (appended to the Draft IS/MND) evaluates the Project's projected trip generation, the operational performance of study intersections and roadway segments under existing, opening-year, and cumulative conditions, and the adequacy of Project access. The analysis confirms that, with implementation of the required off-site improvements identified in the Conditions of Approval, all study intersections and roadway segments will operate at acceptable levels of service consistent with City standards, and the consolidation of Project access points does not create a new or substantially more severe traffic safety hazard than the conditions analyzed in the Draft IS/MND. The Draft IS/MND analysis of transportation impacts (Section 4.17) is supported by substantial evidence.

Comment E-2:

The commenters state that they have not been made aware of what, if any, actual improvements to Cawston Avenue and 7th Street will be required, and that at the Planning Commission meeting on March 24, 2026, there were no specific or complete plans available for road improvements.

Response E-2:

The City respectfully clarifies the nature of the entitlement-stage record. The Tentative Tract Map No. 39076 reviewed by the Planning Commission on March 24, 2026 included street cross-sections and frontage exhibits for Cawston Avenue, 7th Street, and Esplanade Avenue. The Draft IS/MND described the required off-site frontage improvements in narrative form, and the Transportation Impact Analysis appended to the Draft IS/MND analyzed the trip generation, intersection operations, and roadway conditions associated with the Project. Together, these constitute the level of project definition required for CEQA review and for the entitlement decisions before the Planning Commission. Construction-level improvement plans (signing and striping plans, structural sections, joint details, and similar) are submitted to and approved by the City Engineer at a later stage of the development process — specifically, prior to recordation of the Final Map (Conditions of Approval Nos. 13 and 24) — and are not required at the entitlement stage.

Importantly, the Conditions of Approval adopted by the Planning Commission establish the off-site frontage improvements as binding requirements of Project approval, as set forth in Response E-3 below.

Comment E-3:

The commenters state that Cawston Avenue North is currently a narrow street with a temporary sidewalk on the west side and no turning lanes or shoulders, making it difficult and sometimes dangerous for vehicles to turn into and out of driveways. The commenters describe this as a "bottleneck," given that Cawston Avenue north of 7th Street and south of Esplanade is improved with sidewalks, turning lanes, and shoulders.

Response E-3:

The City acknowledges the existing condition of Cawston Avenue along the Project's easterly frontage. The Conditions of Approval adopted by the Planning Commission on March 24, 2026 require the developer to construct the following frontage improvements along Cawston Avenue prior to issuance of the Phase 1 Certificate of Occupancy — i.e., before any resident may occupy a home in the Project:

- Dedication of an additional 20 feet of right-of-way to provide a 50-foot wide halfwidth right-of-way consistent with the City's Major roadway classification (Condition of Approval No. 9);
- Asphalt paving (Traffic Index 9.0, PG 70-10);
- 8-inch curb and gutter located 32 feet west of centerline;
- A Class II Buffered Bike Lane consistent with the City of San Jacinto Trails Master Plan;
- An 18-foot wide parkway with landscaping;
- A 6-foot wide concrete sidewalk; and
- Streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards (Condition of Approval No. 86).

These improvements will widen and improve Cawston Avenue along the Project's frontage to the City's Major roadway standard, replacing the existing narrow cross-section with a permanent improved sidewalk, dedicated bike facility, landscaped parkway, curb and gutter, and a wider travel section that accommodates the addition of a Project-side travel lane. The improvements directly address the bottleneck condition identified by the commenters and bring the Cawston Avenue frontage into conformance with the improved sections of Cawston Avenue north of 7th Street and south of Esplanade Avenue. In addition, Condition of Approval No. 115 requires installation of a traffic signal at the intersection of Cawston Avenue and Cottonwood Avenue, and Conditions Nos. 79 and 108 require payment of the City's Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF), which fund area-wide circulation improvements.

Comment E-4:

The commenters state that 7th Street between Cawston and Sanderson is currently improved

on the westbound lane with sidewalks and turning lanes, but that the eastbound lane is narrow and has no turn lanes or shoulders, making it difficult and dangerous for vehicles to turn into and out of driveways.

Response E-4:

The City acknowledges the existing condition of 7th Street along the Project's northerly frontage. The Conditions of Approval adopted by the Planning Commission require the developer to construct the following frontage improvements along 7th Street prior to issuance of the Phase 1 Certificate of Occupancy:

- Dedication of an additional 20 feet of right-of-way to provide a 50-foot wide halfwidth right-of-way consistent with the City's Major roadway classification (Condition of Approval No. 8);
- Asphalt paving (Traffic Index 9.0, PG 70-10);
- 8-inch curb and gutter located 32 feet south of centerline;
- A Class II Buffered Bike Lane consistent with the City of San Jacinto Trails Master Plan;
- An 18-foot wide parkway with landscaping;
- A 6-foot wide concrete sidewalk; and
- Streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards (Condition of Approval No. 85).

These improvements will widen and improve the eastbound (south) side of 7th Street along the Project's frontage to the City's Major roadway standard, addressing the asymmetry between the existing improved westbound side and the unimproved eastbound side that the commenters identify. The Project's frontage along 7th Street extends from the northwest corner of the property at Cawston Avenue westward; improvements to segments of 7th Street beyond the Project's frontage are the responsibility of the City and adjoining property owners through future Capital Improvement Program (CIP) projects and frontage improvements associated with future development, and are funded in part through the Project's required TUMF and Traffic Signal Mitigation Fee contributions.

Comment E-5:

The commenters identify Talley Meadows Layups and Retirement as a working horse ranch with several gated entrances along Cawston and 7th Streets, and state that while they understand the need for development, they feel it is imperative to widen and improve Cawston Avenue between Esplanade and 7th Street, and 7th Street between Cawston and Sanderson, for the safety and well-being of school children, families, and other travelers.

Response E-5:

The City appreciates the commenters' acknowledgement of the community's growth needs and their long-standing presence as the operators of Talley Meadows Layups and Retirement. As detailed in Responses E-3 and E-4, the widening and improvement of Cawston Avenue between Esplanade and 7th Street along the Project's frontage, and of 7th Street along the

Project's northerly frontage, are required as binding Conditions of Approval and must be completed before any resident occupies a home in the Project. In addition, the design and approval of the off-site frontage improvements through the City Engineer's review of the construction-level Street Improvement Plans (Conditions Nos. 13 and 24) will ensure that the improvements meet the City's adopted standards for pedestrian safety, vehicular operation, and access to the commenters' existing gated driveways.

Finding:

The comments raise community concerns regarding traffic and pedestrian safety along Cawston Avenue and 7th Street that are addressed through the Project's required off-site frontage improvements (Conditions of Approval Nos. 8, 9, 85, 86, 115) and through the Project's payment of City Traffic Signal Mitigation Fees and TUMF (Conditions Nos. 79, 108). The comments do not identify any new significant environmental impact, do not demonstrate that previously identified impacts would be substantially more severe than disclosed in the Draft IS/MND, and do not require the addition of new or considerably different mitigation measures. Accordingly, recirculation under CEQA Guidelines section 15073.5 is not required.

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LETTER F

April 7, 2026

To the City Council Members of San Jacinto, CA,
Public Comment Regarding Traffic Safety Concerns for the Chacon Farms Project

We, Michael and Emalee Tomoni, owners of Talley Meadows Layups and Retirement, wish to formally express our significant concerns regarding pedestrian and vehicle safety near the proposed Chacon Farms Project.

Our property is located at the intersection of Cawston Avenue and 7th Street, and we will directly share these roads with the new development. Based on the project's projected generation of approximately 3,952 daily vehicle trips (11th Edition ITE Manual Analysis), we anticipate a substantial increase in traffic volume. F-1

We have specific safety concerns regarding the current state of local infrastructure:

Reduced Access: The reduction of project entrance/exits from three to two will concentrate traffic impact on Cawston Avenue North and 7th Street. F-2

Cawston Avenue North (between Esplanade and 7th): This section is currently narrow with a temporary sidewalk on the west side and lacks turning lanes or shoulders. This creates a "bottleneck" and dangerous turning conditions, unlike the improved sections north of 7th and south of Esplanade. F-3

7th Street {between Cawston and Sanderson): The eastbound lane is narrow, with no turn lanes or shoulders, making turns into and out of driveways difficult and unsafe. F-4

Proposed Solution

We feel it is imperative that the City mandates the widening and improvement of Cawston Avenue (between Esplanade and 7th) and 7th Street (between Cawston and Sanderson) before the project's completion. These improvements are vital for the safety and well-being of local school children, families, and all travelers in the area.

We appreciate your thoughtful consideration of these critical safety concerns.

Sincerely,

Michael and Emalee Tomoni

Responses To Letter F

Michael and Emalee Tomoni – Owners, Talley Meadows Layups and Retirement, April 7, 2026

Comment F-1:

The commenters identify themselves as the owners of Talley Meadows Layups and Retirement, located at the intersection of Cawston Avenue and 7th Street, and express significant concerns regarding pedestrian and vehicular safety near the proposed Chacon Farms Project. The commenters reference the Project's projected generation of approximately 3,952 daily vehicle trips (11th Edition ITE Manual Analysis) and anticipate a substantial increase in traffic volume.

Response F-1:

The City acknowledges the commenters' safety concerns and the Project's projected trip generation. The Transportation Impact Analysis prepared for the Project (appended to the Draft IS/MND) evaluates the Project's projected trip generation, the operational performance of study intersections and roadway segments, and the adequacy of Project access. With implementation of the required off-site frontage improvements identified in the Conditions of Approval and described in Response F-3 below, all study intersections and roadway segments will operate at acceptable levels of service consistent with City standards. See also Response E-1, which addresses the same trip generation and operational analysis in greater detail.

Comment F-2:

The commenters identify a concern under the heading "Reduced Access": that the reduction of project entrance/exits from three to two will concentrate traffic impact on Cawston Avenue North and 7th Street.

Response F-2:

The Project's access configuration was analyzed in the Transportation Impact Analysis and was reflected in the Tentative Tract Map No. 39076 reviewed and approved by the Planning Commission on March 24, 2026. The consolidation of Project access points was evaluated for its effect on adjacent intersection operations and roadway segment performance, and the analysis concludes that with the required off-site frontage improvements, the access configuration provides safe and adequate ingress and egress consistent with City standards. The Project's two access points are supported by the widening and improvement of Cawston Avenue and 7th Street along the Project's frontage to the City's Major roadway standard (see Response F-3) and by the installation of a traffic signal at Cawston Avenue and Cottonwood Avenue (Condition of Approval No. 115).

Comment F-3:

The commenters identify a concern under the heading "Cawston Avenue North (between Esplanade and 7th)": that this section is currently narrow with a temporary sidewalk on the west side and lacks turning lanes or shoulders, creating a "bottleneck" and dangerous turning

conditions, unlike the improved sections north of 7th Street and south of Esplanade Avenue.

Response F-3:

The Project's easterly frontage along Cawston Avenue corresponds to the segment between 7th Street and Esplanade Avenue identified by the commenters. The Conditions of Approval adopted by the Planning Commission require the developer to construct the following frontage improvements along Cawston Avenue prior to issuance of the Phase 1 Certificate of Occupancy:

- Dedication of an additional 20 feet of right-of-way to provide a 50-foot wide halfwidth right-of-way (Condition of Approval No. 9);
- Asphalt paving (Traffic Index 9.0, PG 70-10);
- 8-inch curb and gutter located 32 feet west of centerline;
- A Class II Buffered Bike Lane consistent with the City of San Jacinto Trails Master Plan;
- An 18-foot wide parkway with landscaping;
- A 6-foot wide concrete sidewalk; and
- Streetlights (Condition of Approval No. 86).

These improvements will widen and improve the Project's Cawston Avenue frontage to the City's Major roadway standard, replacing the existing temporary sidewalk and unimproved cross-section, and bringing this segment into conformance with the improved sections of Cawston Avenue north of 7th Street and south of Esplanade Avenue. The bottleneck condition identified by the commenters is directly addressed by these required improvements. See also Response E-3.

Comment F-4:

The commenters identify a concern under the heading "7th Street (between Cawston and Sanderson)": that the eastbound lane is narrow, with no turn lanes or shoulders, making turns into and out of driveways difficult and unsafe. Under the heading "Proposed Solution," the commenters state that it is imperative the City mandates the widening and improvement of Cawston Avenue between Esplanade and 7th Street, and 7th Street between Cawston and Sanderson, before the Project's completion.

Response F-4:

The Project's northerly frontage along 7th Street corresponds to the western portion of the segment between Cawston and Sanderson identified by the commenters. The Conditions of Approval require the developer to construct the following frontage improvements along 7th Street prior to issuance of the Phase 1 Certificate of Occupancy:

- Dedication of an additional 20 feet of right-of-way to provide a 50-foot wide halfwidth right-of-way (Condition of Approval No. 8);
- Asphalt paving (Traffic Index 9.0, PG 70-10);

- 8-inch curb and gutter located 32 feet south of centerline;
- A Class II Buffered Bike Lane consistent with the City of San Jacinto Trails Master Plan;
- An 18-foot wide parkway with landscaping;
- A 6-foot wide concrete sidewalk; and
- Streetlights (Condition of Approval No. 85).

These improvements will widen and improve the eastbound (south) side of 7th Street along the Project's frontage, addressing the asymmetry between the existing improved westbound side and the unimproved eastbound side identified by the commenters. Improvements to segments of 7th Street beyond the Project's frontage are the responsibility of the City and adjoining property owners through future Capital Improvement Program (CIP) projects and frontage improvements associated with future development; the Project contributes to area-wide circulation improvements through payment of the Transportation Uniform Mitigation Fee (TUMF) and the City's Traffic Signal Mitigation Fee (Conditions of Approval Nos. 79 and 108). With respect to the commenters' proposed solution, the widening and improvement of the Project's Cawston Avenue and 7th Street frontages must be completed prior to issuance of the Phase 1 Certificate of Occupancy — that is, before any resident may occupy a home in the Project — which directly satisfies the timing the commenters request. See also Response E-4 and Response E-5.

Finding:

The comments raise concerns regarding traffic and pedestrian safety along Cawston Avenue and 7th Street that are addressed through the Project's required off-site frontage improvements (Conditions of Approval Nos. 8, 9, 85, 86, 115) and through the Project's payment of City Traffic Signal Mitigation Fees and TUMF (Conditions Nos. 79, 108). The comments do not identify any new significant environmental impact, do not demonstrate that previously identified impacts would be substantially more severe than disclosed in the Draft IS/MND, and do not require the addition of new or considerably different mitigation measures. Accordingly, recirculation under CEQA Guidelines section 15073.5 is not required.

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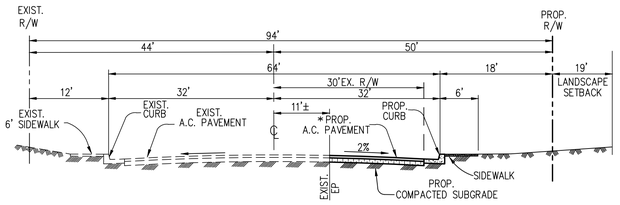
IN THE CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076

PORTION SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.B.M.

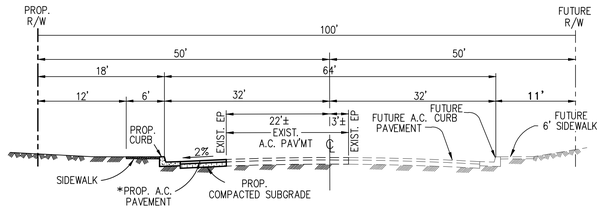


TYPICAL STREET SECTION
SEVENTH STREET - MAJOR
PUBLIC STREET

NOT TO SCALE

T.I. = 9.0

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

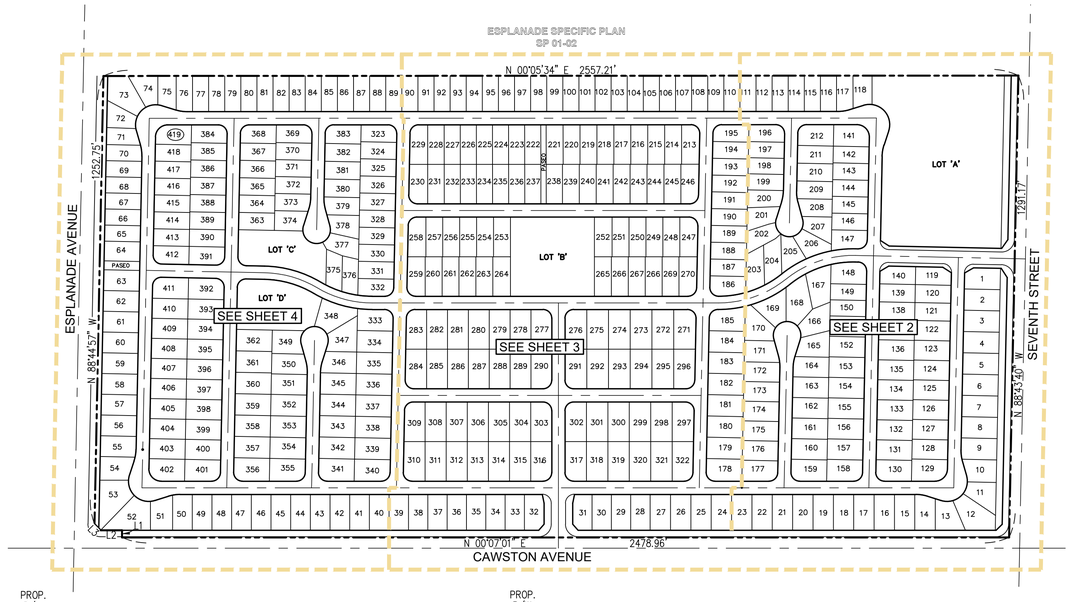


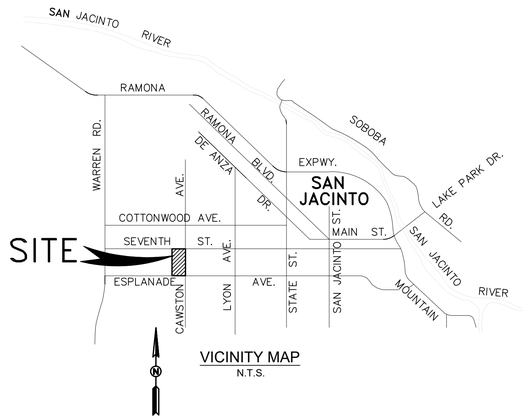
TYPICAL STREET SECTION
CAWSTON AVENUE - MAJOR
PUBLIC STREET

NOT TO SCALE

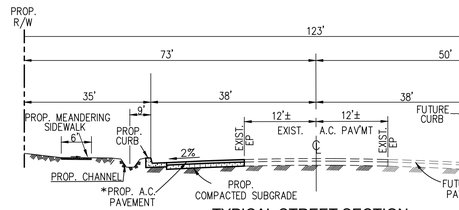
T.I. = 9.0

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.





VICINITY MAP
N.T.S.

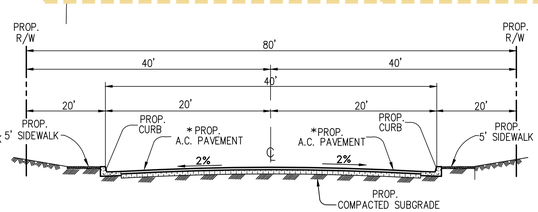


TYPICAL STREET SECTION
ESPLANADE AVENUE - ARTERIAL
PUBLIC STREET

NOT TO SCALE

T.I. = 9.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.



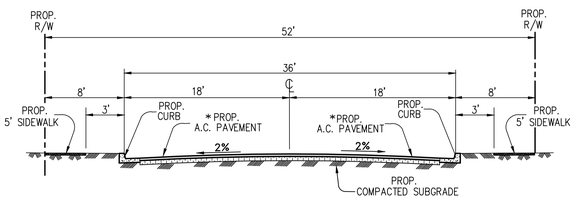
TYPICAL STREET SECTION
ENTRANCE ROADS - STREET 'K'/MODIFIED LOCAL
PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

PARKING RESTRICTED TO ONE SIDE ONLY



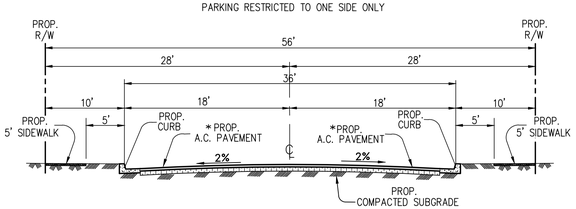
TYPICAL STREET SECTION
ROADS - MODIFIED LOCAL
PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

PARKING RESTRICTED TO ONE SIDE ONLY



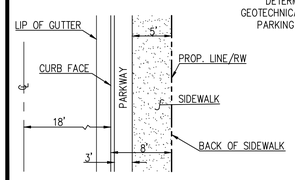
TYPICAL STREET SECTION
ENTRANCE ROADS - STREET 'A'/MODIFIED LOCAL
PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

PARKING RESTRICTED TO ONE SIDE ONLY



PRIVATE STREET LEGEND
NTS

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACROSS THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SAID RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN USE IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCOVERED IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREIN DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY BE AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HOWEVER, THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER, FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WATER FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SAN JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACINTO, RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS BLANKET IN NATURE.

3. A RIGHT OF WAY OVER A STRIP OF LAND 30 FEET WIDE ON EACH SIDE OF THE SECTION AND QUARTER SECTION LINES FOR ROAD OR FOR DITCHES OR PIPES FOR CONDUCTING AND DISTRIBUTING WATER, AS DESCRIBED IN BOOK 341, PAGE 195 DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS SHOWN HEREON.

4. AN EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY TO CONSTRUCT, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, IMPROVE AND RELOCATE, SEWAGE TRANSMISSION AND COLLECTION FACILITIES, INCLUDING, BUT NOT LIMITED TO, GRAVITY PIPELINES, PRESSURE PIPELINES, MANHOLES, CONNECTIONS, AND APPURTENANT EQUIPMENT FOR THE COLLECTION AND TRANSMISSION OF SEWAGE, TOGETHER WITH REASONABLE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT, RECORDED SEPTEMBER 14, 2010 AS INSTRUMENT NO. 2010-0439200 OF OFFICIAL RECORDS, AND IS SHOWN HEREON.

LINE DATA

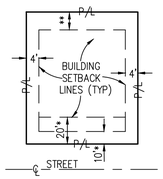
LINE	BEARING	DISTANCE
L1	N 89°52'59" W	20.00'
L2	N 00°07'01" E	60.00'
L3	N 45°40'13" E	24.28'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JACINTO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST ½ OF FARM LOT 161 OF THE LANDS OF SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF SAN JACINTO, A CALIFORNIA MUNICIPAL CORPORATION, IN GRANT DEED RECORDED OCTOBER 2, 2019 AS INSTRUMENT NO. 2019-394879 OFFICIAL RECORDS.



TYPICAL BUILDING SETBACKS
NTS

20'* FROM P/L TO GARAGE,
10'* FROM P/L TO HOUSE FEATURE.
CORNER LOT: STREET SIDE SETBACK
5' FROM P/L.
** REAR SETBACK: 10' MIN.
** REAR SETBACK WITH SLOPE: 10' MIN.

OWNER
TEUNIS J. DE JONG, TRUSTEE OF THE TEUNIS J. JONG TRUST.
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA. 92582
907-229-2072

APPLICANT
RICHARD MICHAEL
RAMONA DAIRY
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA 92582
907-229-2072
richard@homealaska.net

ASSESSOR'S PARCEL NO(S).
432-260-009, 026 AND 027

ADJACENT LAND USE
WEST – ESPLANADE SP/ESPLANADE SP
NORTH – LDR/RL
EAST – VLDR/RR
SOUTH – CITY OF HEMET/CITY OF HEMET

ZONING
RL
RL/PI
RL
RM

EXISTING LAND USE
VLDR – VERY LOW DENSITY RESIDENTIAL

PROPOSED LAND USE
LDR – LOW DENSITY RESIDENTIAL

EXISTING ZONING
RR – RURAL RESIDENTIAL

PROPOSED ZONING
RL – RESIDENTIAL LOW DENSITY

UTILITIES

SEWER	CITY OF SAN JACINTO
WATER	EASTERN MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	FRONTIER
CABLE	FRONTIER

NUMBER OF LOTS
419 SINGLE FAMILY RESIDENTIAL
4 OPEN SPACE LOTS

DENSITY
5.53 DU/AC GROSS

ACREAGE
75.70 GROSS ACRES WITHIN BOLD BOUNDARY
73.06 ACRES NET

OPEN SPACE AREA (NO BASINS)
LOT 'A': 1.88 AC
LOT 'B': 0.76 AC
LOT 'C': 0.27 AC
LOT 'D': 0.35 AC

SCHOOL DISTRICT
SAN JACINTO UNIFIED

SOURCE OF TOPOGRAPHY
AN AERIAL SURVEY BY PSOMAS DATED 10/22

FLOOD PLAIN
ZONE X PER COMMUNITY PANEL NO. 06065C1470G, DATED 8/28/2008.

EARTHWORK CALCULATIONS
CUT VOLUME: 42,809 C.Y.
FILL VOLUME: 169,944 C.Y.

SHEET INDEX

SHEET 1 . . . . . TITLE SHEET
SHEET 2 . . . . . TENTATIVE TRACT MAP
SHEET 3 . . . . . TENTATIVE TRACT MAP
SHEET 4 . . . . . TENTATIVE TRACT MAP
SHEET 5 . . . . . LOT AREA SUMMARY TABLE

PHASING NOTE
THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH SUBDIVISION MAP ACT SECTION 66456.1 ALLOWING FOR THE FILING OF MULTIPLE FINAL MAPS. FOUR (4) PHASED FINAL MAPS ARE ANTICIPATED TO BE FILED BASED ON THIS TENTATIVE TRACT MAP.

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
			ENGINEER		CITY

DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A. WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

APPROVED BY: DATE
CONTRACT CITY ENGINEER

PREPARED BY: DATE
R.C.E. NO.

BLAINE A. WOMER
CIVIL ENGINEERING
• PLANNING
• SURVEYING
• CIVIL ENGINEERING
• PUBLIC WORKS

Hemet, CA. 92544, 41555 E Florida Ave., Suite G, Phone (951)658-1727 Fax (951)658-9347
Park City, UT 84098, 5133 Cove Canyon Dr. #302
Boise, ID. 83706, 4355 W Emerald Street, St. 145, Phone (208)593-7555

SCALE 1" = 60'
DATE SEPT. 18, 2024
BENCHMARK:

CITY OF SAN JACINTO

TENTATIVE TRACT MAP NO. 39076

FOR RAMONA DAIRY
W.O.

SHEET NO. 1 OF 5 SHEETS
FILE NO.

NORTH

0 60 120 180

1"=60'

LAND USE - LOW DENSITY RESIDENTIAL
ZONE - RESIDENTIAL LOW DENSITY

SEVENTH STREET

CAWSTON AVENUE

LAND USE - VERY LOW DENSITY RES.
ZONE - RURAL RESIDENTIAL

ESPLANADE SPECIFIC PLAN SP 01-02
TRACTS 32955 & 32955-5
APN 433-260-017

LOT 'A'
F.G.= 06.0
(CITY CFD MAINTAINED)

STORMWATER RETENTION BASIN
BOTTOM ELEV= 1500.0

BIORETENTION BASIN NO. 1
BOTTOM ELEV= 05.0

BIORETENTION BASIN NO. 1
BOTTOM ELEV= 05.0

STORMWATER FM TO DISCHARGE TO CB IN SEVENTH STREET

BASIN OVERFLOW

PROP. TUBULAR STEEL FENCE

EXIST. PAD ELEV. (TYP.)

EXIST. BLOCK WALL TO REMAIN.

PROP. 6' BLOCK WALL

10' DRAINAGE EASEMENT

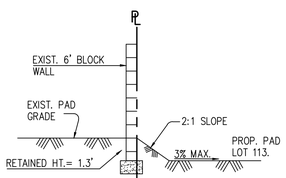
Q10=77.7cfs
Q100=120.9cfs

Q10=20.1cfs
Q100=31.1cfs

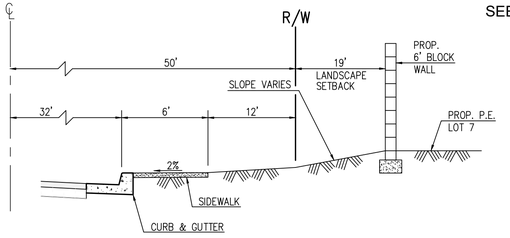
Q10=10.3cfs
Q100=16.1cfs

SEE SHEET NO. 3

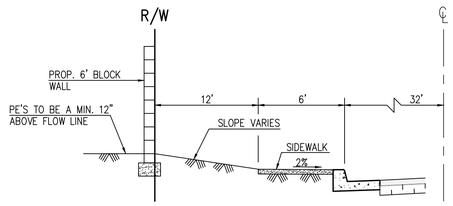
DRAINAGE EASEMENT SECTION
NTS



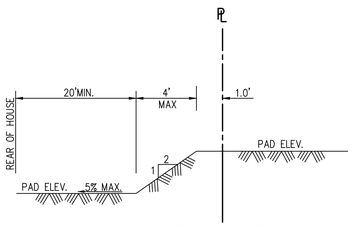
SECTION 'A' – 'A'
NTS



SECTION 'B' – 'B'
NTS



SECTION 'C' – 'C'
NTS



TYPICAL REAR YARD SECTION
NTS

KEY NOTES

1. EXISTING STRUCTURES TO BE REMOVED.
2. PARKING TO BE RESTRICTED IN CUL-DE-SAC.

NOTE: ALL CURB RETURNS HAVE A 25' RADIUS.

SEE SHEET 1 FOR EASEMENT AND LINE DATA INFORMATION.

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
				CITY	

ENGINEER
DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

APPROVED BY: DATE
CONTRACT CITY ENGINEER

PREPARED BY: DATE
R.C.E. NO.

BLAINE A. WOMER
CIVIL ENGINEERING
• PLANNING
• SURVEYING
• CIVIL ENGINEERING
• PUBLIC WORKS
Hemet, CA. 92544, 41555 E Florida Ave., Suite G, Phone (951)658-1727 Fax (951)658-9347
Park City, UT 84098, 5133 Cove Canyon Dr. #302
Boise, ID. 83706, 4355 W Emerald Street, St. 145, Phone (208)593-7555

SCALE 1" = 60'
DATE SEPT. 18, 2024
BENCHMARK:

CITY OF SAN JACINTO

TENTATIVE TRACT MAP NO. 39076

FOR RAMONA DAIRY
W.O.

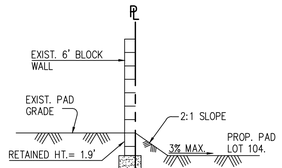
SHEET NO. 2 OF 5 SHEETS
FILE NO.

SEE SHEET NO. 2

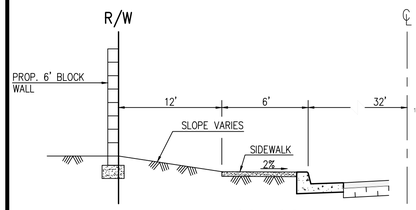
NORTH

0 60 120 180

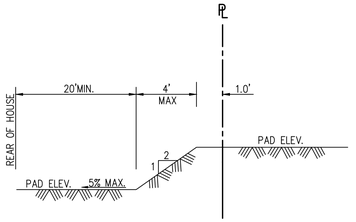
1"=60'



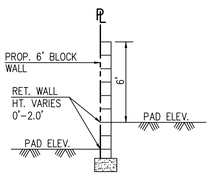
SECTION 'A' – 'A'
NTS



SECTION 'C' – 'C'
NTS



TYPICAL REAR YARD SECTION
NTS



SECTION 'E' – 'E'
NTS

ESPLANADE SPECIFIC PLAN SP 01-02
TRACT 32325 & 32325-5
APN 432-280-017

CAWSTON AVENUE
LAND USE: VERY LOW DENSITY RESIDENTIAL
ZONE: RURAL RESIDENTIAL

BIORETENTION BASIN NO. 2
BOTTOM ELEV= 07.0
Q10=6.9cfs Q100=10.8cfs
Q10=4.5cfs Q100=7.0cfs

LOT 'B'
F.G.= 08.0
(CITY CFD MAINTAINED)
Q10=9.7cfs Q100=15.1cfs

PROP. 6' BLOCK WALL ON RETAINING WALL.

PROP. 6' BLOCK WALL.

STREET 'H' 258' | STREET 'I' 258' | STREET 'J' 258' | STREET 'K' 258' | STREET 'L' 258'

PASEO

SEE SHEET NO. 4

SEE SHEET 1 FOR EASEMENT AND LINE DATA INFORMATION.

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				CITY	

DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL: REGISTERED PROFESSIONAL ENGINEER — BLAINE A. WOMER — No. 46354 — CIVIL — STATE OF CALIFORNIA

APPROVED BY: DATE
CONTRACT CITY ENGINEER

PREPARED BY: DATE
R.C.E. NO.

BLAINE A. WOMER
CIVIL ENGINEERING
• PLANNING • SURVEYING • CIVIL ENGINEERING • PUBLIC WORKS
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CITY OF SAN JACINTO

TENTATIVE TRACT MAP NO. 39076

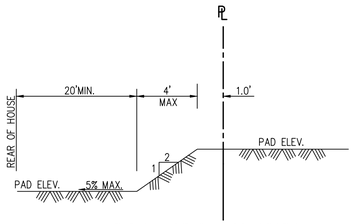
FOR RAMONA DAIRY
W.O.

SHEET NO. 3 OF 5 SHEETS
FILE NO.

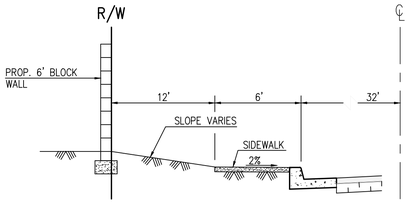
NORTH

0 60 120 180

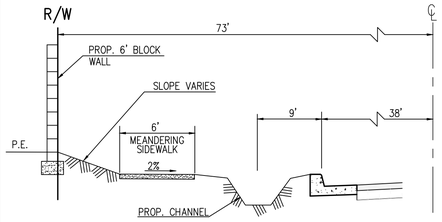
1"=60'



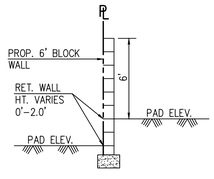
TYPICAL REAR YARD SECTION
NTS



SECTION 'C' – 'C'
NTS



SECTION 'D' – 'D'
NTS



SECTION 'E' – 'E'
NTS

SEE SHEET NO. 3

NOTE: ALL CURB RETURNS HAVE A 25' RADIUS.

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KEY NOTES

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DATE	BY	MARK	REVISIONS	APPR.	DATE
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ENGINEER
DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

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SCALE 1" = 60'
DATE SEPT. 18, 2024
BENCHMARK:

CITY OF SAN JACINTO

TENTATIVE TRACT MAP NO. 39076

FOR RAMONA DAIRY
W.O.

SHEET NO. 4 OF 5 SHEETS
FILE NO.

LOT AREA TABLE	
LOT #	AREA SQFT.
1	5,412
2	5,504
3	5,504
4	5,504
5	5,504
6	5,504
7	5,504
8	5,504
9	5,476
10	5,033
11	5,217
12	7,362
13	5,113
14	5,058
15	5,258
16	5,263
17	5,263
18	5,263
19	5,263
20	5,263
21	5,263
22	5,263
23	5,263
24	5,263
25	5,276
26	5,088
27	5,088
28	5,088
29	5,088
30	5,088
31	4,927
32	5,055
33	4,995
34	4,995
35	4,995
36	4,995
37	4,995
38	4,995
39	4,903
40	5,088
41	5,088
42	5,088
43	5,088
44	5,088
45	5,088
46	5,088
47	5,088
48	5,088
49	5,088
50	5,085

LOT AREA TABLE	
LOT #	AREA SQFT.
51	5,019
52	7,950
53	7,486
54	4,971
55	5,058
56	5,075
57	5,075
58	5,075
59	5,075
60	5,075
61	5,075
62	5,075
63	5,075
64	3,938
65	3,938
66	3,938
67	3,938
68	3,938
69	3,938
70	3,923
71	3,977
72	5,032
73	6,682
74	4,398
75	4,099
76	4,156
77	4,163
78	4,163
79	4,163
80	4,163
81	4,163
82	4,163
83	4,163
84	4,163
85	4,163
86	4,163
87	4,163
88	4,163
89	4,163
90	4,163
91	4,163
92	4,163
93	4,163
94	4,163
95	4,163
96	4,163
97	4,163
98	4,163
99	4,163
100	4,163

LOT AREA TABLE	
LOT #	AREA SQFT.
101	4,163
102	4,163
103	4,163
104	4,163
105	4,163
106	4163
107	4,163
108	4,163
109	4,163
110	4,163
111	4,163
112	4,163
113	4,163
114	4,163
115	4,185
116	4,140
117	4,147
118	4,091
119	4,643
120	4,545
121	4,637
122	5,120
123	5,119
124	5,119
125	5,119
126	5,119
127	5,119
128	5,120
129	4,811
130	4,696
131	5,173
132	5,173
133	5,173
134	5,173
135	5,173
136	5,173
137	5,173
138	4,638
139	4,545
140	4,643
141	4,780
142	4,328
143	4,327
144	4,329
145	4,143
146	4,163
147	4,544
148	4,780
149	4,163
150	4,163

LOT AREA TABLE	
LOT #	AREA SQFT.
151	5,273
152	5,304
153	5,304
154	5,304
155	5,304
156	5,304
157	5,304
158	4,824
159	4,847
160	5,324
161	5,324
162	5,324
163	5,324
164	5,143
165	4,977
166	5,542
167	5,875
168	7,099
169	5,019
170	5,741
171	4,883
172	5,073
173	5,088
174	5,088
175	5,088
176	5,088
177	4,608
178	5,029
179	5,506
180	5,506
181	5,506
182	5,506
183	5,506
184	5,506
185	5,037
186	4,361
187	4,163
188	4,343
189	4,343
190	4,343
191	4,163
192	4,163
193	4,163
194	4,163
195	4,401
196	4,241
197	4,163
198	4,163
199	4,146
200	3,773

LOT AREA TABLE	
LOT #	AREA SQFT.
201	3,717
202	5,168
203	5,129
204	4,824
205	4,378
206	4,639
207	4,055
208	3,901
209	4,502
210	4,589
211	4,587
212	4,709
213	4,802
214	4,638
215	4,638
216	4,876
217	4,876
218	4,875
219	4,875
220	4,700
221	4,739
222	4,636
223	4,635
224	4,636
225	4,637
226	4,637
227	4,638
228	4,635
229	4,752
230	4,956
231	4,633
232	4,633
233	4,634
234	4,586
235	4,635
236	4,636
237	4,636
238	4,636
239	4,636
240	4,739
241	4,842
242	4,842
243	4,842
244	4,739
245	4,636
246	4,884
247	4,802
248	4,645
249	4,645
250	4,883

LOT AREA TABLE	
LOT #	AREA SQFT.
251	4,883
252	5,092
253	4,883
254	4,979
255	4,645
256	4,645
257	4,645
258	4,946
259	4,843
260	4,645
261	4,645
262	4,843
263	4,883
264	5,089
265	4,883
266	4,883
267	4,883
268	4,645
269	4,645
270	4,802
271	5,538
272	6,269
273	6,268
274	6,269
275	6,269
276	5,432
277	5,181
278	6,019
279	6,019
280	6,019
281	6,019
282	6,019
283	5,080
284	5,285
285	6,019
286	6,019
287	6,019
288	6,019
289	6,019
290	5,181
291	5,432
292	6,269
293	6,269
294	6,269
295	6,269
296	5,329
297	5,449
298	6,179
299	6,179
300	6,179

LOT AREA TABLE	
LOT #	AREA SQFT.
301	6,179
302	5,343
303	5,257
304	6,094
305	6,094
306	6,094
307	6,094
308	6,094
309	5,155
310	5,360
311	6,094
312	6,094
313	6,094
314	6,094
315	6,094
316	5,257
317	5,343
318	6,179
319	6,179
320	6,179
321	6,179
322	5,240
323	4,241
324	4,163
325	4,348
326	4,348
327	4,266
328	4,327
329	4,379
330	4,255
331	4,163
332	4,303
333	4,758
334	5,592
335	5,534
336	5,534
337	5,534
338	5,534
339	5,534
340	4,900
341	5,063
342	5,534
343	5,534
344	5,534
345	5,533
346	5,089
347	5,874
348	6,068
349	5,028
350	4,944

LOT AREA TABLE	
LOT #	AREA SQFT.
351	5,294
352	5,527
353	5,527
354	5,527
355	5,057
356	5,221
357	5,527
358	5,527
359	5,527
360	5,527
361	5,527
362	5,568
363	4,489
364	4,489
365	4,489
366	4,489
367	4,212
368	4,291
369	4,181
370	4,348
371	4,348
372	4,348
373	4,877
374	4,220
375	4,170
376	4,183
377	4,651
378	4,473
379	4,450
380	4,615
381	4,615
382	4,430
383	4,319
384	4,275
385	4,163
386	4,409
387	4,471
388	4,471
389	4,471
390	4,195
391	4,240
392	4,706
393	5,184
394	5,184
395	5,184
396	5,184
397	5,184
398	5,184
399	5,184
400	5,187

LOT AREA TABLE	
LOT #	AREA SQFT.
401	4,827
402	4,892
403	5,187
404	5,184
405	5,184
406	5,184
407	5,184
408	5,184
409	5,184
410	5,184
411	4,706
412	4,333
413	4,163
414	4,214
415	4,373
416	4,373
417	4,373
418	4,372
419	4,235
LOT 'A'	168,611
LOT 'B'	48,417
LOT 'C'	22,214
LOT 'D'	26,755

LOT SIZE SUMMARY:

MINIMUM LOT SIZE: 3,717 S.F.
AVERAGE LOT SIZE: 4925 S.F.
MINIMUM LOT WIDTH: 25 FT.
MINIMUM LOT WIDTH CORNER: 47 FT.
MINIMUM LOT DEPTH: 93 FT.
MAXIMUM FRONT YARD IMPERVIOUS COVER: 35%,
OR AS OTHERWISE ALLOWED PER CODE SEC.17.215.035 A.

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DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER | CITY
DESIGNED BY: | DRAWN BY: | CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

APPROVED BY: DATE
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SCALE 1" = 60'
DATE
BENCHMARK:

CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076
LOT AREAS

FOR | W.O.

SHEET NO. 5 OF 5 SHEETS
FILE NO.

General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Approval Date: July 7, 2026
Effective Date: July 21, 2026
Expiration Date: July 7, 2029

PROJECT LOCATION: West site of Cawston Avenue extending between Seventh Street and Esplanade Avenue
San Jacinto, CA APN: 432-260-009, 432-260-026, 432-260-027

APPLICANT: **Ramona Dairy, LLC**
Richard Micheal
2451 Ramona Expressway
San Jacinto, CA 92582

ACCEPTED AND AGREED TO BY: _____

Applicant (signature) Date

PROJECT DESCRIPTION

A General Plan Amendment from Very Low Density Residential to Low Density Residential; a Change of Zone from Rural Residential to Residential Low Density; approval of a Planned Development Permit and Tentative Tract Map 39076 to subdivide three parcels into 419 single-family residential lots on approximately 73.97 gross acres, including on-site roadways, parks, a detention basin, and landscaping.

General Requirements & Information

A. To the extent permitted by law the applicant/licensee shall by accepting these conditions agree to defend (with legal counsel of City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees and officers, from any action, claim or proceeding brought by any party other than the applicant/licensee against the City or its elected and appointed officials, agents, employees and officers to attack, set aside, void, or annul a discretionary land use approval of the City, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action. The City shall promptly notify the applicant/licensee of any such claim, action, or proceeding and cooperate fully in the defense.

B. The residential subdivision shall comply with all required development standards of the Development Code and the Planned Development Permit (PDP). When a conflict between the Development Code and the PDP exists, the PDP standards will supersede the Development Code

C. An SB 330 Preliminary Application was submitted for this development and became effective on March 31, 2025 (the "Vesting Date"), which is the date the applicant submitted a complete application pursuant to Government Code Section 65941.1. **The City will utilize the development standards and fees in effect on March 31, 2025**.

D. The residential subdivision shall comply with the Subdivision Map Act (Government Code Section 66410 et seq.) and Title 16 (Subdivisions) of the Municipal Code.

E. The effective date of Tentative Tract Map 39076 is ten (10) days following the approval date. The approval will lapse if a final map has not recorded within three (3) years from the date upon which the approval was granted. Unless a time extension is approved by the City's applicable review authority, applications for time extensions must be received prior to the expiration date. The filing of a final map for phase 1 of the Tentative Tract Map shall extend the life of the remaining portion of the Tentative Tract Map consistent with Government Code section 66452.6. The Tentative Tract Map may be recorded in phases in a manner consistent with the phasing map.

F. The developer/applicant or successor in interest shall pay any outstanding planning application or processing fees within ten (10) days of City's request therefore and prior to permits being exercised. Failure to do so will be grounds for Code Enforcement actions, revocation, or further legal action.

G. The Project shall fully and continually comply with all applicable conditions of approval, State, Federal, and local laws in effect at the time the permit is approved and exercised, and which may become effective and applicable thereafter. Failure to do so will be grounds for Code Enforcement actions, revocation, or further legal action.

H. This permit shall run with the land associated to the project/permit and continues to be valid upon change of ownership. All applicable conditions of approval shall continue to apply with a change in property ownership.

I. All plans submitted to the City shall be in substantial conformance with the plans in this approval as conditioned. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the Project.

J. The approved entitlement cannot be legally conducted on the subject property until all applicable conditions of approval have been met to the satisfaction of the Planning Department.

K. The applicant shall be subject to all applicable development fees. Such fees may include, but not be limited to Development Impact Fees, Park Fees, School Fees, Transportation Uniform Mitigation Fees, and Multiple Species Habitat Conservation Plan Fees.

L. Signs shall be permitted in accordance with Chapter 17.335 – Sign Regulations of the Development Code in effect on the Vesting Date. Any signs, including exterior-mounted, monument, and window signs, shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

M. The City shall have the right to inspect the site and facilities to ensure compliance with the conditions of approval and to recover its actual costs related to such inspections from the property owner or tenant.

N. Site Plan and Design Review (SPDR) for construction of the dwelling units shall ensure that all lumber scraps, combustible materials, and other debris be picked up daily, or more often as required by the Building and Safety Division.

O. All existing and new utilities adjacent to and on the Project site shall be located underground as per City of San Jacinto Municipal Code Section 15.32.

P. In the event of a conflict between any conditions for this approval, the most restrictive regulations shall apply.

Q. The contractor shall comply with the following best practices during the construction phase of the development.

- The erection (including excavation), demolition, alteration or repair of any building shall occur between the **hours** of seven a.m. and seven p.m. on weekdays and Saturdays, and between 9:00 a.m. and 6:00 p.m. on Sundays and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature.

- During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.

- During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible.

- Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas.

- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.

- Equipment shall be maintained and operated such that loads are secured from rattling or banging.

R. A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans and building permits, including landscaping permits.

S. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace them with human spotters in compliance with all safety requirements and laws.

T. A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained Road right-of-way.

U. The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.

Engineering Department General Requirements & Information

V. With respect to the Conditions of Approval for the above referenced project, the City of San Jacinto requires that the developer/property owner provides the following street improvements and/or road dedications in accordance with the City of San Jacinto Municipal Code. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office. In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic impact Analysis, the most stringent in the opinion of the City shall prevail.

W. The project grading shall be in a manner to perpetuate existing natural patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

X. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Y. The developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Planning	1) The Final Map shall accurately depict the Typical Rear Yard sections within the PDP.	☐
Prior to Recordation of the Final Map Phase 1	Planning	2) The developer/applicant shall prepare CC&R's for City review and approval. The CC&R's shall include a provision for maintenance of the common spaces within the subdivision and shall include a provision allowing the increase of fees to ensure continued maintenance of all common and public areas in the event any assessment district is reduced or eliminated. A Homeowners Association (HOA) shall be established to enforce the CC&Rs, and to provide ongoing maintenance of the parking areas, park, basins and landscaped areas.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	3) A final map shall be filed for review and approval and shall be recorded.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	4) The developer/property owner shall have approved improvement plans, executed subdivision improvement agreement, and posted securities for the public improvements.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Engineering	5) A total of 52 feet (52') shall be dedicated for all interior streets within Phase 1 and will be privately maintained.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	6) A total of 56 feet (56') shall be dedicated for Street "A", a privately maintained street.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	7) A total of 80 feet (80') shall be dedicated for the Street "K" entry, a privately maintained street.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	8) Seventh Street is classified as a Major per the City General Plan. A 30-foot wide halfwidth right-of-way is currently dedicated along the property's northerly frontage. The developer/property owner shall dedicate the required additional 20 feet (20') of right-of-way to provide for a 50-foot wide halfwidth right-of-way.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	9) Cawston Avenue is classified as a Major per the City General Plan. A 30-foot wide halfwidth right-of-way is currently dedicated along the property's easterly frontage. The developer/property owner shall dedicate the required additional 20 feet (20') of right-of-way to provide for a 50-foot wide halfwidth right-of-way.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Engineering	10) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	11) All easements and/or public street rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	12) The developer/property owner shall sign the consent and waiver form to join the City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	13) The developer/property owner shall submit the following to the City Engineer for review and approval: • Street Improvement Plans • Street Light Plans prepared by a registered Electrical Engineer • Signing and Striping, Traffic Signal Plans as appropriate • Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No. • Geotechnical Report (for reference) • Sewer and Water Plans • Storm Drain Improvement Plans • Hydrology and Hydraulic Analysis • Final WQMP (for reference) including WDID No.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
		• Traffic Signal Plan The design shall comply with Eastern Municipal Water District (EMWD), Fire Department, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of San Jacinto and ADA most recent standards, criteria, and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation of the Final Map Phase 1	Engineering	14) The following statement shall be added to the Final Map: NOTICE OF DRAINAGE FEES – Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit.	☐
Prior to Recordation of the Final Map Phase 1	Special Districts	15) Establish a funding mechanism for the maintenance of public improvements. • One such mechanism is annexation into the Public Facilities Maintenance Community Facilities District (CFD) is an option to fulfill the funding requirement for maintenance of public improvements. If a property owner opts to annex into a CFD, the annexation must be finalized in order to satisfy this condition.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Special Districts	16) Establish a funding mechanism for the public safety services. • One such mechanism is annexation into the Public Safety Community Facilities Districts (CFD) is an option to fulfill the funding requirement for public safety services. Funding of services under the City's CFDs will consist of an annual assessment based on the costs of such services, as determined by a City's Engineer's Estimate and established by tax zone.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
Prior to Recordation of the Final Map Phase 2	Engineering	17) A final map for phase 2 shall be filed for review and approval and shall be recorded.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	18) The developer/property owner shall have approved improvement plans, executed subdivision improvement agreement, and posted securities for the public improvements.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	19) A total of 52 feet (52') shall be dedicated for all interior streets withing phase 2. Interior Streets will be privately maintained.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
Prior to Recordation of the Final Map Phase 2	Engineering	20) Esplanade Avenue is classified as an Arterial per the City General Plan. A 56-foot wide halfwidth right-of-way is currently dedicated along the property's southerly frontage. The developer/property owner shall dedicate the required additional 17 feet (17') of right-of-way to provide for a 73-foot wide halfwidth right-of-way with Phase 2.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	21) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	22) All easements and/or street rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	23) The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	24) The developer/property owner shall submit the following to the City Engineer for review and approval: • Street Improvement Plans • Street Light Plans prepared by a registered Electrical Engineer • Signing and Striping, Traffic Signal Plans as appropriate • Onsite Grading and Erosion Control Plans – Plans shall show the	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
		approved WDID No. • Geotechnical Report (for reference) • Storm Drain Improvement Plans • Hydrology and Hydraulic Analysis • Final WQMP (for reference) including WDID No. • Traffic Signal Plan The design shall comply with Eastern Municipal Water District (EMWD), Fire Department, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of San Jacinto and ADA most recent standards, criteria, and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation of the Final Map Phase 2	Engineering	25) The following statement shall be added to the Final Map: NOTICE OF DRAINAGE FEES – Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit.	☐

Timing	Responsible Department	Prior to a Specific Date	Met?
30-days Prior to Grading	Planning	26) **Mitigation Measure BIO-1**: Burrowing Owl Pre-Construction Surveys. The Project Applicant shall retain a qualified Biologist to conduct a pre-construction survey for burrowing owl on the Proposed Project Site (and including adjacent areas within 500 feet to the extent possible) within 30 days prior to construction. Methods for the pre-construction surveys shall be conducted as a one-day focused survey following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP 2006). Following the survey, the Biologist shall prepare a Memorandum/Letter Report describing the methods and results of the survey for submittal to the City. If burrowing owl are observed, the Report shall also make recommendations for avoidance and minimization measures depending on the timing of construction and the location of the active burrow with respect to planned activities. If burrowing owl are observed, the Project Applicant (or their designee) shall contact the City to discuss avoidance and minimization options. During the breeding season (i.e., March 1 to August 31), restrictions shall be placed on construction activities in the vicinity of any active burrow until the burrow is no longer active, as determined by a qualified Biologist. The protective buffer shall be 500 feet (or as otherwise approved by the City) around the active burrow. The protective buffer shall be flagged clearly in the field, mapped as an “Environmentally Sensitive Area,” and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. During the wintering season, an active burrow may be closed following CDFW-approved procedures with permission from the City. If the wintering burrow would not be directly impacted, a protective buffer of 160 feet (or as otherwise approved by the City) shall be placed around the burrow. The protective buffer shall be flagged clearly in the field, mapped as an “Environmentally Sensitive Area,” and the maps	☐

Timing	Responsible Department	Prior to a Specific Date	Met?
		provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. The Project Applicant shall not proceed with construction until the avoidance and minimization measures have been approved by the City and all appropriate protections are in place.	
Three days prior to Grading	Planning	27) **Mitigation Measure BIO-2**: Nesting Bird Survey. To the extent possible, vegetation removal will be conducted during the non-breeding season (September 12 to January 31) in order to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the peak breeding season for nesting birds/raptors (February 1–June 30), a pre-construction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction (including demolition of structures). The nesting bird/raptor survey area will include a buffer of 100 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors. This survey can be combined with the pre-construction burrowing owl survey described in MM BIO-1. If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed. If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted, or breeding activities substantially disrupted by increased activity around the nest, the Biologist will determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 100 feet for nesting birds and 300 to 500 feet for nesting raptors. No work will be allowed within the protective buffer until nesting activity has ended, as determined by a qualified Biologist. Any protective buffers will be flagged clearly in the field, mapped as “Environmentally Sensitive Areas,” and the	☐

Timing	Responsible Department	Prior to a Specific Date	Met?
		maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. Construction can proceed within the protective buffer when the qualified Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest, or the nest has failed).	

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	28) A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained road right-of-way.	☐
Prior to Issuance of Grading Permit	Planning	29) A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans.	☐
Prior to Issuance of Grading Permit	Planning	30) All imported soils/fill shall be tested to ensure Contaminants of Concern (COC's) meet the applicable screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. The applicant/developer shall provide the following to the Planning Department for review: a. Report of testing performed. b. Documentation of the origins of the soil/fill material, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. c. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.	☐
Prior to Issuance of Grading Permit	Planning	31) **Mitigation Measure BIO-3.** Western Riverside County Regional Conservation Authority Multiple Species Habitat Conservation Plan (MSHCP) Fee. Prior to the issuance of a grading permit, the Project Applicant shall pay the MSHCP mitigation fee as directed by the City of San Jacinto based on the most current rates.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	32) **Mitigation Measure BIO-4.** MSHCP Construction Minimization Measures. The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below. Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction. Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30. Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.	☐
Prior to Issuance of Grading Permit	Planning	33) **Mitigation Measure CUL-1.** Archaeological Monitor. The Project proponent shall retain a Project Archaeologist prior to the initiation of ground-disturbing activities to monitor ground-disturbing activities occurring within native sediment (in situ material). In the event that archaeological resources are discovered at the Proposed Project Site, the handling of the discovered resources shall occur, as described below. All artifacts discovered shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop, and the Project Archaeologist shall notify the property owner and tribes identified by the NAHC as being affiliated with the area. The Project Archaeologist and Tribal Representative will analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the affiliated tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling. Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. After analysis and reporting, these artifacts shall be subjected to curation or returned to the property owner, as deemed appropriate. Once grading activities have ceased or the Project Archaeologist, in consultation with the lead agency and Tribal Representative, determines that monitoring is no longer necessary, monitoring activities can be discontinued. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. A copy of the report shall also be filed with the EIC.	

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	34) **Mitigation Measure CUL-2.** Discovery of Human Remains. All discovered human remains shall be treated with respect and dignity. California State law (California Health & Safety Code Section 7050.5) and federal law and regulations ([Archaeological Resources Protection Act 16 United States Code (USC) 470 & 43 Code of Federal Regulations (CFR) 7], [Native American Graves Protection & Repatriation Act 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1–7]) require a defined protocol if human remains are discovered in the State of California regardless of whether the remains are modern or archaeological in origin. If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	35) **Mitigation Measure GEO-1**. Paleontological Treatment Plan. In the event that potential paleontological resources are discovered during ground-disturbing activities, work will stop in that area and within 30 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include monitoring by a qualified paleontologist during construction-related ground- disturbing activities. The monitor will retain the option to reduce monitoring if it is determined that the sediments were previously disturbed. Monitoring may also be reduced if potentially fossiliferous units are not present or, if present, are determined to have a low potential to contain fossil resources. The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the mitigation.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	36) **Mitigation Measure TCR-1:** Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed.	☐
Prior to Issuance of Grading Permit	Planning	37) If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of being granted access to the site. If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.	
Prior to Issuance of Grading Permit	Planning	38) The Migratory Bird Treaty Act (MBTA) prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service. The list of migratory bird species protected by the law is primarily based on bird families and species included in the four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. The list of birds protected under the law can be found under Title 50 Part 10.13 of the Code of Federal Regulations. Additionally, California Fish and Game Code Section 3503.5 states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." California Fish and Game Code Section 3511 prohibits the taking of any bird listed as fully protected and Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.	☐
Prior to Issuance of Grading Permit	Planning	39) A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	40) The proposed site design BMPs selected for this project have been approved in concept. The project shall submit a Final Addendum WQMP including plans and details providing the elevations and slopes of the three bioretention basins and other details for the proposed structural BMPs. The Public Works Department shall review and approve the Final WQMP document, plans and details. The Public Works Department shall review and approve the Final WQMP document, plans and details.	☐
Prior to Issuance of Grading Permit	Planning	41) The development shall be subject to all provisions of City of San Jacinto Municipal Code Chapter 13.44, which establishes Urban Stormwater Runoff Management and discharge controls to improve Water Quality and comply with Federal/State Regulations and any subsequent amendments, revisions or ordinances pertaining thereto.	☐
Prior to Issuance of Grading Permit	Planning	42) A Final Water Quality Management Plan (WQMP) shall be submitted and approved, including a project description, and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The Water Quality Management Plan shall identify the structural and non-structural measures consistent with the City's adopted requirements.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	43) The developer/applicant or successor in interest shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City for coverage under the National Pollutant Discharge Elimination System General Construction Permit. **The applicant/developer shall provide documentation to the City for review.**	☐
Prior to Issuance of Grading Permit	Planning	44) The contractor shall provide a letter that agreeing to follow the City's General Plan and Noise Ordinance. In addition, the letter shall indicate the contractor shall implement the following best practices during the construction phase of the development. a. Limit construction to the daytime hours (7:00 AM to 7:00 PM) and prohibit construction on Sundays and holidays. b. At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction on days and hours, as well as telephone numbers of the City's and contractor's authorized representative that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report to the City.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		c. During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. d. During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible. e. Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas. f. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. g. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which, automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace them with human spotters in compliance with all safety requirements and laws. h. No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor. i. The City shall require the developer to require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random	

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		field inspections by applicant personnel during construction activities. j. Equipment not in use for five minutes shall be shut off. k. Equipment shall be maintained and operated such that loads are secured from rattling or banging. l. Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment. **The applicant / developer shall provide a letter from the contractor agreeing to implement this condition.**	
Prior to Issuance of Grading Permit	Building & Safety / Planning	45) The developer shall comply with the following requirements to the satisfaction of the Building & Safety Division: a. The site shall be watered on an on-going basis to control dust during construction and grading. b. There shall be regular street sweeping and clean up of adjacent streets to minimize the amount of dust put into the air from motor vehicle travel. c. Mud and dirt shall be removed from construction equipment and vehicles prior to leaving the site to ensure they do not spread dirt into the street. An energy conservation plan showing compliance with Title 24 (Building Standards) of the California Administrative Code shall also be provided.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Building & Safety / Planning	46) Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sandbags shall be used to capture and hold eroded material on the project site for future cleanup.	☐
Prior to Issuance of Grading Permit	Building & Safety / Planning	47) All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the project site during future construction activities.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Building & Safety / Planning	48) Prior to and during grading and construction, should an accidental release of a hazardous material occur, the following actions will be implemented: a. Construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; b. Any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Certified Unified Program Agency (CUPA) Site Mitigation Unit (SMU). All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that a site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.	☐
Prior to Issuance of Grading Permit	Engineering	49) The developer/property owner shall have approved grading and improvement plans, executed grading agreement as directed by the City Engineer, and posted securities.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Engineering	50) The developer/property owner shall submit the following plans and reports to the City Engineer for review and approval: a. Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. f. Traffic Signal Plan The design shall comply with, RCFCD, and City of San Jacinto, and ADA most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Planning	51) The applicant shall demonstrate compliance with SCAQMD rules, Rule 201 – Permit to Construct and Rule 203 – Permit to Operate by obtaining the proper permits from SCAQMD. The applicant/developer shall provide documentation that these permits were obtained.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	52) All plans submitted shall be in substantial conformance to the approved Planned Development Permit and Tentative Tract Map. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the project.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	53) Grading and public improvements shall be installed in accordance with city standards and specifications.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	54) Building permit plans shall be substantially consistent with plans approved through this entitlement, as determined by City Planning.	☐

Prior to Issuance of Building Permits of Phase 1	Planning	55) A Site Plan & Design Review plan shall be submitted and approved by the City. The design review shall be consistent with the Residential Development Design Regulations (Section 17.425.020) and other relevant sections of the Development Code. At a minimum it should consist of: a. A precise grading plan with the plotting of homes, setbacks from property lines, paved areas, slopes, etc.; b. Floor plans; c. Architectural elevations (in color) of all sides; d. Typical front yard landscaping; e. Entry monumentation, and parkway landscape treatments; f. Wall and Fence Plan that includes a decorative block wall around the perimeter of the project and interior fencing; and g. Common mailbox architectural treatment h. Elevations of houses facing Esplanade Avenue, Cawston Avenue, and 7th Street shall be enhanced.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	56) **Mitigation Measure HAZ-1.** Asbestos Containing Materials Survey. Prior to the disturbance of any suspect Asbestos Containing Materials (ACMs) during construction or demolition activities at the Proposed Project Site, a comprehensive survey shall be required to sample materials on-site and confirm the presence or absence of ACMs. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor shall be consulted further.	☐

Prior to Issuance of Building Permits of Phase 1	Planning	57) **Mitigation Measure HAZ-2.** Methane Testing. Prior to the issuance of building permits, methane testing shall be conducted by a licensed engineer, geologist, or registered environmental assessor, and as necessary, shall include measures to reduce concentrations of methane to an acceptable level.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	58) The developer/applicant or successor in interest shall record a "Water Quality Management Plan and Urban Runoff BMP Transfer Access and Maintenance Agreement," to provide public notice of the requirement to implement the approved Final project-specific WQMP and the maintenance requirements associated with the WQMP. The developer/applicant or successor in interest shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit: Field verification that structural Site Design, Source Control, and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP). City WQMP Inspector will be notified for required inspections during construction.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	59) Submit a detailed landscape and irrigation plan for review and approval. The landscape plans shall be prepared by a licensed landscape architect in conformance with Chapter 17.325 – Water Efficient Landscape and Irrigation and Section 17.325.060 – Landscape and Irrigation Submittal Package Requirements of the Development Code and the City Landscape Design Guidelines for review and approval by the City Landscape Architect. Plans should be submitted at least 30 days prior to the expected date of permit issuance. The Landscape and Irrigation Submittal Package shall include: a. A completed application packet provided by the City; b. The Water Efficient Landscape Worksheet, including the MAWA	☐

		and ETWU; Note the ETo rate for San Jacinto is 56.8 per State guidelines. c. The soils management report; d. The landscape design plan; e. The irrigation design plan; f. The grading plan.	
Prior to Issuance of Building Permits of Phase 1	Planning	60) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐
Prior to Issuance of Building Permits of Phase 1	Building & Safety	61) The contract with demolition and construction contractors shall include the requirement that all materials that can be recycled shall be salvaged and recycled. This includes, but is not limited to, wood, metals, concrete, road base, and asphalt. The developer shall submit a recycling plan to the City for review and approval prior to the start of demolition/construction activities to accomplish this objective.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	62) Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CFC as amended by Health and Safety Code section 18938.5.	☐

Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	63) Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended by Health and Safety Code section 18938.5.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	64) Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal or as applicable pursuant to Health and Safety Code section 18938.5.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	65) Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3 as amended. **Will Serve Letters from the responsible water purveyor are required prior to a map recordation.**	☐

Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	66) Fire Protection Water Supplies/Hydrants – The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided as spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	67) Tract Water Plans – If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	68) Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not	☐

		exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards as of the Vesting Date.	
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	69) Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards as of the Vesting Date.	☐

Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	70) Secondary Access - Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access shall be required by the Fire Department. Secondary access fire apparatus access roads shall provide independent egress/access for the area, as approved by the Fire Department. Secondary access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards as of the Vesting Date.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	71) Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Engineering	72) The developer/property owner shall submit to Building and Safety a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.	

Timing	Responsible Department	Prior to Acceptance of Public Improvements (Phase 1 and 2)	Met?
Prior to Acceptance of Public Improvements	Special Districts	73) Developer will ensure that funds are available for maintenance, in the event that improvements are completed, and ready for City takeover, PRIOR to levy collection. a. The first installment of collected assessments is paid to the City in January of each year. In the event that takeover is requested before the first installment is paid to the City, the Developer will either: i. Pay an advancement of funds for the months included from takeover to collection (amount to be set by cost estimate at annexation) OR ii. Continue to maintain improvements until City has acquired enough funds to sustain maintenance or until first assessment installment is received, whichever is first.	☐
Prior to Acceptance of Public Improvements	Special Districts	74) Upon acceptance and City take-over, developer will ensure that a minimum of one-year warranty is in place for landscape, irrigation, and basin integrity, inclusive pumps and mechanical equipment used for the maintenance of the improvements taken over.	☐
Prior to Acceptance of Public Improvements	Special Districts	75) Parks and associated facilities shall be inspected by a Certified Access Specialist through the Division of the State Architect ensuring compliance with applicable state and federal construction-related accessibility standards. A copy of the disability access inspection certificate and the CASp inspection report shall be provided to the City. Any accessibility barriers documented will need to be remedied prior to acceptance of the park by the City.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	76) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: The signed Landscape Certificate of Completion pursuant to Section 17.325.070– Certificate of Completion of the Development Code; The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code. Pursuant to Section 17.325.150 – Maintenance of the Development Code, all installed landscaping and irrigation systems shall be continually maintained. Maintenance shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems, and integrated architectural features.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	77) The subdivider shall pay a fee for neighborhood and community park and recreation purposes according to the standards and formula contained in Title 16 – Subdivision Code, as applicable to each phase contemplated by the final map.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	78) The developer shall pay all required Development Impact Fees (DIF) for parkland acquisition, parkland development, and park facilities in effect on the Vesting Date prior to the issuance of a certificate of occupancy or final inspection.at the time of permit issuance for each home. Upon the City's acceptance of the completed parks, the developer will receive a refund of the applicable fees pursuant to Title 16 of the Municipal Code. The amount of the refund shall not exceed the actual cost of the parkland acquisition, parkland development, and park facilities, nor shall it exceed the amount of the fees initially paid. No cross-category credit or refund shall be provided. The developer must provide documentation to the City demonstrating that the refunds do not exceed the actual costs incurred.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Building & Safety	79) The City has adopted Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF) program. This Project shall be subject to payment of these fees prior certificate of occupancy unless exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based on the Vesting Date (3/31/2025).	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Building & Safety	80) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	81) The following items need to be approved: a. Approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
		d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. The design shall comply with, RCFCD and City of San Jacinto most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	82) Construct all interior streets within Phase 1. Interior Streets shall be private with a full width of 52 feet to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10), curb and gutter at 18 feet on both sides of centerline, an 8-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire access at all times. Street parking shall be restricted to one side of the street.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	83) Construct Street "A" from 7th Street to the southern edge of Street L. Street A shall be private with a full width of 56 feet improved to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10) , curb and gutter at 18 feet on both sides of centerline, a 10-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire at all times. Street parking shall be restricted to one side of the street.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	84) Construct Street "K" from Cawston Avenue to the western edge of Street "A". Street K shall be private with a full width of 80 feet improved to provide for 40 feet asphalt paving (using TI of 5.5 and PG 64-10) , curb and gutter at 20 feet on both sides of centerline, a 20-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	85) Seventh Street shall be improved to provide for a 50-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter 32 feet south of centerline, a Class II: Buffered Bike Lane per the City of San Jacinto Trails Master Plan, and an 18-foot wide parkway consisting of landscaping, a 6-foot sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	86) Cawston Avenue shall be improved to provide for a 50-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter 32 feet west of centerline, a Class II: Buffered Bike Lane per the City of San Jacinto Trails Master Plan, and an 18-foot wide parkway consisting of landscaping, a 6-foot sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	87) A traffic signal shall be installed at the intersection of Cawston Avenue and Seventh Street. The intersection shall be improved to accommodate the required vehicular travel lanes and pedestrian crossings as recommended by the project's traffic engineer and as directed by the City Engineer.	☐

Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	88) This Property is located in the San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees applicable to each phase shall be paid to the City of San Jacinto prior to certificate of occupancy of the 1st building permit for the phase, and that the property owner shall pay the fee required at the rate in effect at the upon the issuance of a certificate of occupancy or final inspection	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	89) All residential driveways shall be constructed per County of Riverside Standard No. 207.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	90) All sidewalks shall comply with Riverside County Standard 401.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	91) Curb ramps shall include truncated domes per Riverside County Standard 403.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	92) The detention basin on Lot "A" is proposed to be maintained by the City. The basin shall be constructed per City of San Jacinto and Riverside County Flood Control and Water Conservation District (RCFCD) standards and design guidelines. To dewater the basin, a sump pump and force main is required. The developer purposes to pump nuisance flows to a bubble-up structure in the Seventh Street right-of-way just west of Anza Trail. From there, the storm water would flow through the gutter to a catch basin at Serrano Street where it would be collected and discharged into a detention basin constructed with the Esplanade Specific Plan. The entire system, including the Esplanade Specific Plan basin, must be accepted by the City for maintenance prior to the issuance of the 1st occupancy permit for this development.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	93) The developer shall provide water and sewer services to each lot in accordance with the requirements of the appropriate utility purveyor. This development is within the City of San Jacinto sewer service area, and the EMWD water service area. Water and sewer improvements shall be designed and installed per EMWD Standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	94) Existing power poles with cables 66kV and under along the alley shall be removed and cables undergrounded. Poles with cables over 66kV shall be relocated as necessary, but other utilities on the pole must be undergrounded. Provide an undergrounding of utilities study by a utility consultant/electrical engineer analyzing and determining the extent of conformance.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	95) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	96) Development must comply with Storm Water Basin & Pump Specifications and Standards. Privately maintained storm water and water quality systems will be required to submit an Irrevocable Offer of Dedication for the basin lot.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	97) Development must comply with Landscape and Irrigation Design Guidelines.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	98) Landscape improvements shall include irrigation meters and backflow devices with tampering preventive cage, exclusive for right-of-way landscaping. Right-of-way landscaping must be divided from private property by form or mow-curb or other approved materials.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	99) Landscape areas in the right-of-way shall include an independent irrigation control system, with separate electric meter, exclusive for right-of-way landscaping. Cal-Sense version approved by the Public Utilities Superintendent is required for City maintained irrigation areas. (Must be operational and certified by Cal-Sense).	☐

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	100) All Phase 1 Conditions of Approval Prior to Occupancy Conditions are required to be completed.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	101) All required infrastructure including, streets, basins and landscape setbacks, shall be complete to the satisfaction of the Planning Division and the City Engineer.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	102) The applicant shall submit a revised plot plan that clearly illustrates all required setbacks measured from the property lines. a. The minimum setback from the property line to the garage shall be no less than twenty (20) feet. b. The applicant shall identify rear elevations that face the public right-of-way and show how they will be architecturally enhanced.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	103) A Site Plan & Design Review plan shall be submitted and approved by the City. The design review shall be consistent with the Residential Development Design Regulations (Section 17.425.020) and other relevant sections of the Development Code. At a minimum it should consist of: a. A precise grading plan with the plotting of homes, setbacks from property lines, paved areas, slopes, etc.; b. Floor plans;	☐

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
		c. Architectural elevations (in color) of all sides; d. Typical front yard landscaping; e. Entry monumentation, and parkway landscape treatments; f. Wall and Fence Plan that includes a decorative block wall around the perimeter of the project and interior fencing; and g. Common mailbox architectural treatment h. Elevations of houses facing Esplanade Avenue, Cawston Avenue, and 7th Street shall be enhanced.	

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	104) Submit a detailed landscape and irrigation plan for review and approval. The landscape plans shall be prepared by a licensed landscape architect in conformance with Chapter 17.325 – Water Efficient Landscape and Irrigation and Section 17.325.060 – Landscape and Irrigation Submittal Package Requirements of the Development Code and the City Landscape Design Guidelines for review and approval by the City Landscape Architect. Plans should be submitted at least 30 days prior to the expected date of permit issuance. The Landscape and Irrigation Submittal Package shall include: a. A completed application packet provided by the City; b. The Water Efficient Landscape Worksheet, including the MAWA and ETWU; Note the ETo rate for San Jacinto is 56.8 per State guidelines. c. The soils management report; d. The landscape design plan; e. The irrigation design plan; f. The grading plan.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	105) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	106) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Planning	107) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: • The signed Landscape Certificate of Completion pursuant to Section 17.325.070– Certificate of Completion of the Development Code; • The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; • The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and • The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code. Pursuant to Section 17.325.150 – Maintenance of the Development Code, all installed landscaping and irrigation systems shall be continually maintained. Maintenance shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems, and integrated architectural features.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Planning	108) The developer shall pay all required Development Impact Fees (DIF) for parkland acquisition, parkland development, and park facilities in effect on the Vesting Date prior to the issuance of a certificate of occupancy or final inspection.at the time of permit issuance for each home. Upon the City's acceptance of the completed parks, the developer will receive a refund of the applicable fees pursuant to Title 16 of the Municipal Code. The amount of the refund shall not exceed the actual cost of the parkland acquisition, parkland development, and park facilities, nor shall it exceed the amount of the fees initially paid. No cross-category credit or refund shall be provided. The developer must provide documentation to the City demonstrating that the refunds do not exceed the actual costs incurred.	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Building & Safety	109) The City has adopted Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF) program. This Project shall be subject to payment of these fees prior certificate of occupancy unless exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect on the Vesting Date (3/31/2025).	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Building & Safety	110) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	111) Construct all interior streets within Phase 2. Interior Streets shall be private with a full width of 52 feet to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10), curb and gutter at 18 feet on both sides of centerline, an 8-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire access at all times. Street parking shall be restricted to one side of the street.	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	112) Esplanade shall be improved to provide for a 73-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.5 and PG 70-10), 8-inch curb and gutter 38 feet north of centerline, a Class I: Multi-Use Path per the City of San Jacinto Trails Master Plan, and an 35-foot wide parkway consisting of landscaping, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. As part of the CIP program, the City is planning to widen Esplanade Avenue from Warren Road to Sanderson Avenue in 2026 and will include traffic signals at the intersections of Cawston Avenue and Sanderson Avenue, with two more lanes and a sidewalk. Streetlights will not be constructed as part of these improvements. The developer shall coordinate with the City on the installation of improvements. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	113) The developer shall provide water and sewer services to each lot in accordance with the requirements of the appropriate utility purveyor. This development is within the City of San Jacinto sewer service area, and the EMWD water service area. Water and sewer improvements shall be designed and installed per EMWD Standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	114) Existing power poles with cables 66kV and under along the alley shall be removed and cables undergrounded. Poles with cables over 66kV shall be relocated as necessary, but other utilities on the pole must be undergrounded. Provide an undergrounding of utilities study by a utility consultant/electrical engineer analyzing and determining the extent of conformance.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	115) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	116) A traffic signal shall be installed at the intersection of Cawston Avenue and Cottonwood Avenue. The intersection shall be improved to accommodate the required vehicular travel lanes and pedestrian crossings as recommended by the project's traffic engineer and as directed by the City Engineer.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	117) The following items need to be approved: a. approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. The design shall comply with, RCFCD and City of San Jacinto most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	☐

Timing	Responsible Department	Operational	Met?
Operational	Planning	118) The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.	☐
Operational	Planning	119) All landscaped areas shall be maintained in a thriving condition free of weeds, trash, and debris.	☐

Timing	Responsible Department	Operational	Met?
Ongoing	Planning	120) The erection (including excavation), demolition, alteration or repair of any building shall occur between the hours of seven a.m. and seven p.m. on weekdays and Saturdays, and between nine a.m. and six p.m. on Sundays and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature. All construction equipment shall be muffled and/or surrounded by noise attenuating barriers.	☐
Ongoing	Planning	121) Mitigation Measure BIO-4. MSHCP Construction Minimization Measures. The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below. Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction. Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat	☐

Timing	Responsible Department	Operational	Met?
		clearing will be avoided during species active breeding season defined as March 1 to June 30. Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.	

March 24, 2026

TO: Planning Commission

REQUESTED BY: Travis Randel, Deputy City Manager, Development Services

APPROVED BY: Robert A. Johnson, City Manager

SUBJECT: Chacon Farms (PROJ23-0029)

RECOMMENDATION:

That the Planning Commission **Adopt** PC Resolution No. 26-01, thereby recommending that the City Council:

1. **DETERMINE** that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation based on the findings set forth in the case record and **ADOPT** a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA); and

2. **APPROVE** the General Plan Amendment to change the land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR);

3. **APPROVE** the Change of Zone from Rural Residential (RR) to Residential Low Density;

4. **APPROVE** the Chacon Farms Planned Development Permit; and

5. **APPROVE** Tentative Tract Map (TTM) 39076 to subdivide 73.97-net acres, into 419 single-family lots for the ultimate construction of 419 single-family detached residences, and to create lettered lots for onsite roadways, a detention basin, parks, and on-site landscape subject to the Recommended Conditions of Approval (PROJ23-0029).

DISCUSSION:

The project is a proposal by Taylor and Clark Consulting on behalf of Richard Michael and Ramona Dairy, LLC, to establish a master-planned residential development consisting of 419 homes as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres. To facilitate the development, the applicant submitted a General Plan Amendment (GPA), Change of Zone (CZ), Tentative Tract Map (TTM) and Planned Development Permit (PDP), for review and approval. Because the GPA, CZ, and PDP require City Council approval, the Planning Commission is being asked to provide a recommendation to the City Council.

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The Project site is located west of Cawston Avenue, extending between Seventh Street and Esplanade Avenue. The project site is currently occupied by Chacon Farms and Bruno Ranches agricultural operations. Two single-family residential uses occupied by caretakers are also located on site. The project site is surrounded by residential uses to the north and east, residential and agricultural uses to the west, and a dairy farm to the south. The General Plan Land Use Designation is Very Low Density Residential, and the current Zone is Rural Residential.

	Land Use	General Plan Designation	Current Zoning
Project Site	**Agricultural**	**VLDR – Very Low Density Residential**	**RR – Rural Residential**
North	Residential	LDR – Low Density Residential	RL – Residential, Low Density
South	Dairy Farm	NC – Neighborhood Commercial MDR – Medium Density Residential (City of Hemet)	A-2 – Heavy Agriculture (City of Hemet)
East	Residential	VLDR – Very Low Density Residential	RR–Rural Residential
West	Residential/Vacant	Specific Plan	Specific Plan

ANALYSIS:

The intent of the Very Low Density Residential (VLDR) General Plan Land Use Designation and Rural Residential (RR) Zone is to provide for the development of single-family dwellings at a density of up to 2 dwelling units per gross acre of land. This designation is generally most suitable in rural areas, locations where scenic and natural resources should be protected, in areas that consist of small agricultural operations, or where natural hazards limit development potential (such as hillsides). With a maximum density of 2 units per acre the property would be allowed to develop 158 units. However, the developer desires to create a product with smaller lots and more units than would be allowed in the existing designations and therefore a General Plan Amendment and Zone Change are proposed

General Plan and Change of Zone

The project proposes to change the General Plan Land Use Designation to Low Density Residential (LDR) and the Zone to Residential, Low Density (RL). Like the VLDR and RR designations, the proposed land use and zone provide for the development of detached single-family dwellings, however the LDR and RL designations would allow the property to be developed at a higher density with a range between 2 and 7 dwelling units per gross acre and thus allow more units.

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As noted in the table above, the area directly north of the project site is designated LDR and RL and have been developed with single family homes above 2 units to the acre. Furthermore, the area directly west of the site is governed by the Esplanade Specific Plan, which allows a maximum density of 4.5 units to the acre. Development within the Specific Plan is currently underway with densities also above 2 units per acre. Given the development patterns that exists north and west of the project site, the proposed General Plan Amendment and Zone Change provide for a logical and orderly development pattern, with the extension of single-family residences at a higher density consistent with the LDR and RL designations.

Tentative Tract Map

The project proposes to subdivide 3 parcels into single family lots. Therefore, the project includes TTM 39076 to create 419 single-family lots with a density of 5.53 dwelling units per acre. The subdivision is proposed to be recorded in two phases which will include 235 lots in Phase 1 and 184 lots in Phase 2. The proposed lots range in size between 3,700 to 7,900 square feet. In addition, the subdivision includes lettered lots for the construction of onsite roadways, detention basins, parks, and on-site landscaping.

Access and Circulation

Two points of vehicular access will be provided to the development, which includes a single new 80-foot-wide (40' curb to curb) east-west oriented roadway from Cawston Avenue, which borders the development to the east, and a new 56-foot-wide (36' curb to curb) north-south oriented roadway that connects to Seventh Street which borders the project to the north. These two proposed entrance roadways lead to a network of 52-foot-wide (36' curb to curb) internal streets within the tract that ensure appropriate access to every facet of the development, including all homes, parks and basins. The new roads will be private streets that include curb, gutter, sidewalks and streetlights. Because the roads are proposed as private streets, they will be maintained by a Homeowners Association (HOA). Pedestrian access is also provided via proposed sidewalks on both sides of the new streets mentioned above as well as a new pedestrian entrance from Esplanade Avenue through a proposed paseo.

In addition to internal streets the developer will also be conditioned to improve Cawston Avenue and Seventh Street, which are adjacent to the site. For Cawston Avenue and Seventh Street the developer will be required to dedicate 20 feet of right-of-way and widen the existing roadway with additional asphalt paving. In addition, the project will be conditioned to install curb, gutter, sidewalk, streetlights and 18 feet of parkway with landscaping.

Frontage improvements along Esplanade Avenue, which borders the project site to the south, will be constructed as part of the City's adopted Capital Improvement Program (CIP), which includes the widening of Esplanade Avenue from Warren Road to Sanderson Avenue. Accordingly, the Developer will not be required to construct the roadway frontage improvements along Esplanade.

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This approach is consistent with the City's long-standing plan to deliver these improvements as a single coordinated CIP project and avoids the inefficiencies and potential conflicts associated with having multiple contractors operating within the same right-of-way at the same time.

While the roadway widening is primarily funded through the Transportation Uniform Mitigation Fee (TUMF) program, TUMF funding is limited to capacity-related improvements and does not include street lighting. As such, the Developer remains responsible for the installation of streetlights along the project frontage.

To ensure compatibility with the City's ongoing construction, the Developer shall coordinate with the City and its contractor to incorporate the necessary provisions into the CIP project to allow for the future installation of streetlights and related improvements without requiring disturbance of the newly constructed roadway. The Developer shall also coordinate with the City regarding frontage landscaping.

To ensure that intersections will operate at acceptable levels with the additional traffic created, traffic signals will be required at the intersection of Cawston Avenue and Esplanade Avenue, Cawston Avenue and Seventh Street, and Cawston Avenue and Cottonwood Avenue. However, the intersection at Cawston and Esplanade will be completed as part of the CIP project and therefore it is not a required condition of approval. Along with the installation of these traffic signals, additional signing and stripping improvements to accommodate vehicular travel lanes and pedestrian crossings will be required.

Planned Development Permit (PDP)
To support the ultimate development of the proposed subdivision, the applicant has submitted a Planned Development Permit (PDP). The purpose of the PDP is to promote the efficient use of land, ensure a high-quality residential environment, uphold strong environmental design standards, and provide enhanced amenities that contribute to the creation of a well-planned community. In addition to the proposed single-family homes, Chacon Farms also includes four active parks and amenities that will feature pickle ball courts, shade structures, picnic tables, BBQs, and multiple play structures. The project also includes a network of new street improvements as well as utilities, and drainage infrastructure to serve the development.

The PDP establishes the design and minimum development standards for the future buildout of Chacon Farms. The proposed residential units would include 4 to 5 bedrooms, 2 to 4 bathrooms, and optional loft spaces available within specific floor plans. The homes would range in size from approximately 1,758 to 3,025 square feet, providing a variety of housing options capable of meeting the needs of different household types and lifestyles. All homes would include two-car garages as well as driveways designed to accommodate an additional two vehicles, ensuring adequate on-site parking. To further reduce parking impacts within the neighborhood, the internal street system has been designed to allow on-street parking on one side, thereby providing convenient and accessible guest parking while maintaining clear travel lanes and emergency access.

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The Preliminary Development Plan (PDP) provides comprehensive guidelines for architectural design, color schemes, and materials intended to establish a cohesive, rural-inspired character. For the purposes of this PDP, an agrarian architecture theme is achieved through simple building forms, varied one- and two-story massing, pitched rooflines, and the use of natural materials such as muted stucco and stone veneer, complemented by architectural details including siding, shutters, and covered entries typical of farmhouse-style development.

The guidelines address architectural styles, color palettes, exterior materials, and elevations treatments. The architectural styles include Spanish, Prairie, and Farmhouse for the future 419 dwelling units, accompanied by nine (9) color schemes. The incorporation of multiple styles and color options is intended to enhance visual interest while maintaining a unified aesthetic throughout the subdivision. In addition, the PDP proposes five (5) distinct floor plans, each offering five (5) elevation types. This range of design options ensures that homes will not appear repetitive and ensures identical or highly similar elevations being placed adjacent to or directly across from one another. The added variety and enhanced architectural features and variation of product types provided within the Chacon Farms development will ensure that the development is cohesive and unique while providing greater architectural interest throughout the development.

In addition to the 419 lots, the proposed PDP includes one basin/park located at the northwest corner of the community, a central park located at the center of the community, two smaller neighborhood parks located to the south, and paseos throughout the site totaling approximately 3.26-acres. All parks, roadways, and basins will be maintained by the HOA. The following is a complete list of amenities within the park areas:

A. Basin Park
- Shade Structure with Picnic Tables (six tables)
- Seating area with Picking Tables (five locations)
- Benches
- Turf / Open Space
- Pickleball Court
- Playground

B. Central Park
- Two Shade Structures with Picnic Tables (two tables each)
- Playground / Tot lot
- Turf / Open Space

C. West Neighborhood Park
- Shade Structures with Picnic Tables (two tables)
- Barbeque area
- Turf / Open Space

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D. East Neighborhood Park
- Shade Structure with Picnic Tables (two tables)
- Barbeque area
- Turf / Open Space

Lastly, the Planned Development includes landscape design guidelines and wall standards that provide additional details that enhance the project. Those details include enhanced entrances with accent trees, outdoor play equipment, stone veneer pilasters at corners, split face block walls with decorative caps that will be enhanced with vines and landscaping with an expansive list of Street Trees and shrubs to provide additional variety and interest.

Development Schedule and Phasing Plan

Construction activities for the Project would occur over four construction phases lasting approximately 5 years, with final engineering completed in 2026 and final closing in 2031. Construction would occur as follows: (1) final engineering; (2) grading and site preparation; (3) home construction; (4) final closing. Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays, and between 9:00 a.m. and 6:00 p.m. on Sundays and holidays pursuant to the City's Municipal Code Chapter 8.40.090.

The proposed product types, enhanced architectural standards, and park provides for a better living environment with higher standards found in conventional developments.

Modified Designed Standards

To meet the project objectives that provide for this future development, the PDP proposes to modify several development standards of the Residential, Low Density (RL) zone. The table below identifies the RL Development Standards and the proposed Development Standards of the PDP. Items that are underlined are standards that would be modified.

Development Feature	RL Zone Development Code	Proposed	Proposed Modification
Density	2.1-7.0 DU/AC	5.53 DU/AC	No
Parcel Area (Net)	5,000 sq. ft.	3,717 sq. ft.	**Yes**
Parcel Width Interior	50 ft.	45 ft.	**Yes**
Parcel Width Corner	70 ft	25 ft.	**Yes**
Parcel Depth	100 ft.	60 ft.	**Yes**
Setback Front of Building	20 ft.	10 ft.	**Yes**
Setback to Front of Garage	N/A	20 ft.	N/A
Setback (Interior)	5 ft.	4 ft.	**Yes**

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Setback Street Side	10 ft.	5 ft.	**Yes**
Setback Rear	20 ft.	10 ft.	**Yes**
Rear with Slope	20 ft.	10 ft.	**Yes**
Lot Coverage – Structure	55%	60%	**Yes**
Primary Structure Height	35 ft.	35 ft.	No

The proposed Planned Development Permit (PDP) includes modifications to certain development standards of the Residential, Low Density (RL) zone to facilitate a cohesive and efficient site design. These modifications primarily include reductions in minimum lot size, lot dimensions, and setbacks, along with a modest increase in allowable lot coverage. The resulting project achieves a density of 5.53 dwelling units per acre, which remains within the permitted range of the Low Density Residential (LDR) designation (2.1 to 7.0 dwelling units per acre).

The proposed modifications are consistent with the intent of the General Plan and reflect development patterns in the surrounding area, including nearby neighborhoods to the north and west that have been developed at similar densities and with comparable lot configurations. As such, the project does not introduce an intensity or scale that would be incompatible with adjacent uses and represents a logical continuation of existing residential development in the vicinity.

In addition to consistency with surrounding development, the PDP incorporates objective design standards and site planning features that ensure a high-quality residential environment. The project includes a typical plotting plan demonstrating that functional single-family homes can be constructed on the proposed lots in compliance with applicable building and fire code requirements, confirming that the modified standards result in practical and buildable lot configurations.

The PDP further enhances the quality of the development through a range of site design features and amenities, including:

- A dual park and basin feature that provides both recreational space and functional stormwater infrastructure;
- Play equipment and design elements that reflect the agricultural character of the surrounding area;
- A coordinated landscape palette that complements the architectural styles and enhances neighborhood identity;
- Decorative perimeter walls with stone veneer pilasters, enhanced with landscaping and vines;
- A tubular steel fence with split-face block pilasters at the water quality basin;
- An enhanced entry feature along Cawston Avenue with accent landscaping and 24-inch box trees;
- A paseo connection to Esplanade Avenue providing pedestrian access to and from the community;

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- Architectural design standards that exceed minimum Development Code requirements, including five floor plans with multiple elevation types and varied materials such as siding, brick and stone veneer, clay tile elements, and enhanced window treatments.

Collectively, these features demonstrate that the requested modifications are balanced by a comprehensive and thoughtfully designed project. The flexibility provided through the Planned Development Permit results in a development that is both consistent with applicable land use policies and superior in overall design quality, consistent with the purpose and intent of the PDP process.

ENVIRONMENTAL ASSESSMENT:
The project has been reviewed in accordance with the California Environmental Quality Act ("CEQA") and the State CEQA guidelines. An Initial Study was prepared for the project to determine the potential environmental impacts of the project. The Initial Study concluded that with applied mitigation the Project would not result in a significant effect on the environment. The project includes mitigation measures related to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. Therefore, staff determined that a Mitigated Negative Declaration (MND) was the appropriate CEQA document in support of the Project.

The Initial Study and Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public comment period via the publication of a Notice of Intent on October 28, 2025. In addition to the publication, the IS/MND was submitted to the State Clearing House for posting (SCH No. 2025101241). Three comments were received.

Department of Toxic Substances (DTSC)
The first comment letter was issued by the Department of Toxic Substances Control (DTSC), outlining DTSC's recommendations regarding potential contaminants of concern (COCs). As part of the MND a Phase 1 Environmental Site Assessment (ESA) was prepared, which did not identify recognized environmental conditions (RECs) requiring immediate subsurface investigation. Additional soil sampling was also conducted, and no pesticides or heavy metals were detected in the shallow soil samples.

Department of Conservation
The second letter was issued by the Department of Conservation, providing advisory comments regarding the project's potential conversion of Important Farmland. This concern was evaluated in the Agriculture and Forestry Resources as part of the City General Plan Environmental Impact Report (EIR). The agricultural resource impacts associated with converting Important Farmland within the Planning Area, including the infeasibility of preservation-based mitigation, were fully evaluated and disclosed in the General Plan 2040 EIR.

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The proposed project does not introduce new agricultural impacts or increase the severity of those identified in the certified EIR. In addition, to evaluate site-specific agricultural viability, a California Agricultural Land Evaluation and Site Assessment (LESA) Model analysis was conducted. The LESA Model, developed by the California Department of Conservation (DOC), is an optional quantitative tool available to lead agencies under CEQA for determining the significance of farmland conversion. While the project converts existing agricultural land, these impacts were fully analyzed in the General Plan EIR and are not new or more severe than previously disclosed.

Talley Meadows Ranch

The third and final comment letter was submitted by Talley Meadows Ranch, outlining concerns about traffic safety and pedestrian hazards on Cawston Avenue along the project frontage. These concerns have been acknowledged; however, the comments do not identify deficiencies in the adequacy of the CEQA document. Issues related to the safety and functional design of the street frontage will be addressed through the Tentative Tract Map No. 39076 engineering review and approval process, which ensures that all frontage improvements and design details comply with the City's requirements and standards.

The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Initial Study and will be made enforceable through the Mitigation Monitoring and Reporting Program ("MMRP") and the Conditions of Approval for the Project.

Notice of Public Hearing

The public hearing for this Project was originally noticed on or before January 17, 2026, for a January 27, 2026, hearing, including mailed notice to property owners within 300 feet of the project site. The January 27, 2026, hearing was subsequently adjourned, and all items were continued to February 24, 2026. On February 19, 2026, the applicant requested a continuance to the March 24, 2026, meeting to allow time to address outstanding items related to the conditions of approval.

Out of an abundance of caution, the Project was re-noticed on or before March 13, 20`26, for the March 24, 2026 hearing, including mailed notice to property owners within 300 feet of the project site. As of the preparation of this report, no additional correspondence or comments have been received.

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CONCLUSION

The proposed General Plan Amendment and Change of Zone establish a land use framework that is internally consistent with the General Plan and supports the orderly development of the project site. As outlined in the Findings of Fact, the project furthers multiple General Plan goals and policies related to housing, land use compatibility, circulation, and community design, while contributing to the City's Regional Housing Needs Allocation (RHNA) and providing a range of housing opportunities.

The proposed Tentative Tract Map and Planned Development Permit implement this framework through a cohesive subdivision design, appropriate infrastructure and circulation improvements, and a comprehensive set of architectural standards and site enhancements. The requested modifications to development standards are consistent with the intent of the Planned Development Permit process and are balanced by high-quality design features, integrated open space, and neighborhood amenities that ensure compatibility with surrounding uses and the creation of a well-planned residential community. As further supported by the Findings, the site is physically suitable for the proposed development, and adequate public services and infrastructure are available or will be provided to serve the project.

Additionally, to ensure consistency with development standards and enhance the overall project design, the applicant will be required to submit a revised plot plan prior to City Council clearly illustrating all required setbacks as measured from the property lines, including a minimum setback of no less than twenty (20) feet from the property line to the garage. The applicant will also identify any rear elevations that face the public right-of-way and demonstrate how those elevations will be architecturally enhanced to maintain visual quality and compatibility with the surrounding area.

The environmental analysis prepared for the project determined that, with incorporation of mitigation measures, all potential impacts can be reduced to a less-than-significant level. Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program will ensure that these measures are implemented.

Based on the foregoing and the detailed Findings of Fact attached, staff recommends that the Planning Commission adopt a resolution recommending that the City Council: (1) adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to CEQA; and (2) approve the General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map No. 39076, subject to the Conditions of Approval.

As the General Plan Amendment, Change of Zone, and Planned Development Permit require City Council approval, the Planning Commission's action on this item is a recommendation only. Final action on the Project will be taken by the City Council.

The Planning Commission's recommendation is subject to appeal in accordance with Chapter 17.715 (Appeals) of the Development Code.

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ATTACHMENTS:

PC Resolution 26-01
Findings of Facts
Conditions of Approval
Tentative Tract Map 39076
Planned Development Permit
Location Map
General Plan
Zoning Map
Mitigated Negative Declaration
Appendix A-1 Air Quality, GHG, Energy
Appendix A-2 Health Risk Assessment
Appendix B-1 Habitat Assessment
Appendix B-2 Tree Survey
Appendix C - Phase I Archaeo-Paleo Inventory
Appendix D-1 - Geotechnical Report
Appendix D-2 Updated Geotechnical Report
Appendix E - Phase 1 ESA
Appendix F-1 - Preliminary Hydrology Study
Appendix F-2 Preliminary WQMP
Appendix G - Noise Study
Appendix H - Traffic Trip Generation Study

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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF SAN JACINTO)

PC RESOLUTION NO. 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JACINTO RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLANNED DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP 39076 (PROJ23-0029)

WHEREAS, the applicant, Chacon Farms, submitted applications for a General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots, along with lettered lots for internal roadways, a detention basin, parks, and landscape areas, located between 7th Street to the north, Esplanade Avenue to the south, and west of Cawston Avenue (Project); and

WHEREAS, the City, as Lead Agency, prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, and a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, together with all comments received thereon, and finds that the MND reflects the independent judgment of the City; and

WHEREAS, on March 24, 2026, the Planning Commission conducted a duly noticed public hearing on the Project, at which time all interested persons were given the opportunity to be heard and the Project was fully considered; and

WHEREAS, the Planning Commission has considered the entire record of proceedings, including the staff report, technical studies, public testimony, and all other evidence presented.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JACINTO:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

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Attachment: PC Resolution 26-01 (Chacon Farms (PROJ23-0029))

Section 2. Environmental Determination. Based upon the whole of the record before it, including the Initial Study and all supporting information, the Planning Commission finds that:

A. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA);

B. The Mitigated Negative Declaration reflects the independent judgment of the City;

C. There is no substantial evidence, in light of the whole record, that the Project, as mitigated, will have a significant effect on the environment; and

D. The mitigation measures identified in the Mitigated Negative Declaration are hereby adopted and shall be implemented through the Mitigation Monitoring and Reporting Program.

Section 3. Findings. Based upon the entire record, including all written and oral evidence presented, and the findings set forth in the staff report and incorporated herein by reference, the Planning Commission finds that:

A. The Project is consistent with the General Plan and all applicable provisions of the Municipal Code;

B. The Tentative Tract Map is consistent with the Subdivision Map Act and the City's Development Code, and the site is physically suitable for the type and density of development proposed;

C. The Project satisfies all applicable findings required for approval of the General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map; and

D. The Project will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Section 4. Recommendation of Approval. Based upon the foregoing, the Planning Commission hereby recommends that the City Council:

A. Adopt the Mitigated Negative Declaration for the Project and adopt and implement the Mitigation Monitoring and Reporting Program;

B. Approve a General Plan Amendment to change the land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR);

C. Approve a Change of Zone from Rural Residential (RR) to Residential Low Density (RL);

D. Approve a Planned Development Permit to allow modifications to the Residential Low Density (RL) development standards, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference;

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E. Approve Tentative Tract Map No. 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots and associated lettered lots for roadways, drainage, parks, and landscape areas, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference; and,

F. Direct staff to file a Notice of Determination in accordance with the California Environmental Quality Act.

Section 5. Record of proceedings. The documents and materials that constitute the record of proceedings upon which this Resolution is based are located at the City of San Jacinto, 595 South San Jacinto Avenue, San Jacinto, California 92583. The custodian of the record is the Community Development Department. This information is provided pursuant to Public Resources Code Section 21081.6.

Section 6. Recommendation to city council. As the Project includes a General Plan Amendment, Change of Zone, and Planned Development Permit, final action on the Project rests with the City Council. The Planning Commission's action on this item constitutes a recommendation to the City Council.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission on the 24th day of March 2026 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

CITY OF SAN JACINTO:

_____
Planning Commission Chair

ATTEST:

_____
Planning Commission Secretary

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Attachment: PC Resolution 26-01 (Chacon Farms (PROJ23-0029))

FINDINGS OF FACTS
Chacon Farms Residential Development

GENERAL PLAN AMENDMENT FINDINGS:

1. **The amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan;**

   The proposed General Plan Amendment from VLDR (Very Low Density Residential) to LDR (Low Density Residential) will further the intent of the General Plan by providing a variety of new housing opportunities that will complement surrounding uses of primarily residential developments. Specifically the General Plan Amendment will continue to allow the development of residences on the project site with a density range of 2.1 to 7 dwelling units to the acre in lieu of the current density range of 0-2 dwelling units to the acre with the VLDR designation. With proposed General Plan Amendment, the proposed project will conform with the goals and policies of the General Plan, including the applicable goals and policies of the Land Use Element and Housing Element, as detailed below:

   Land Use Goal 1: A community with a land use plan that accommodates a mix of uses to meet current and future needs.
   Specifically implementing policy 1.3 & 1.6

   - The Project supports Policy LU-1.3 by increasing the City's housing supply within an established growth area and contributing toward the City's Regional Housing Needs Allocation (RHNA). The Project includes 419 single-family residential units within the allowable density range of the Low Density Residential designation, helping to meet current and future housing needs.

   - The Project is consistent with Policy LU-1.6 through the incorporation of multiple neighborhood parks, open space areas, and an interconnected system of pedestrian paseos. These features provide accessible recreational opportunities and functional gathering spaces for future residents.

   Land Use Goal 2: A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced.
   Specifically implementing policy 2.1 & 2.2

   - The Project supports Policies LU-2.1 and LU-2.2 by promoting an orderly and coordinated pattern of development that is compatible with surrounding residential uses. The Project site is adjacent to existing and

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Attachment: Findings of Facts (Chacon Farms (PROJ23-0029))

planned residential neighborhoods and proposes a density that is consistent with the Low Density Residential designation.

- The Project includes an interconnected circulation network designed to improve internal connectivity, provide efficient vehicular and pedestrian access, and enhance access to on-site open space and neighborhood amenities. The Project also provides connectivity to the Class I multi-use path along Esplanade Avenue, supporting multimodal access.

- The Project provides a balanced distribution of open space and recreational amenities throughout the site, ensuring that residents have convenient access to neighborhood parks and contributing to the overall quality and livability of the community.

The Project has been reviewed for consistency with applicable infrastructure and service requirements and will coordinate with appropriate service providers, including Eastern Municipal Water District, to ensure adequate utilities and public services are provided.

Based on the foregoing, the proposed General Plan Amendment is internally consistent with the goals, policies, and land use framework of the General Plan and will not create inconsistencies with other provisions of the Plan.

2. **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;**

Public Interest

The proposed project is consistent with the General Plan and serves the public interest by providing a balanced mix of housing and amenities that meet community needs and enhance recreational and social opportunities. The project would contribute 419 residential units toward the Regional Housing Needs Allocation (RHNA), offering a variety of housing types to accommodate diverse ages, incomes, and household needs. The homes are designed with architectural styles that complement the area's rural character. Overall, the development promotes livability through walkability, community engagement, integrated open space, pedestrian safety, and support for an active lifestyle.

Health and Safety

The proposed project is consistent with the General Plan and promotes public health and safety by incorporating a planned layout that emphasizes pedestrian safety and encourages physical activity and well-being. Four community parks, connected by an integrated network of pathways, will provide residents with a range of social and recreational opportunities.

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Convenience

The proposed project conforms with the provision of public convenience according to the General Plan. This development will create an additional 419 homes that are within a convenient distance to surrounding amenities and public infrastructure, including the following:

- *Transit*
  The Project Site is approximately 0.6 miles (a 12-minute walk), from the Riverside Transit Agency (RTA) Go Micro service zone. Go Micro is RTA's on-demand public transit service available within the Hemet-San Jacinto micro transit zone. Shared rides can be booked via the Go Micro app at user convenience, rather than relying on a predetermined bus schedule. Go Micro minibuses directly pick up and drop off passengers at desired locations, at desired times (provided both locations are within the micro transit zone and that the trip does not begin and end at route 44 bus stops).

- *Schools*
  The Project Site is located within the Hemet Unified School District and would likely be served by nearby schools, including Cawston Elementary School (1.3 miles), Rancho Viejo Middle School (0.9 miles), and Tahquitz High School (0.7 miles). The site may also be served by Megan Cope Elementary School (0.7 miles), which is within the San Jacinto Unified School District. In addition, Mt. San Jacinto College is approximately five miles from the Project Site and is directly accessible via RTA's on-demand transit service, Go Micro.

Welfare

The proposed project with the support of the General Plan Amendment and Zoning Map Amendment, will support and promote the general welfare of San Jacinto residents. The proposed project, specifically, will support and promote walkability, community engagement, integrated open space, pedestrian safety, and an active lifestyle. Integrated Community Parks connected by a network of paths will facilitate recreation and socialization.

3. **If an amendment to the Land Use Element, the affected site(s) is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located; and**

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Physical Suitability

The proposed project, with the support of the General Plan Amendment and Zoning Map Amendment, will not endanger, jeopardize, or otherwise constitute hazard to property in the vicinity in which the property is located and will be physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle access and public services as follows:

- *Design*
  The Proposed Project is designed to be compatible with the surrounding San Jacinto community and consistent with adjacent residential uses. The development features an interconnected grid of streets that enhances walkability and provides convenient vehicle and pedestrian access to homes, community parks, and recreational amenities distributed throughout the site.

  Residential architecture will include farmhouse, Spanish, and prairie styles, using quality materials such as stucco, brick, and stone, along with a varied but cohesive color palette that complements the broader community and individual streetscapes. These design elements enhance the visual character of the Chacon Farms community.

  The project will not interfere with existing water or sewer easements, as confirmed by the site boundary survey, and will comply with applicable landscaping and setback requirements. The site's north–south orientation supports efficient solar design, with some east–west–oriented homes incorporated where feasible to allow for additional passive solar opportunities.

- *Location*
  The proposed development will complement and enhance surrounding land uses. Existing single-family residential neighborhoods are located to the north, northeast, and northwest across West 7th Street, as well as to the east across Cawston Avenue. To the west, the Esplanade Specific Plan includes approximately 130.7 acres of planned single-family residential development.

- *Shape and Size*
  The project site is generally rectangular in configuration and consists of three smaller rectangular parcels. The proposed project is designed to minimize sprawl and efficiently utilize the approximately 75.70 acres of site area. The site will accommodate 419 single-family homes with a minimum lot size of 3,717 square feet, along with designated open space for parks and a basin.

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- *Operating Characteristics*
  The proposed projects operating characteristics will be consistent with those of surrounding single-family developments. The proposed project will operate as a place of housing, enhanced by various amenities within several community parks, to prospective residents.

- *Public Emergency Vehicle Access*
  The proposed project's inter-connected network of thoroughfares will contribute to emergency vehicle accessibility. The applicant will comply with any easement requirements for public emergency vehicle access. Further, the proposed public emergency vehicle access will be reviewed by City and County Departments including the City's engineering department and Riverside County Fire, to ensure efficiency and safety for future residents.

- *Public Service and Utilities*
  Adequate City infrastructure exists to support the Project. Additionally, the project has been reviewed by Police, Fire, Public Utilities and Engineering to ensure that the design accommodates public and emergency vehicles including solid waste haulers, City crews, and other service providers.

4. **The City may reduce, require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in Government Code Section 65863, only if the following two additional findings are first made:**

   a. **The reduction is consistent with the adopted General Plan, including the Housing Element; and**

      The proposed Project does not involve a reduction in residential density. The proposed General Plan Amendment would change the land use designation from Very Low Density Residential (0 to 2 dwelling units per acre) to Low Density Residential (2.1 to 7 dwelling units per acre), thereby allowing for an increase in residential density on the Project site. Accordingly, this finding is not applicable. Notwithstanding, the Project is consistent with the General Plan and Housing Element.

   b. **The remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing needs in compliance with Government Code Section 65584.**

      The proposed Project does not reduce residential density and

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therefore does not trigger this finding. Notwithstanding, the Housing Element identifies adequate sites to accommodate the City's remaining Regional Housing Needs Allocation (RHNA), and the Project would increase the City's housing supply and contribute toward meeting its RHNA obligations.

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CHANGE OF ZONE FINDINGS:

1. **Findings required for all Development Code and Zoning Map amendments.**

   a. **The proposed amendment is consistent with the General Plan and any applicable specific plan;**

   The proposed Change of Zone from Rural Residential (RR) to Residential Low Density (RL) is consistent with the General Plan with the adoption of the proposed General Plan Amendment. The RL zoning designation is the implementing zone for the Low Density Residential (LDR) General Plan land use designation and will ensure consistency between the General Plan and Zoning Map. The Project site is not located within a Specific Plan area; therefore, no Specific Plan applies.

   b. **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.**

   The proposed Change of Zone will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment will facilitate the development of a planned residential community that is consistent with the General Plan and Development Code. The Project incorporates an interconnected circulation system, neighborhood parks, and pedestrian amenities that promote walkability and community interaction.

   The Project has been reviewed by applicable City departments and service providers to ensure that adequate infrastructure and public services, including police, fire, utilities, and emergency access, are available to serve the site. As conditioned, the Project will not result in adverse impacts to the surrounding area and will support orderly and coordinated development.

2. **Additional findings for Zoning Map amendments**

   a. **The affected site(s) is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.**

   The Project site is physically suitable for the proposed Residential Low

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Density (RL) zoning designation in terms of design, location, shape, size, and operating characteristics. The site is of sufficient size and configuration to accommodate the proposed residential development, including internal circulation, open space, and required infrastructure.

The Project is located adjacent to existing and planned residential development and represents a logical extension of the surrounding land use pattern. The proposed street network is designed to provide adequate access for residents, service providers, and emergency response vehicles and will be subject to review and approval by the City's Engineering Department and Riverside County Fire Department.

Adequate public services and utilities are available, or will be provided, to serve the Project, including potable water, wastewater, storm drainage, solid waste services, and schools. The Project has been reviewed by relevant agencies and departments to ensure that the proposed zoning and anticipated development will not endanger or otherwise constitute a hazard to surrounding properties or improvements.

Attachment: Findings of Facts (Chacon Farms (PROJ23-0029))

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SUBDIVISION FINDINGS (TTM 39076):

1. **The proposed subdivision of land has been found to be consistent with the Development Code, General Plan, and the San Jacinto Municipal Code.**

   The proposed Tentative Tract Map (TTM 39076) is consistent with the San Jacinto Municipal Code and has been reviewed in accordance with the applicable provisions of Titles 16 and 17. The Project includes a Planned Development Permit to allow limited, controlled modifications to the development standards of the Residential Low Density (RL) zone, which are intended to facilitate a cohesive and well-designed residential community.

   Upon approval of the General Plan Amendment and Change of Zone, the Project will be consistent with the Low Density Residential (LDR) General Plan land use designation and the corresponding RL zoning designation. The proposed subdivision is consistent with the permitted density range and establishes a logical and orderly pattern of residential development.

   The Project implements applicable General Plan goals and policies, including:

   - Land Use Goal 2 and Policies LU-2.1 and LU-2.2, by promoting orderly and coordinated growth that is compatible with surrounding residential neighborhoods and supported by an interconnected circulation network and accessible open space; and

   - Land Use Goal 3 and Policies LU-3.1 and LU-3.2, by facilitating high-quality residential development that is compatible with adjacent land uses and incorporates design features that enhance neighborhood character and connectivity.

   Based on the foregoing, the proposed subdivision is consistent with the Development Code, General Plan, and Municipal Code.

2. **The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will be of an adequate size to sustain their agricultural use**

   The project site is not subject to a contract pursuant to the California Land Conservation Act of 1965 as detailed in the analysis completed through the Mitigated Negative Declaration document. In addition, the projects title report did not have indication of a Williamson Act Contract.

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3. **The site is physically suitable for the type and proposed density of development proposed by the tentative map.**

   The Project site is physically suitable for the proposed subdivision of 419 single-family residential lots. The proposed use is consistent with the Residential Low Density (RL) zoning designation and the Low Density Residential (LDR) General Plan land use designation, which permits residential development within the proposed density range.

   The site is of sufficient size and configuration to accommodate the proposed subdivision, including residential lots, internal circulation, and open space areas. The Project represents a logical expansion of existing and planned residential development in the surrounding area, including neighborhoods to the north, east, and west.

   The Project site has access to existing and planned infrastructure necessary to support the proposed development, including potable water, wastewater, natural gas, and electrical services, which are available within adjacent roadways. The site is also located in proximity to existing community amenities, including parks and schools, which support the residential character of the Project.

   Based on the foregoing, the site is physically suitable for the type and density of development proposed.

4. **The design of the subdivision and the proposed improvements, with conditions of approval, are either:**

   a. **Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat; or**

      An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts. The Initial Study determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, including impacts to biological resources such as fish and wildlife and their habitat.

      All mitigation measures identified in the Initial Study have been incorporated into the Project and will be implemented through the Mitigation Monitoring and Reporting Program. Accordingly, the design of the subdivision and proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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b. **An environmental impact report under which a finding has been made pursuant to Public Resources Code Section 21081(a)(3) that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.**

The project's impacts were not significant enough to require the preparation of an environmental impact report. A Mitigated Negative Declaration was prepared for the Project to assess any significant environmental impacts, and it was determined that a Mitigated Negative Declaration is the appropriate level of environmental document. Therefore, findings pursuant to Public Resources Code Section 21081(a)(3) are not necessary.

5. **The design of the subdivision of land and the type of improvements are not likely to cause serious public health problems.**

The implementation of the proposed conditions will ensure that the Project will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or the future residents of the development. As previously mentioned, a Mitigated Negative Declaration was prepared for the proposed subdivision, which analyzed items that can cause public health problems such as Air Quality, Hazardous Materials, and Utilities. It was determined through the environmental document that with incorporation of mitigation measures, the impacts to public health problems would be less than significant

6. **That design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.**

The design of the subdivision will provide for future passive cooling opportunities with the implementation of building setbacks, lot coverage requirements, landscaping requirements, including required street trees, and open space areas. This can also include configuration to permit orientation of a structure to take advantage of shade and prevailing breezes. Furthermore, natural heating opportunities can be provided with orientation of a structure in an east-west alignment for southern exposure.

The proposed project is a subdivision and Planned Development Permit, subsequent development will be analyzed and conditioned through a Site Plan and Design Review. As part of the Site Plan and Design Review process, the Planning Department will ensure that natural heating and cooling opportunities are explored to the extent feasible and condition the project accordingly.

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7. **The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.**

   Per the title report provided by the project applicant, the site consists of two easements for a right-of-way over a strip of land 30 feet wide located outside the property line on Cawston Avenue. The second easement is granted to Easter Municipal Water District for sewage transmission and collection facilities. This easement is located outside the property lines along Cawston Avenue. These two easements are shown in the Tentative Tract Map and will not conflict with the development of the proposed Project.

8. **The subdivision is consistent with the City's parkland dedication requirements (per the Quimby Act), as applicable, in accordance with Chapter 16.75 (Parkland Dedication and Fees).**

   The proposed subdivision is consistent with the City's parkland dedication requirements pursuant to Chapter 16.75 of the San Jacinto Municipal Code. The Project provides approximately 3.26 acres of usable parkland within designated park lots, which contributes toward satisfying the City's parkland dedication requirement.

   Any remaining parkland obligation will be satisfied through the payment of in-lieu fees, in accordance with Chapter 16.75, as required by the Conditions of Approval.

   Based on the foregoing, the Project complies with the City's parkland dedication requirements..

Attachment: Findings of Facts (Chacon Farms (PROJ23-0029))

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PLANNED DEVELOPMENT PERMIT FINDINGS:

1. **The Planned Development Permit will:**

   a. **Be allowed within the subject base zone;**

   The Project includes a Change of Zone to the Residential Low Density (RL) zone. The RL zone is intended to accommodate detached single-family residential development, along with accessory uses and other compatible uses, at a density range of 2.1 to 7.0 dwelling units per acre.

   The Planned Development Permit is an allowed entitlement within the RL zone and is intended to provide flexibility from standard development requirements in order to achieve superior site design and community planning. Accordingly, the Planned Development Permit is permitted within the proposed base zone..

   b. **Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;**

   The Project site is proposed to be designated Low Density Residential (LDR) under the General Plan, which permits detached single-family residential development at a density of 2.1 to 7.0 dwelling units per acre. The Project proposes a density of 5.53 dwelling units per acre, which is within the allowable range and consistent with the intended use of the LDR designation. The Project site is not located within a Specific Plan area.

   The Project is consistent with the purpose and intent of the General Plan by facilitating a well-planned residential community that balances efficient land use with neighborhood compatibility and access to amenities. The Planned Development Permit allows for modifications to development standards that support a cohesive site design while maintaining consistency with the overall density and character envisioned by the General Plan.

   The Project implements applicable General Plan goals and policies, including:

   - Land Use Policy LU-1.6, by incorporating an integrated system of open space and recreational amenities, including multiple parks, paseos, and gathering areas that support community interaction and outdoor activity;

   - Land Use Policy LU-4.4, by promoting pedestrian-oriented design through internal walkways, paseo connections, and

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Attachment: Findings of Facts (Chacon Farms (PROJ23-0029))

access to the Class I multi-use trail along Esplanade Avenue; and

- Land Use Policy LU-5.4, by providing well-designed, multi-functional open spaces, including neighborhood parks and a basin park, that serve a variety of recreational and community needs.

Based on the foregoing, the Planned Development Permit is consistent with the purpose, intent, goals, policies, and land use designations of the General Plan.

c. **Be generally in compliance with all of the applicable provisions of this Development Code relating to both on-site and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this Chapter and the subject base zone, including prescribed development standards and applicable design guidelines, except for those provisions modified in compliance with this Chapter.**

The Project is compliant with the Provisions of the Development Code relating to on-site and off-site improvements. The Project's off-site improvements will include a Class 1 Multi-Use along Esplanade Avenue as required per the Trails Master Plan. Additionally, the Project will be conditioned to dedicate and provide improvement along Esplanade Avenue, Cawston Avenue, and Seventh Street. On-site improvements will include 3.26-acres of open space amenities and connections to the proposed Class I Multi-Use Trail. The proposed modified development standards for the Project will accommodate flexibility in site planning and property development, while still upholding the intentions and goals of the Development Code by creating a cohesive neighborhood community. Therefore, the Project is found to be compliant with all the applicable provisions of the development code relating to both on-site and off-site improvements.

d. **Ensure compatibility of property uses within the zone and general neighborhood of the proposed development.**

The Project will include single-family residential uses and complementary recreational and open space areas. The combination of uses is generally considered compatible and will create a cohesive residential neighborhood. The development of the Class I Multi-Use Trail will continue the intent of creating an integrated trails network throughout the City and will serve as an amenity for residents nearby and within the development. The Project site is bound by residential uses.

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The surrounding land uses designations include: Specific Plan to the west, Low Density Residential to the north, Very Low Density Residential to the east, and City of Hemet to the south. Development surrounding the Project Site is planned to be of similar character, land use, and density. Therefore, the proposed Project is found to be compatible the zone and with the general neighborhood of the proposed development.

2. **The proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities [e.g., additional public art], LEED or other "green" related standards, etc.) than might otherwise occur from more typical development applications;**

   The proposed Project includes 3.26-acres of common areas and recreational amenities. This includes play areas, turf / open space area, and picnic areas. The Project additionally proposes to construct a Class I Multi-Use Trail along Esplanade Avenue. This trail will include a meandering six (6) foot sidewalk, landscaped parkway located on both sides of the walkway, and proposed channel. This trail will connect to the internal pedestrian paths.

   The architectural styles proposed will reflect styles farm style inspired. The Project, with its architectural styles, supporting landscape palette, open spaces, and monumentation, offers a development with excellence of design. The architectural styles include Spanish, Prairie, and Farmhouse for the future 419 dwelling units, accompanied by nine (9) color schemes. The incorporation of multiple styles and color options is intended to enhance visual interest while maintaining a unified aesthetic throughout the subdivision. In addition, the PDP proposes five (5) distinct floor plans, each offering three (3) elevation types. The design of the residential lots and variation in architecture creates a diverse community and avoids a monotonous appearance.

3. **Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;**

   The Project Site is currently and has historically been used for agricultural purposes. Due to this fact, the environmental analysis of the Project Site included a Phase I Environmental Safety Assessment (Phase I ESA) to analyze any hazards that could result from development of the site. The Phase I ESA found that due to the historical use of this property for agricultural purposes dating back from at least 1930's, it is possible agricultural chemicals

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such as pesticides and fertilizers have likely been applied to crops grown on the Proposed Project Site. Through the adoption of the Mitigation and Monitoring Program within the Conditions of Approval for the Project, any hazards that could create a significant hazard to the public or the environment through the conversion of agricultural land to residential uses will be significantly reduced to create a safe, healthy environment. Additionally, plans for the proposed residential development will be required to be submitted and approved through Site Plan and Design Review process.

Additionally, the Zoning, Fire, and Building Codes will ensure that that the development of the project will meet applicable safety standards. Therefore, it is found that with the incorporation of the above mentioned Mitigation Measures, Conditions of Approval, and the requirements of the Zoning, Fire, and Building Codes will ensure the protection of the public health, safety and welfare.

4. **Proper on-site traffic circulation (e.g., pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zones, Allowable Land Uses, and Zone Specific Standards);**

The proposed Planned Development Permit incorporates a comprehensive internal circulation system designed to accommodate both vehicular and pedestrian traffic while ensuring adequate access for emergency response and public safety services. The Project has been reviewed for compliance with applicable City standards and the requirements of the City Engineer, Riverside County Fire Department, and Sheriff's Department.

The internal street network is designed to provide efficient circulation and connectivity throughout the Project site. Roadway widths, including minimum 24-foot fire access lanes where applicable, and turning radii have been designed to accommodate emergency vehicles, service vehicles, and passenger traffic. The interconnected street system enhances accessibility for fire suppression and law enforcement response.

Pedestrian circulation is supported through sidewalks, paseos, and connections to on-site parks and adjacent improvements, including the Class I multi-use trail along Esplanade Avenue. These features promote safe and convenient pedestrian movement throughout the community.

Based on the foregoing, the Project provides proper on-site traffic circulation and control for both vehicular and pedestrian movement and ensures protection for fire suppression and police services equal to or better than that which would be achieved through strict compliance with standard

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development requirements..

5. **The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;**

   The proposed Project Site is generally flat and is shaped to accommodate a proper lot layout. Section 17.620.020 of the Development Code states that the minimum lot size for a Planned Development Permit is 2 acres. The proposed Project site greatly exceeds this requirement and is 73.06-net acres. The proposed Project will provide an efficient use of land that will meet the purpose and intent of the Low Density Residential (LDR) General Plan land use designation by modifying the development standards to accommodate a 2-7 dwelling unit per acre development as required by the 2024 General Plan. Therefore, the subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development.

6. **Adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare;**

   Adequate public services and facilities exist, or will be provided, to serve the proposed development. The Project has been reviewed by applicable City departments and service providers, including Public Works, Public Utilities, Sheriff's Department, and Riverside County Fire Department, to ensure that the development can be adequately served.

   Utility services, including potable water, wastewater, electricity, natural gas, telecommunications, and solid waste services, are available within the vicinity of the Project site or will be extended to serve the development. Eastern Municipal Water District has indicated its willingness and ability to provide water and wastewater service to the Project.

   The Project will be conditioned to ensure that all required infrastructure improvements are constructed and that service connections and applicable fees are provided prior to occupancy. Emergency access and response capabilities have been incorporated into the Project design and will be subject to review and approval by the appropriate agencies.

   Based on the foregoing, adequate public services and facilities exist, or will be provided, to serve the Project, and the proposed development will not result in a reduction of service levels to surrounding properties.

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7. **The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use;**

   The proposed development will not have a substantial adverse effect on surrounding properties or their allowed uses. The Project is consistent with the General Plan and zoning designations of the surrounding area and represents a logical extension of existing and planned residential development.

   The Project has been designed to be compatible with adjacent uses through site planning, building placement, and the incorporation of landscaping, open space, and internal circulation. The transition from the Project site to surrounding properties is appropriate for the area, whether adjacent lands remain in agricultural use or develop in accordance with the General Plan.

   The Project is subject to Conditions of Approval and compliance with applicable Municipal Code requirements, including noise, lighting, and traffic standards, as well as the California Building Code and Fire Code. These requirements are intended to prevent nuisances and ensure that the development does not create adverse impacts on surrounding properties.

   Based on the foregoing, the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use.

8. **If the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is appropriately buffered from the commercial use and is provided sufficiently enhanced amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The enhanced amenities may include additional landscaping, additional private open space, private or separated entrances, etc;**

   The Project does not propose a mix of residential and commercial uses as the project does not include Commercial uses.

9. **The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection; and**

   This project will have the appropriate buffers such as exterior walls and perimeter landscaping to ensure that it will be compatible with any future land use whether it remains agricultural, develops with Residential, Commercial or a project that integrates both, in accordance with the General Plan.

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10. **The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Planned Development Permit.**

    The Applicant has agreed with all of the conditions imposed by the review authority prior to the issuance of any permits or recordation of any documents.

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General Notes, Requirements, and Conditions of Approval General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Approval Date: Tentative
Effective Date: Tentative
Expiration Date: Tentative

PROJECT LOCATION: West site of Cawston Avenue extending between Seventh Street and Esplanade Avenue
San Jacinto, CA APN: 432-260-009, 432-260-026, 432-260-027

APPLICANT: **Ramona Dairy, LLC**
Richard Micheal
2451 Ramona Expressway
San Jacinto, CA 92582

ACCEPTED AND AGREED TO BY: _____
Applicant (signature) Date

PROJECT DESCRIPTION

A General Plan Amendment from Very Low Density Residential to Low Density Residential; a Change of Zone from Rural Residential to Residential Low Density; approval of a Planned Development Permit and Tentative Tract Map 39076 to subdivide three parcels into 419 single-family residential lots on approximately 73.97 gross acres, including on-site roadways, parks, a detention basin, and landscaping.

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

General Requirements & Information

A. To the extent permitted by law the applicant/licensee shall by accepting these conditions agree to defend (with legal counsel of City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees and officers, from any action, claim or proceeding brought by any party other than the applicant/licensee against the City or its elected and appointed officials, agents, employees and officers to attack, set aside, void, or annul a discretionary land use approval of the City, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action. The City shall promptly notify the applicant/licensee of any such claim, action, or proceeding and cooperate fully in the defense.

B. The residential subdivision shall comply with all required development standards of the Development Code and the Planned Development Permit (PDP). When a conflict between the Development Code and the PDP exists, the PDP standards will supersede the Development Code

C. An SB 330 Preliminary Application was submitted for this development and became effective on March 31, 2025 (the "Vesting Date"), which is the date the applicant submitted a complete application pursuant to Government Code Section 65941.1. **The City will utilize the development standards and fees in effect on March 31, 2025**.

D. The residential subdivision shall comply with the Subdivision Map Act (Government Code Section 66410 et seq.) and Title 16 (Subdivisions) of the Municipal Code.

E. The effective date of Tentative Tract Map 39076 is ten (10) days following the approval date. The approval will lapse if a final map has not recorded within three (3) years from the date upon which the approval was granted. Unless a time extension is approved by the City's applicable review authority, applications for time extensions must be received prior to the expiration date. The filing of a final map for phase 1 of the Tentative Tract Map shall extend the life of the remaining portion of the Tentative Tract Map consistent with Government Code section 66452.6. The Tentative Tract Map may be recorded in phases in a manner consistent with the phasing map.

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F. The developer/applicant or successor in interest shall pay any outstanding planning application or processing fees within ten (10) days of City's request therefore and prior to permits being exercised. Failure to do so will be grounds for Code Enforcement actions, revocation, or further legal action.

G. The Project shall fully and continually comply with all applicable conditions of approval, State, Federal, and local laws in effect at the time the permit is approved and exercised, and which may become effective and applicable thereafter. Failure to do so will be grounds for Code Enforcement actions, revocation, or further legal action.

H. This permit shall run with the land associated to the project/permit and continues to be valid upon change of ownership. All applicable conditions of approval shall continue to apply with a change in property ownership.

I. All plans submitted to the City shall be in substantial conformance with the plans in this approval as conditioned. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the Project.

J. The approved entitlement cannot be legally conducted on the subject property until all applicable conditions of approval have been met to the satisfaction of the Planning Department.

K. The applicant shall be subject to all applicable development fees. Such fees may include, but not be limited to Development Impact Fees, Park Fees, School Fees, Transportation Uniform Mitigation Fees, and Multiple Species Habitat Conservation Plan Fees.

L. Signs shall be permitted in accordance with Chapter 17.335 – Sign Regulations of the Development Code in effect on the Vesting Date. Any signs, including exterior-mounted, monument, and window signs, shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

M. The City shall have the right to inspect the site and facilities to ensure compliance with the conditions of approval and to recover its actual costs related to such inspections from the property owner or tenant.

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N. Site Plan and Design Review (SPDR) for construction of the dwelling units shall ensure that all lumber scraps, combustible materials, and other debris be picked up daily, or more often as required by the Building and Safety Division.

O. All existing and new utilities adjacent to and on the Project site shall be located underground as per City of San Jacinto Municipal Code Section 15.32.

P. In the event of a conflict between any conditions for this approval, the most restrictive regulations shall apply.

Q. The contractor shall comply with the following best practices during the construction phase of the development.

- The erection (including excavation), demolition, alteration or repair of any building shall occur between the **hours** of seven a.m. and seven p.m. on weekdays and Saturdays, and between 9:00 a.m. and 6:00 p.m. on Sundays and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature.
- During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible.
- Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.

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- Equipment shall be maintained and operated such that loads are secured from rattling or banging.

R. A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans and building permits, including landscaping permits.

S. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace them with human spotters in compliance with all safety requirements and laws.

T. A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained Road right-of-way.

U. The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.

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Engineering Department General Requirements & Information

V. With respect to the Conditions of Approval for the above referenced project, the City of San Jacinto requires that the developer/property owner provides the following street improvements and/or road dedications in accordance with the City of San Jacinto Municipal Code. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office. In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic impact Analysis, the most stringent in the opinion of the City shall prevail.

W. The project grading shall be in a manner to perpetuate existing natural patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

X. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Y. The developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Planning	1) The Final Map shall accurately depict the Typical Rear Yard sections within the PDP.	☐
Prior to Recordation of the Final Map Phase 1	Planning	2) The developer/applicant shall prepare CC&R's for City review and approval. The CC&R's shall include a provision for maintenance of the common spaces within the subdivision and shall include a provision allowing the increase of fees to ensure continued maintenance of all common and public areas in the event any assessment district is reduced or eliminated. A Homeowners Association (HOA) shall be established to enforce the CC&Rs, and to provide ongoing maintenance of the parking areas, park, basins and landscaped areas.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	3) A final map shall be filed for review and approval and shall be recorded.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	4) The developer/property owner shall have approved improvement plans, executed subdivision improvement agreement, and posted securities for the public improvements.	☐

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Attachment: Conditions of Approval (Chacon Farms (PROJ23-0029))

General Notes, Requirements, and Conditions of Approval General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Engineering	5) A total of 52 feet (52') shall be dedicated for all interior streets within Phase 1 and will be privately maintained.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	6) A total of 56 feet (56') shall be dedicated for Street "A", a privately maintained street.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	7) A total of 80 feet (80') shall be dedicated for the Street "K" entry, a privately maintained street.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	8) Seventh Street is classified as a Major per the City General Plan. A 30-foot wide halfwidth right-of-way is currently dedicated along the property's northerly frontage. The developer/property owner shall dedicate the required additional 20 feet (20') of right-of-way to provide for a 50-foot wide halfwidth right-of-way.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	9) Cawston Avenue is classified as a Major per the City General Plan. A 30-foot wide halfwidth right-of-way is currently dedicated along the property's easterly frontage. The developer/property owner shall dedicate the required additional 20 feet (20') of right-of-way to provide for a 50-foot wide halfwidth right-of-way.	☐

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Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Engineering	10) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	11) All easements and/or public street rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	12) The developer/property owner shall sign the consent and waiver form to join the City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	13) The developer/property owner shall submit the following to the City Engineer for review and approval: • Street Improvement Plans • Street Light Plans prepared by a registered Electrical Engineer • Signing and Striping, Traffic Signal Plans as appropriate • Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No. • Geotechnical Report (for reference) • Sewer and Water Plans • Storm Drain Improvement Plans • Hydrology and Hydraulic Analysis • Final WQMP (for reference) including WDID No.	☐

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
		• Traffic Signal Plan The design shall comply with Eastern Municipal Water District (EMWD), Fire Department, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of San Jacinto and ADA most recent standards, criteria, and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation of the Final Map Phase 1	Engineering	14) The following statement shall be added to the Final Map: NOTICE OF DRAINAGE FEES – Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit.	☐
Prior to Recordation of the Final Map Phase 1	Special Districts	15) Establish a funding mechanism for the maintenance of public improvements. • One such mechanism is annexation into the Public Facilities Maintenance Community Facilities District (CFD) is an option to fulfill the funding requirement for maintenance of public improvements. If a property owner opts to annex into a CFD, the annexation must be finalized in order to satisfy this condition.	☐

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Special Districts	16)Establish a funding mechanism for the public safety services. • One such mechanism is annexation into the Public Safety Community Facilities Districts (CFD) is an option to fulfill the funding requirement for public safety services. Funding of services under the City's CFDs will consist of an annual assessment based on the costs of such services, as determined by a City's Engineer's Estimate and established by tax zone.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
Prior to Recordation of the Final Map Phase 2	Engineering	17)A final map for phase 2 shall be filed for review and approval and shall be recorded.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	18)The developer/property owner shall have approved improvement plans, executed subdivision improvement agreement, and posted securities for the public improvements.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	19)A total of 52 feet (52') shall be dedicated for all interior streets withing phase 2. Interior Streets will be privately maintained.	☐

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
Prior to Recordation of the Final Map Phase 2	Engineering	20) Esplanade Avenue is classified as an Arterial per the City General Plan. A 56-foot wide halfwidth right-of-way is currently dedicated along the property's southerly frontage. The developer/property owner shall dedicate the required additional 17 feet (17') of right-of-way to provide for a 73-foot wide halfwidth right-of-way with Phase 2.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	21) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	22) All easements and/or street rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	23) The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	24) The developer/property owner shall submit the following to the City Engineer for review and approval: • Street Improvement Plans • Street Light Plans prepared by a registered Electrical Engineer • Signing and Striping, Traffic Signal Plans as appropriate • Onsite Grading and Erosion Control Plans – Plans shall show the	☐

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Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
		approved WDID No. • Geotechnical Report (for reference) • Storm Drain Improvement Plans • Hydrology and Hydraulic Analysis • Final WQMP (for reference) including WDID No. • Traffic Signal Plan The design shall comply with Eastern Municipal Water District (EMWD), Fire Department, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of San Jacinto and ADA most recent standards, criteria, and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation of the Final Map Phase 2	Engineering	25) The following statement shall be added to the Final Map: NOTICE OF DRAINAGE FEES – Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit.	☐

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Timing	Responsible Department	Prior to a Specific Date	Met?
30-days Prior to Grading	Planning	26) **Mitigation Measure BIO-1**: Burrowing Owl Pre-Construction Surveys. The Project Applicant shall retain a qualified Biologist to conduct a pre-construction survey for burrowing owl on the Proposed Project Site (and including adjacent areas within 500 feet to the extent possible) within 30 days prior to construction. Methods for the pre-construction surveys shall be conducted as a one-day focused survey following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP 2006). Following the survey, the Biologist shall prepare a Memorandum/Letter Report describing the methods and results of the survey for submittal to the City. If burrowing owl are observed, the Report shall also make recommendations for avoidance and minimization measures depending on the timing of construction and the location of the active burrow with respect to planned activities. If burrowing owl are observed, the Project Applicant (or their designee) shall contact the City to discuss avoidance and minimization options. During the breeding season (i.e., March 1 to August 31), restrictions shall be placed on construction activities in the vicinity of any active burrow until the burrow is no longer active, as determined by a qualified Biologist. The protective buffer shall be 500 feet (or as otherwise approved by the City) around the active burrow. The protective buffer shall be flagged clearly in the field, mapped as an "Environmentally Sensitive Area," and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. During the wintering season, an active burrow may be closed following CDFW-approved procedures with permission from the City. If the wintering burrow would not be directly impacted, a protective buffer of 160 feet (or as otherwise approved by the City) shall be placed around the burrow. The protective buffer shall be flagged clearly in the field, mapped as an "Environmentally Sensitive Area," and the maps	☐

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Timing	Responsible Department	Prior to a Specific Date	Met?
		provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. The Project Applicant shall not proceed with construction until the avoidance and minimization measures have been approved by the City and all appropriate protections are in place.	
Three days prior to Grading	Planning	27) **Mitigation Measure BIO-2**: Nesting Bird Survey. To the extent possible, vegetation removal will be conducted during the non-breeding season (September 12 to January 31) in order to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the peak breeding season for nesting birds/raptors (February 1–June 30), a pre-construction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction (including demolition of structures). The nesting bird/raptor survey area will include a buffer of 100 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors. This survey can be combined with the pre-construction burrowing owl survey described in MM BIO-1. If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed. If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted, or breeding activities substantially disrupted by increased activity around the nest, the Biologist will determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 100 feet for nesting birds and 300 to 500 feet for nesting raptors. No work will be allowed within the protective buffer until nesting activity has ended, as determined by a qualified Biologist. Any protective buffers will be flagged clearly in the field, mapped as “Environmentally Sensitive Areas,” and the	☐

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General Notes, Requirements, and Conditions of Approval General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to a Specific Date	Met?
		maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. Construction can proceed within the protective buffer when the qualified Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest, or the nest has failed).	

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	28) A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained road right-of-way.	☐
Prior to Issuance of Grading Permit	Planning	29) A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans.	☐
Prior to Issuance of Grading Permit	Planning	30) All imported soils/fill shall be tested to ensure Contaminants of Concern (COC's) meet the applicable screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. The applicant/developer shall provide the following to the Planning Department for review: a. Report of testing performed. b. Documentation of the origins of the soil/fill material, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. c. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.	☐
Prior to Issuance of Grading Permit	Planning	31) **Mitigation Measure BIO-3.** Western Riverside County Regional Conservation Authority Multiple Species Habitat Conservation Plan (MSHCP) Fee. Prior to the issuance of a grading permit, the Project Applicant shall pay the MSHCP mitigation fee as directed by the City of San Jacinto based on the most current rates.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	32) **Mitigation Measure BIO-4.** MSHCP Construction Minimization Measures. The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below. Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction. Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30. Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.	☐
Prior to Issuance of Grading Permit	Planning	33) **Mitigation Measure CUL-1.** Archaeological Monitor. The Project proponent shall retain a Project Archaeologist prior to the initiation of ground-disturbing activities to monitor ground-disturbing activities occurring within native sediment (in situ material). In the event that archaeological resources are discovered at the Proposed Project Site, the handling of the discovered resources shall occur, as described below. All artifacts discovered shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop, and the Project Archaeologist shall notify the property owner and tribes identified by the NAHC as being affiliated with the area. The Project Archaeologist and Tribal Representative will analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the affiliated tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling. Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. After analysis and reporting, these artifacts shall be subjected to curation or returned to the property owner, as deemed appropriate. Once grading activities have ceased or the Project Archaeologist, in consultation with the lead agency and Tribal Representative, determines that monitoring is no longer necessary, monitoring activities can be discontinued. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. A copy of the report shall also be filed with the EIC.	

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	34) **Mitigation Measure CUL-2.** Discovery of Human Remains. All discovered human remains shall be treated with respect and dignity. California State law (California Health & Safety Code Section 7050.5) and federal law and regulations ([Archaeological Resources Protection Act 16 United States Code (USC) 470 & 43 Code of Federal Regulations (CFR) 7], [Native American Graves Protection & Repatriation Act 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1–7]) require a defined protocol if human remains are discovered in the State of California regardless of whether the remains are modern or archaeological in origin. If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	35) **Mitigation Measure GEO-1**. Paleontological Treatment Plan. In the event that potential paleontological resources are discovered during ground-disturbing activities, work will stop in that area and within 30 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include monitoring by a qualified paleontologist during construction-related ground- disturbing activities. The monitor will retain the option to reduce monitoring if it is determined that the sediments were previously disturbed. Monitoring may also be reduced if potentially fossiliferous units are not present or, if present, are determined to have a low potential to contain fossil resources. The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the mitigation.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	36) **Mitigation Measure TCR-1:** Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed.	☐
Prior to Issuance of Grading Permit	Planning	37) If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of being granted access to the site. If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.	
Prior to Issuance of Grading Permit	Planning	38) The Migratory Bird Treaty Act (MBTA) prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service. The list of migratory bird species protected by the law is primarily based on bird families and species included in the four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. The list of birds protected under the law can be found under Title 50 Part 10.13 of the Code of Federal Regulations. Additionally, California Fish and Game Code Section 3503.5 states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." California Fish and Game Code Section 3511 prohibits the taking of any bird listed as fully protected and Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.	☐
Prior to Issuance of Grading Permit	Planning	39) A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	40) The proposed site design BMPs selected for this project have been approved in concept. The project shall submit a Final Addendum WQMP including plans and details providing the elevations and slopes of the three bioretention basins and other details for the proposed structural BMPs. The Public Works Department shall review and approve the Final WQMP document, plans and details. The Public Works Department shall review and approve the Final WQMP document, plans and details.	☐
Prior to Issuance of Grading Permit	Planning	41) The development shall be subject to all provisions of City of San Jacinto Municipal Code Chapter 13.44, which establishes Urban Stormwater Runoff Management and discharge controls to improve Water Quality and comply with Federal/State Regulations and any subsequent amendments, revisions or ordinances pertaining thereto.	☐
Prior to Issuance of Grading Permit	Planning	42) A Final Water Quality Management Plan (WQMP) shall be submitted and approved, including a project description, and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The Water Quality Management Plan shall identify the structural and non-structural measures consistent with the City's adopted requirements.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	43) The developer/applicant or successor in interest shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City for coverage under the National Pollutant Discharge Elimination System General Construction Permit. **The applicant/developer shall provide documentation to the City for review.**	☐
Prior to Issuance of Grading Permit	Planning	44) The contractor shall provide a letter that agreeing to follow the City's General Plan and Noise Ordinance. In addition, the letter shall indicate the contractor shall implement the following best practices during the construction phase of the development. a. Limit construction to the daytime hours (7:00 AM to 7:00 PM) and prohibit construction on Sundays and holidays. b. At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction on days and hours, as well as telephone numbers of the City's and contractor's authorized representative that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report to the City.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		c. During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. d. During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible. e. Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas. f. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. g. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which, automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace them with human spotters in compliance with all safety requirements and laws. h. No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor. i. The City shall require the developer to require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random	

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		field inspections by applicant personnel during construction activities. j. Equipment not in use for five minutes shall be shut off. k. Equipment shall be maintained and operated such that loads are secured from rattling or banging. l. Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment. **The applicant / developer shall provide a letter from the contractor agreeing to implement this condition.**	
Prior to Issuance of Grading Permit	Building & Safety / Planning	45) The developer shall comply with the following requirements to the satisfaction of the Building & Safety Division: a. The site shall be watered on an on-going basis to control dust during construction and grading. b. There shall be regular street sweeping and clean up of adjacent streets to minimize the amount of dust put into the air from motor vehicle travel. c. Mud and dirt shall be removed from construction equipment and vehicles prior to leaving the site to ensure they do not spread dirt into the street. An energy conservation plan showing compliance with Title 24 (Building Standards) of the California Administrative Code shall also be provided.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Building & Safety / Planning	46) Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sandbags shall be used to capture and hold eroded material on the project site for future cleanup.	☐
Prior to Issuance of Grading Permit	Building & Safety / Planning	47) All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the project site during future construction activities.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Building & Safety / Planning	48) Prior to and during grading and construction, should an accidental release of a hazardous material occur, the following actions will be implemented: a. Construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; b. Any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Certified Unified Program Agency (CUPA) Site Mitigation Unit (SMU). All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that a site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.	☐
Prior to Issuance of Grading Permit	Engineering	49) The developer/property owner shall have approved grading and improvement plans, executed grading agreement as directed by the City Engineer, and posted securities.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Engineering	50) The developer/property owner shall submit the following plans and reports to the City Engineer for review and approval: a. Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. f. Traffic Signal Plan The design shall comply with, RCFCD, and City of San Jacinto, and ADA most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	☐

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Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Planning	51) The applicant shall demonstrate compliance with SCAQMD rules, Rule 201 – Permit to Construct and Rule 203 – Permit to Operate by obtaining the proper permits from SCAQMD. The applicant/developer shall provide documentation that these permits were obtained.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	52) All plans submitted shall be in substantial conformance to the approved Planned Development Permit and Tentative Tract Map. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the project.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	53) Grading and public improvements shall be installed in accordance with city standards and specifications.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	54) Building permit plans shall be substantially consistent with plans approved through this entitlement, as determined by City Planning.	☐

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Prior to Issuance of Building Permits of Phase 1	Planning	55)A Site Plan & Design Review plan shall be submitted and approved by the City. The design review shall be consistent with the Residential Development Design Regulations (Section 17.425.020) and other relevant sections of the Development Code. At a minimum it should consist of: a. A precise grading plan with the plotting of homes, setbacks from property lines, paved areas, slopes, etc.; b. Floor plans; c. Architectural elevations (in color) of all sides; d. Typical front yard landscaping; e. Entry monumentation, and parkway landscape treatments; f. Wall and Fence Plan that includes a decorative block wall around the perimeter of the project and interior fencing; and g. Common mailbox architectural treatment h. Elevations of houses facing Esplanade Avenue, Cawston Avenue, and 7th Street shall be enhanced.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	56)**Mitigation Measure HAZ-1.** Asbestos Containing Materials Survey. Prior to the disturbance of any suspect Asbestos Containing Materials (ACMs) during construction or demolition activities at the Proposed Project Site, a comprehensive survey shall be required to sample materials on-site and confirm the presence or absence of ACMs. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor shall be consulted further.	☐

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Prior to Issuance of Building Permits of Phase 1	Planning	57) **Mitigation Measure HAZ-2.** Methane Testing. Prior to the issuance of building permits, methane testing shall be conducted by a licensed engineer, geologist, or registered environmental assessor, and as necessary, shall include measures to reduce concentrations of methane to an acceptable level.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	58) The developer/applicant or successor in interest shall record a "Water Quality Management Plan and Urban Runoff BMP Transfer Access and Maintenance Agreement," to provide public notice of the requirement to implement the approved Final project-specific WQMP and the maintenance requirements associated with the WQMP. The developer/applicant or successor in interest shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit: Field verification that structural Site Design, Source Control, and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP). City WQMP Inspector will be notified for required inspections during construction.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	59) Submit a detailed landscape and irrigation plan for review and approval. The landscape plans shall be prepared by a licensed landscape architect in conformance with Chapter 17.325 – Water Efficient Landscape and Irrigation and Section 17.325.060 – Landscape and Irrigation Submittal Package Requirements of the Development Code and the City Landscape Design Guidelines for review and approval by the City Landscape Architect. Plans should be submitted at least 30 days prior to the expected date of permit issuance. The Landscape and Irrigation Submittal Package shall include: a. A completed application packet provided by the City; b. The Water Efficient Landscape Worksheet, including the MAWA	☐

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		and ETWU; Note the ETo rate for San Jacinto is 56.8 per State guidelines. c. The soils management report; d. The landscape design plan; e. The irrigation design plan; f. The grading plan.	
Prior to Issuance of Building Permits of Phase 1	Planning	60) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐
Prior to Issuance of Building Permits of Phase 1	Building & Safety	61) The contract with demolition and construction contractors shall include the requirement that all materials that can be recycled shall be salvaged and recycled. This includes, but is not limited to, wood, metals, concrete, road base, and asphalt. The developer shall submit a recycling plan to the City for review and approval prior to the start of demolition/construction activities to accomplish this objective.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	62) Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference	☐

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Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	63) Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	64) Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	65) Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3 as amended. **Will Serve Letters from the responsible water purveyor are required prior to a map recordation.**	☐

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Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	66) Fire Protection Water Supplies/Hydrants – The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided as spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	67) Tract Water Plans – If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	68) Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not	☐

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		exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.	
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	69) Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.	☐

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Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	70) Secondary Access - Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access shall be required by the Fire Department. Secondary access fire apparatus access roads shall provide independent egress/access for the area, as approved by the Fire Department. Secondary access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	71) Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Engineering	72) The developer/property owner shall submit to Building and Safety a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.	

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Timing	Responsible Department	Prior to Acceptance of Public Improvements (Phase 1 and 2)	Met?
Prior to Acceptance of Public Improvements	Special Districts	73) Developer will ensure that funds are available for maintenance, in the event that improvements are completed, and ready for City takeover, PRIOR to levy collection. a. The first installment of collected assessments is paid to the City in January of each year. In the event that takeover is requested before the first installment is paid to the City, the Developer will either: i. Pay an advancement of funds for the months included from takeover to collection (amount to be set by cost estimate at annexation) OR ii. Continue to maintain improvements until City has acquired enough funds to sustain maintenance or until first assessment installment is received, whichever is first.	☐
Prior to Acceptance of Public Improvements	Special Districts	74) Upon acceptance and City take-over, developer will ensure that a minimum of one-year warranty is in place for landscape, irrigation, and basin integrity, inclusive pumps and mechanical equipment used for the maintenance of the improvements taken over.	☐
Prior to Acceptance of Public Improvements	Special Districts	75) Parks and associated facilities shall be inspected by a Certified Access Specialist through the Division of the State Architect ensuring compliance with applicable state and federal construction-related accessibility standards. A copy of the disability access inspection certificate and the CASp inspection report shall be provided to the City. Any accessibility barriers documented will need to be remedied prior to acceptance of the park by the City	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	76) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: The signed Landscape Certificate of Completion pursuant to Section 17.325.070– Certificate of Completion of the Development Code; The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code. Pursuant to Section 17.325.150 – Maintenance of the Development Code, all installed landscaping and irrigation systems shall be continually maintained. Maintenance shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems, and integrated architectural features.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	77) The subdivider shall pay a fee for neighborhood and community park and recreation purposes according to the standards and formula contained in Title 16 – Subdivision Code, as applicable to each phase contemplated by the a final map.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	78) The developer shall pay all required Development Impact Fees (DIF) for parkland acquisition, parkland development, and park facilities in effect on the Vesting Date prior to the issuance of a certificate of occupancy or final inspection.at the time of permit issuance for each home. Upon the City's acceptance of the completed parks, the developer will receive a refund of the applicable fees pursuant to Title 16 of the Municipal Code. The amount of the refund shall not exceed the actual cost of the parkland acquisition, parkland development, and park facilities, nor shall it exceed the amount of the fees initially paid. No cross-category credit or refund shall be provided. The developer must provide documentation to the City demonstrating that the refunds do not exceed the actual costs incurred.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Building & Safety	79) The City has adopted Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF) program. This Project shall be subject to payment of these fees prior certificate of occupancy unless exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect upon the issuance of a certificate of occupancy or final inspection.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Building & Safety	80) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	81) The following items need to be approved: a. Approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans	☐

Attachment: Conditions of Approval (Chacon Farms (PROJ23-0029))

General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
		d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. The design shall comply with, RCFCD and City of San Jacinto most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	82) Construct all interior streets within Phase 1. Interior Streets shall be private with a full width of 52 feet to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10), curb and gutter at 18 feet on both sides of centerline, an 8-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire access at all times. Street parking shall be restricted to one side of the street.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	83) Construct Street "A" from 7th Street to the southern edge of Street L. Street A shall be private with a full width of 56 feet improved to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10) , curb and gutter at 18 feet on both sides of centerline, a 10-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire at all times. Street parking shall be restricted to one side of the street.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	84) Construct Street "K" from Cawston Avenue to the western edge of Street "A". Street K shall be private with a full width of 80 feet improved to provide for 40 feet asphalt paving (using TI of 5.5 and PG 64-10) , curb and gutter at 20 feet on both sides of centerline, a 20-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	85) Seventh Street shall be improved to provide for a 50-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter 32 feet south of centerline, a Class II: Buffered Bike Lane per the City of San Jacinto Trails Master Plan, and an 18-foot wide parkway consisting of landscaping, a 6-foot sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	86) Cawston Avenue shall be improved to provide for a 50-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter 32 feet west of centerline, a Class II: Buffered Bike Lane per the City of San Jacinto Trails Master Plan, and an 18-foot wide parkway consisting of landscaping, a 6-foot sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	87) This Property is located in the San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees applicable to each phase shall be paid to the City of San Jacinto prior to certificate of occupancy of the 1st building permit for the phase, and that the property owner shall pay the fee required at the rate in effect at the upon the issuance of a certificate of occupancy or final inspection	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	88) All residential driveways shall be constructed per County of Riverside Standard No. 207.	☐

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	89) All sidewalks shall comply with Riverside County Standard 401.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	90) Curb ramps shall include truncated domes per Riverside County Standard 403.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	91) The detention basin on Lot "A" is proposed to be maintained by the City. The basin shall be constructed per City of San Jacinto and Riverside County Flood Control and Water Conservation District (RCFCD) standards and design guidelines. To dewater the basin, a sump pump and force main is required. The developer purposes to pump nuisance flows to a bubble-up structure in the Seventh Street right-of-way just west of Anza Trail. From there, the storm water would flow through the gutter to a catch basin at Serrano Street where it would be collected and discharged into a detention basin constructed with the Esplanade Specific Plan. The entire system, including the Esplanade Specific Plan basin, must be accepted by the City for maintenance prior to the issuance of the 1st occupancy permit for this development.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	92) The developer shall provide water and sewer services to each lot in accordance with the requirements of the appropriate utility purveyor. This development is within the City of San Jacinto sewer service area, and the EMWD water service area. Water and sewer improvements shall be designed and installed per EMWD Standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	93) Existing power poles with cables 66kV and under along the alley shall be removed and cables undergrounded. Poles with cables over 66kV shall be relocated as necessary, but other utilities on the pole must be undergrounded. Provide an undergrounding of utilities study by a utility consultant/electrical engineer analyzing and determining the extent of conformance.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	94) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	95) Development must comply with Storm Water Basin & Pump Specifications and Standards. Privately maintained storm water and water quality systems will be required to submit an Irrevocable Offer of Dedication for the basin lot.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	96) Development must comply with Landscape and Irrigation Design Guidelines.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	97) Landscape improvements shall include irrigation meters and backflow devices with tampering preventive cage, exclusive for right- of-way landscaping. Right-of-way landscaping must be divided from private property by form or mow-curb or other approved materials.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	98) Landscape areas in the right-of-way shall include an independent irrigation control system, with separate electric meter, exclusive for right-of-way landscaping. Cal-Sense version approved by the Public Utilities Superintendent is required for City maintained irrigation areas. (Must be operational and certified by Cal-Sense).	☐

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General Notes, Requirements, and Conditions of Approval General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	99)All Phase 1 Conditions of Approval Prior to Occupancy Conditions are required to be completed.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	100) All required infrastructure including, streets, basins and landscape setbacks, shall be complete to the satisfaction of the Planning Division and the City Engineer.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	101) The applicant shall submit a revised plot plan that clearly illustrates all required setbacks measured from the property lines. a. The minimum setback from the property line to the garage shall be no less than twenty (20) feet. b. The applicant shall identify rear elevations that face the public right-of-way and show how they will be architecturally enhanced.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	102) A Site Plan & Design Review plan shall be submitted and approved by the City. The design review shall be consistent with the Residential Development Design Regulations (Section 17.425.020) and other relevant sections of the Development Code. At a minimum it should consist of: a. A precise grading plan with the plotting of homes, setbacks from property lines, paved areas, slopes, etc.; b. Floor plans;	☐

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Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
		c. Architectural elevations (in color) of all sides; d. Typical front yard landscaping; e. Entry monumentation, and parkway landscape treatments; f. Wall and Fence Plan that includes a decorative block wall around the perimeter of the project and interior fencing; and g. Common mailbox architectural treatment h. Elevations of houses facing Esplanade Avenue, Cawston Avenue, and 7th Street shall be enhanced.	

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Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	103) Submit a detailed landscape and irrigation plan for review and approval. The landscape plans shall be prepared by a licensed landscape architect in conformance with Chapter 17.325 – Water Efficient Landscape and Irrigation and Section 17.325.060 – Landscape and Irrigation Submittal Package Requirements of the Development Code and the City Landscape Design Guidelines for review and approval by the City Landscape Architect. Plans should be submitted at least 30 days prior to the expected date of permit issuance. The Landscape and Irrigation Submittal Package shall include: a. A completed application packet provided by the City; b. The Water Efficient Landscape Worksheet, including the MAWA and ETWU; Note the ETo rate for San Jacinto is 56.8 per State guidelines. c. The soils management report; d. The landscape design plan; e. The irrigation design plan; f. The grading plan.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	104) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐

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Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	105) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Planning	106) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: • The signed Landscape Certificate of Completion pursuant to Section 17.325.070– Certificate of Completion of the Development Code; • The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; • The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and • The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code. Pursuant to Section 17.325.150 – Maintenance of the Development Code, all installed landscaping and irrigation systems shall be continually maintained. Maintenance shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems, and integrated architectural features.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Planning	107) The developer shall pay all required Development Impact Fees (DIF) for parkland acquisition, parkland development, and park facilities in effect on the Vesting Date prior to the issuance of a certificate of occupancy or final inspection.at the time of permit issuance for each home. Upon the City's acceptance of the completed parks, the developer will receive a refund of the applicable fees pursuant to Title 16 of the Municipal Code. The amount of the refund shall not exceed the actual cost of the parkland acquisition, parkland development, and park facilities, nor shall it exceed the amount of the fees initially paid. No cross-category credit or refund shall be provided. The developer must provide documentation to the City demonstrating that the refunds do not exceed the actual costs incurred.	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Building & Safety	108) The City has adopted Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF) program. This Project shall be subject to payment of these fees prior certificate of occupancy unless exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect upon the issuance of a certificate of occupancy or final inspection.	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Building & Safety	109) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	110) Construct all interior streets within Phase 2. Interior Streets shall be private with a full width of 52 feet to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10), curb and gutter at 18 feet on both sides of centerline, an 8-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire access at all times. Street parking shall be restricted to one side of the street.	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	111) Esplanade shall be improved to provide for a 73-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.5 and PG 70-10), 8-inch curb and gutter 38 feet north of centerline, a Class I: Multi-Use Path per the City of San Jacinto Trails Master Plan, and an 35-foot wide parkway consisting of landscaping, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. As part of the CIP program, the City is planning to widen Esplanade Avenue from Warren Road to Sanderson Avenue in 2026 and will include traffic signals at the intersections of Cawston Avenue and Sanderson Avenue, with two more lanes and a sidewalk. Streetlights will not be constructed as part of these improvements. The developer shall coordinate with the City on the installation of improvements. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	112) The developer shall provide water and sewer services to each lot in accordance with the requirements of the appropriate utility purveyor. This development is within the City of San Jacinto sewer service area, and the EMWD water service area. Water and sewer improvements shall be designed and installed per EMWD Standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	113) Existing power poles with cables 66kV and under along the alley shall be removed and cables undergrounded. Poles with cables over 66kV shall be relocated as necessary, but other utilities on the pole must be undergrounded. Provide an undergrounding of utilities study by a utility consultant/electrical engineer analyzing and determining the extent of conformance.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	114) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	115) A traffic signal shall be installed at the intersection of Cawston Avenue and Cottonwood Avenue. The intersection shall be improved to accommodate the required vehicular travel lanes and pedestrian crossings as recommended by the project's traffic engineer and as directed by the City Engineer.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	116) The following items need to be approved: a. approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. The design shall comply with, RCFCD and City of San Jacinto most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	☐

Timing	Responsible Department	Operational	Met?
Operational	Planning	117) The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.	☐
Operational	Planning	118) All landscaped areas shall be maintained in a thriving condition free of weeds, trash, and debris.	☐

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General Notes, Requirements, and Conditions of Approval
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Timing	Responsible Department	Operational	Met?
Ongoing	Planning	119) The erection (including excavation), demolition, alteration or repair of any building shall occur between the hours of seven a.m. and seven p.m. on weekdays and Saturdays, and between nine a.m. and six p.m. on Sundays and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature. All construction equipment shall be muffled and/or surrounded by noise attenuating barriers.	☐
Ongoing	Planning	120) Mitigation Measure BIO-4. MSHCP Construction Minimization Measures. The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below. Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction. Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat	☐

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Timing	Responsible Department	Operational	Met?
		clearing will be avoided during species active breeding season defined as March 1 to June 30. Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.	

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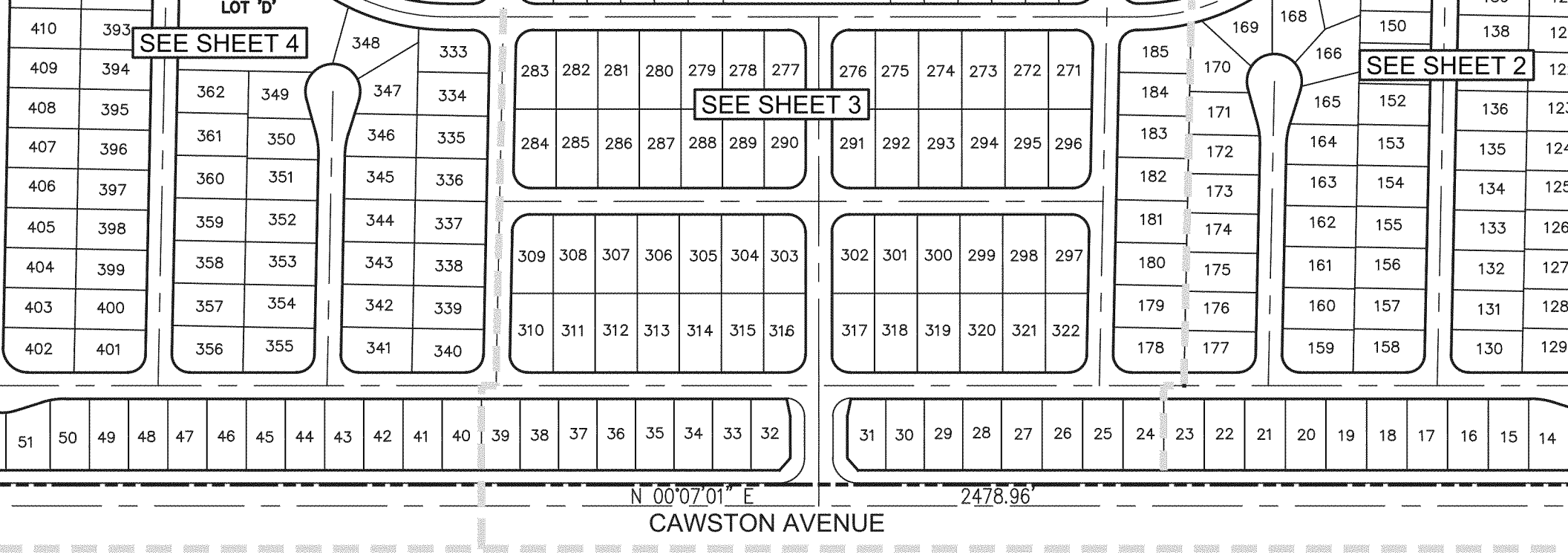

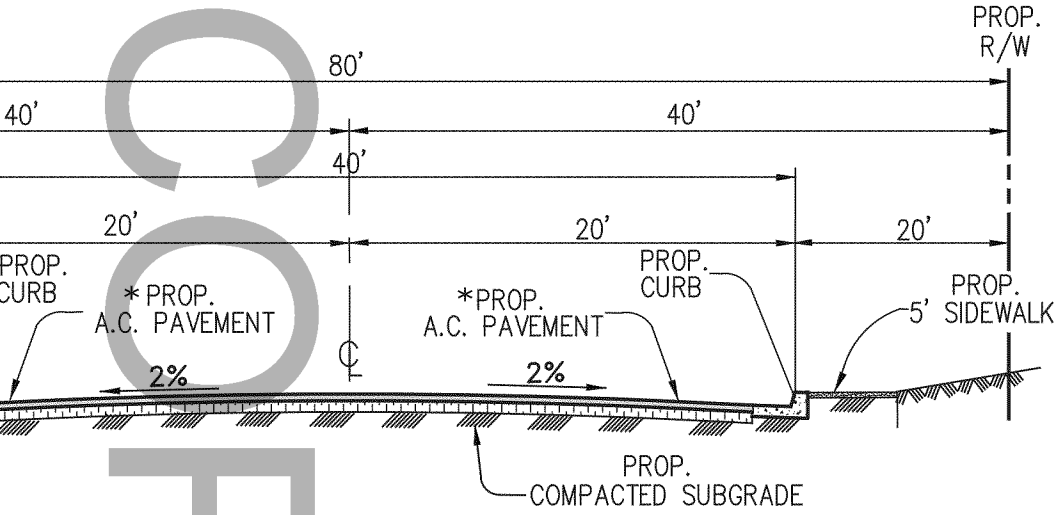

TYPICAL STREET SECTION
RANCE ROADS - STREET 'K'/MODIFIED LOCAL
PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

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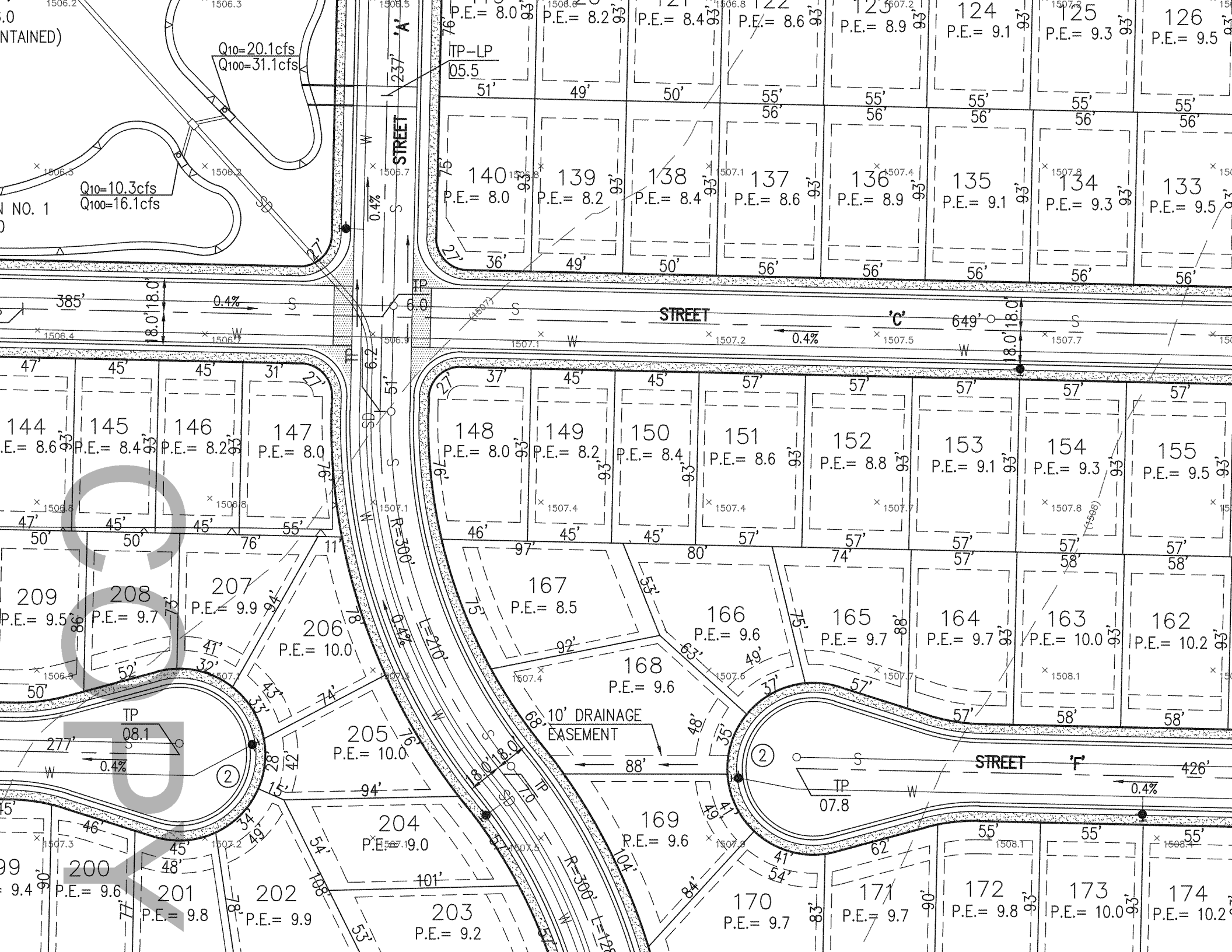
EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACRO THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SA RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SA DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCO IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREI DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HO THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WA FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SA JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACINT RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS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STREET 'C'
STREET 'F'
TP-LP 05.5
TP 08.1
TP 07.8
10' DRAINAGE EASEMENT
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L=210'
R=300' L=126'
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138 P.E.= 8.4
137 P.E.= 8.6
136 P.E.= 8.9
135 P.E.= 9.1
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201 P.E.= 9.8
200 P.E.= 9.6
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166 P.E.= 9.6
165 P.E.= 9.7
164 P.E.= 9.7
163 P.E.= 10.0
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168 P.E.= 9.6
169 P.E.= 9.6
170 P.E.= 9.7
171 P.E.= 9.7
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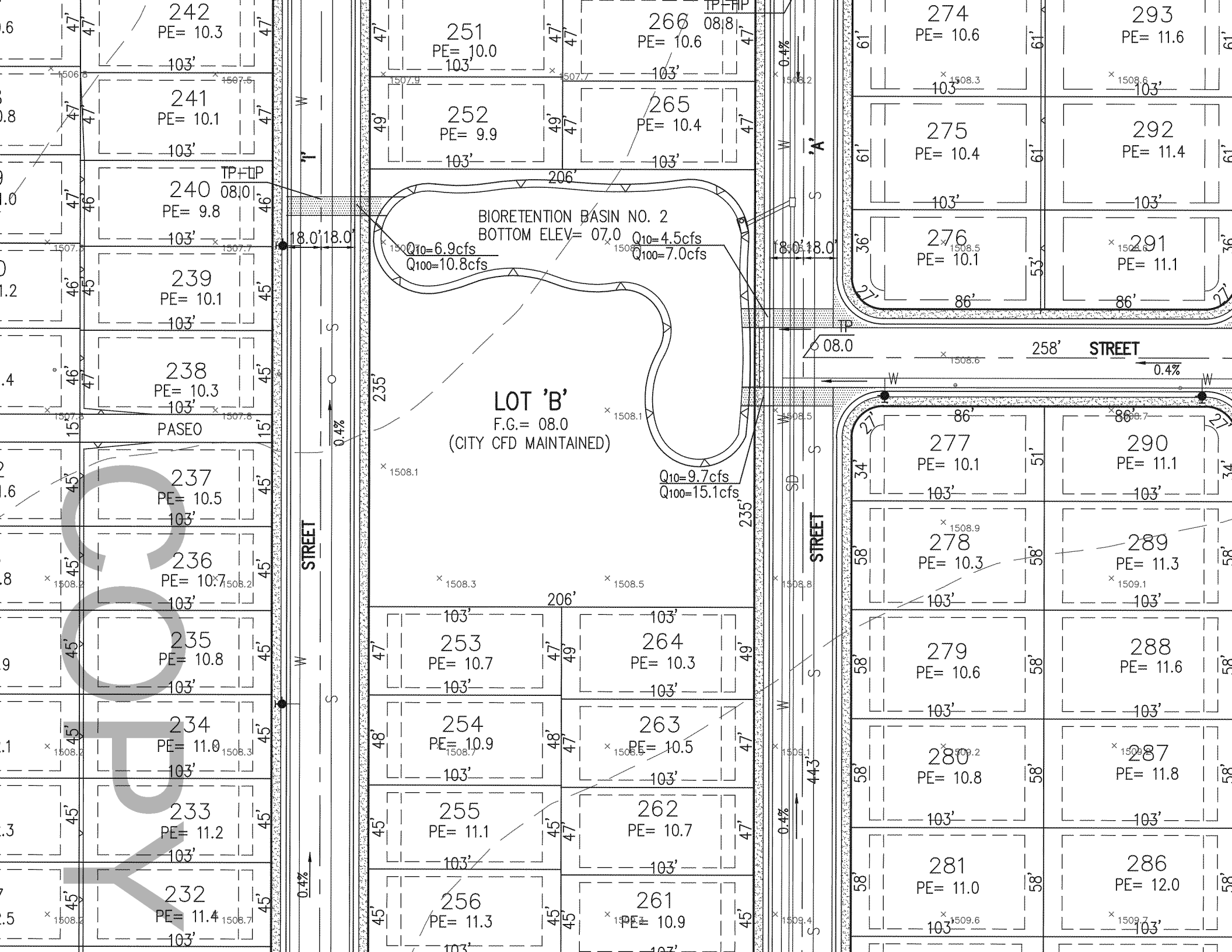
277'
426'
0.4%
18.0'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Q10=9.7cfs
Q100=15.1cfs
LOT 'B'
F.G.= 08.0
(CITY CFD MAINTAINED)
PASEO
STREET
STREET
258' STREET
'I'
'A'
206'
235'
443'
TP+HP 08.0
TP 08.0
242 PE= 10.3
241 PE= 10.1
240 PE= 9.8
239 PE= 10.1
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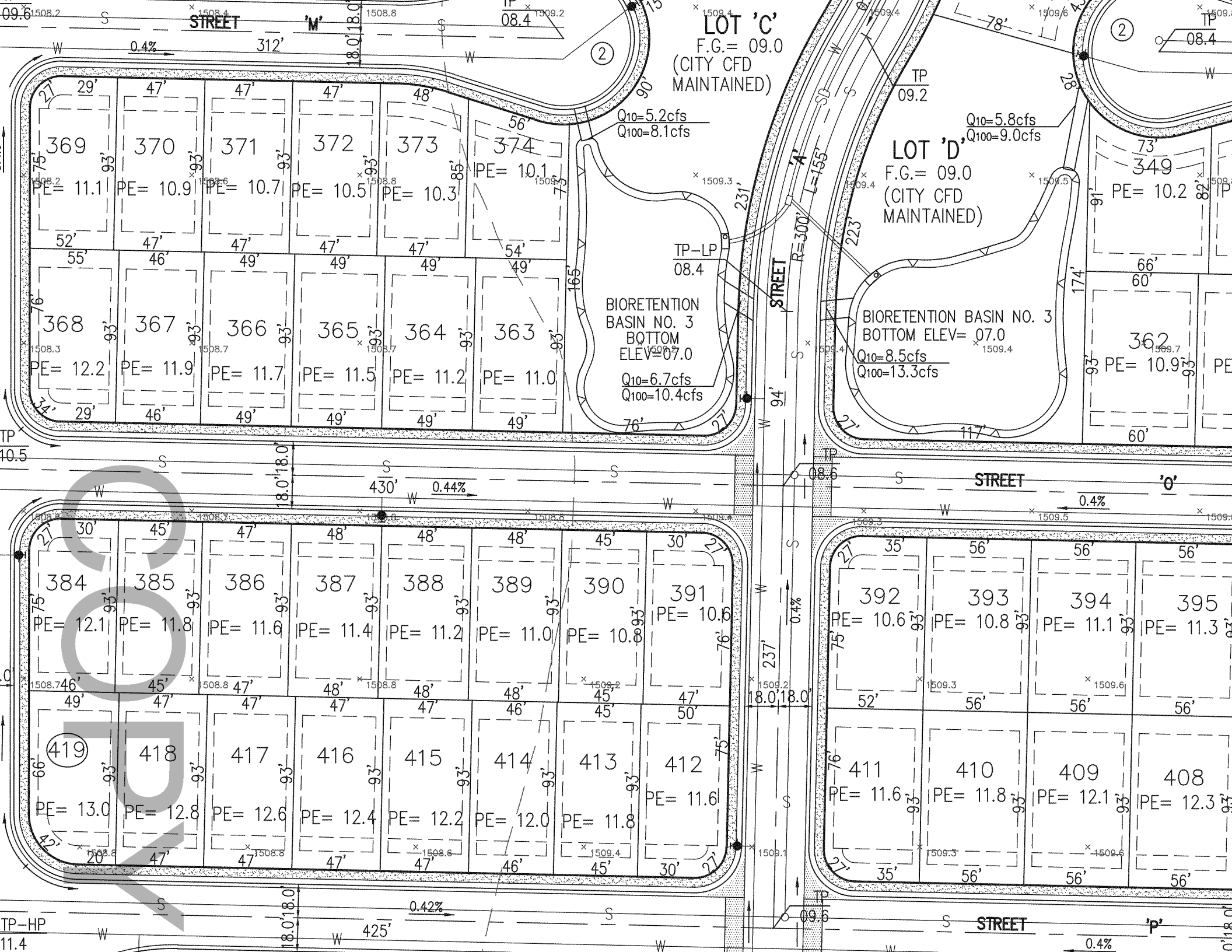
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COPY

Planned Development Permit

Chacon Farms

Tentative Tract Map No. 39076

Prepared for:

City of San Jacinto
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San Jacinto, CA 92583
951.487.7330
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Project Proponent:

Ramona Dairy, LLC
(Applicant: Brian Taylor)
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Prepared by:

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Laguna Beach, CA 92651
949-339-1977
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In Consultation With:

BMLA - *Landscape Architecture*
Blaine A. Womer - *Civil Engineering*
Taylor & Clark Consulting – *Planning Consultant*

November 21, 2025

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Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

OVERVIEW

1. **Project Title:** Chacon Farms, TTM 39076
2. **Project Location:** The Project site is in the City of San Jacinto, County of Riverside, California. The site is located off Cawston Ave and between W. 7th St. and W. Esplanade Ave.
3. **Project Sponsor's Name and Address**: Ramona Dairy, LLC, 2451 Ramona Expressway, San Jacinto, CA 92582
4. **Current Zoning & General Plan Designation**: RR (Rural Residential) & VLDR (Very Low Density Residential)
5. **Proposed Zoning & General Plan Designation:** Residential, Low Density (RL), pursuant to the Zoning Map (San Jacinto 2012). Low Density Residential (LDR) (2.0 to 7.0 Dwelling Units per Acre), pursuant to the General Plan Land Use Policy Map (San Jacinto 2022).
6. **Proposed Project:** Ramona Dairy, LLC ("Applicant") proposes to develop approximately 75.70 acres of vacant land with up to 419 detached single-family homes and associated infrastructure and amenities to serve the residential community ("Project"). The development would include the construction of homes, four expansive active parks and amenities that will feature, pickle ball, shade structures, picnic tables, BBQs, and multiple play structures. Four water quality/stormwater detention basins, internal streets and sidewalks, bike lanes, landscaping, signage, and utility improvements to serve the site. Offsite improvements include street and sidewalk connections along the frontage of W. 7th St., Cawston Ave., and W. Esplanade Ave.

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Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

PLANNED DEVELOPMENT PERMIT PROCEDURAL GUIDELINES

1. All development within the PDP shall comply with the requirements and standards set forth in this document. In some cases, this PDP provides direct references to the City of San Jacinto Development Code, and where this PDP is silent, the City of San Jacinto Development Code will provide additional guidance. Where a conflict exists between standards contained herein and those found in the City of San Jacinto Development Code, the standards in this document shall apply.

2. The Director shall require the posting of cash, a savings and loan certificate, or a performance bond issued by a corporate surety company, in an amount to be determined by the City Engineer, in compliance with Section 17.660.070 (Performance Guarantees), to cover the costs of the public improvements adjacent to the proposed development before the issuance of the Building Permit for the first phase of construction.

3. The Development Schedule is anticipated as follows:
    a. Final Engineering: Complete March 2026
    b. Grading Start: April 2026
    c. Home Construction Start: January 2027
    d. Final Closing: May 2031

4. All modifications to PDP must follow City of San Jacinto Develop Code, Section 17.620.070 – Planned Development Permit Amendment.

5. All development timing/scheduling shall be in tandem with Tentative Tract Map 39076 and shall not supersede Planning Commission Approvals.

    a. The development schedule for a Planned Development Permit shall indicate the approximate time period, after the Planned Development Permit becomes effective, when construction of the project can be expected to begin, the anticipated rate of development, and the anticipated completion date. If approved by the Commission, shall become a part of the Planned Development Permit and shall be adhered to by the owner of the property and the owner's successor(s)-in-interest.

    b. "NOTE: The Director shall require the posting of cash, a savings and loan certificate, or a performance bond issued by a corporate surety company, in an amount to be determined by the City Engineer, in compliance with Section 17.660.070 (Performance Guarantees), to cover the costs of the public improvements adjacent to the proposed development before the issuance of the Building Permit for the first phase of construction."

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

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c. The developer shall construct all amenities shown and landscape all open spaces within each phase as it is completed, and before occupancy of any structure located within each phase of the development."

6. Landscaping Open Space Timing:
   a. Lot A & Lot B shall be completed with Phase 1, please see Exhibit D Phasing Plan.
   b. Lot D shall be completed with Phase 3, please see Exhibit D Phasing Plan.
   c. Lot C shall be completed with Phase 4, please see Exhibit D Phasing Plan.

7. Landscape Guideline:
   a. a. "The landscape guidelines and proposed landscape plans provided herein are additional guiding principles to ensure compatibility within the development, with surrounding areas and Citywide guidelines. However, all landscaping must abide by the City of San Jacinto's Water Efficient Landscape and Irrigation Standards found in Chapter 17.325 at minimum, and wherever these guidelines are silent, the Citywide Landscape Guidelines will provide additional guidance. Proposed plant species cannot be listed on the California Invasive Plant Council (CAL-IPC) Invasive Species Inventory or the Multiple Species Habitat Conservation Plan (MSHCP) Invasive Plant List."

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PROJECT ATTRIBUTES & JUSTIFICATION FOR DENSITY INCENTIVE AND PLANNED DEVELOPMENT PERMIT

The Project has been a collaborative effort with City staff to design a high-quality residential community with modified standards and density incentives to help address the regions need for attainable homes and the critical housing shortage in California. The project conforms to the City's General Plan and Zoning Designation, but requires slight modifications to Development Code Standards.

As part of the coordination local issues and constraints were improved:

- **Issue:** Pedestrian connectivity.
  Improvement: Installation of sidewalks connecting 7th St and Esplanade Ave.

- **Issue:** Increased park and open space above typical Development Code Standards
  Improvement: Provide spaces for event programing, including multiple parks, pickle ball, shade structures, BBQs, picnic tables, and open space.

Findings:

- **Finding:** Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan.
  - **Justification:** The proposed Master Planned Residential Community provides a total of 419 residential units with a variety of single-family options to accommodate buyers of diverse incomes. It provides a variety of housing styles, layouts, and other characteristics that may be suited to the growing population of San Jacinto. The Proposed Project's contribution to housing needs of the local workforce will cut commute times and improve air quality. Chacon Farms' addition of 419 residential units to San Jacinto's housing supply, will increase the City's housing capacity and will contribute to the accommodation of the City's unmet RHNA. Lots sizes will range from 4,500 square feet to 8,622 square feet.

- **Finding:** Ensure compatibility of property uses within the zone and general neighborhood of the proposed development.
- **Finding:** The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection; and
  - **Justification:** The Proposed Project Site is surrounded by existing residential and agricultural uses. Directly to the north, northeast, and northwest across West 7th Street and to the east across Cawston Avenue North, are existing Single-Family Residential uses. To the west, is the Esplanade Specific Plan which will include 56.7 acres of mixed-use development and 130.7 acres of single-family residential development to provide 686 single-family homes. Directly south, and across West Esplanade Avenue are agricultural uses which are located within the Jurisdiction

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

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of the City of Hemet. The Proposed Project will enhance the rural character, and active-lifestyle culture of the City of San Jacinto and bordering City of Hemet. Chacon Farms seeks to maintain its rural, agricultural legacy. A "farm feel" will be maintained through the use of farmhouse, craftsman and prairie architectural styles throughout the community. Architectural details will serve to reinforce the broader community design theme and work together within their broader context, thereby creating compatibility with neighboring properties and developments. Additionally, street and park names and other development details will be chosen in consistency with the Site's farm community heritage.

- **Finding:** The proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities [e.g., additional public art], LEED or other "green" related standards, etc.) than might otherwise occur from more typical development applications;
    - **Justification:** Chacon Farms will create a unique sense of place through maintaining a "farm feel" that reinforces its agricultural legacy. Architecture of homes and other structures within residential areas and Community Parks will be consistent with the community's proposed agricultural theme. Architecture will be built in farmhouse, craftsman, and prairie styles, using quality materials such as stucco, brick, and stone, that convey a sense of permanence. A diverse set of colors will be incorporated, without deviating from the context of the broader community style or the context of each individual street. These design choices will enhance the visual attraction of the Chacon Farms community. Additionally, Community Parks featuring amenities that provide opportunity for recreation and interaction between residents will contribute to the active and social lifestyle that the proposed Community aims to promote.

- **Finding:** Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;
    - **Justification:** The proposed Master Planned Residential Community substantially conforms with the General Plan and public health and public safety, as it will provide a planned layout that incorporates pedestrian safety and encourages physical activity and wellbeing. Four Community Parks, connected by a network of paths will provide numerous social and recreational opportunities for each resident.

- **Finding:** Proper on-site traffic circulation (e.g., pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zones, Allowable

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Land Uses, and Zone Specific Standards);

- **Justification:** The Proposed Project's inter-connected network of thoroughfares contributes to a balanced and efficient pattern, as it will disperse traffic and provide easy access to a variety of open spaces and centers of activity within the neighborhood. Residents will have access to the Class I Multi-Use Path along Esplanade Avenue. These thoroughfares will also contribute to public services by increasing emergency response accessibility.

- **Finding:** The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;
  - **Justification:** The Project Site consists of three parcels with approximately 75.70 acres of total lot area and is located west of Cawston Avenue North, northeast of Warren Road, north of West Esplanade Avenue, and south of West Seventh Street. The site is surrounded by a mixture of residential and agricultural uses. Regional access to the vicinity is provided by State Route (SR) 74, approximately 3.9 miles south of the Project Site and SR 79, approximately 5.5 miles northeast of the site.

- **Finding:** Adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare;
  - **Justification:** The Project Site is approximately 0.6 miles (a 12-minute walk), from the Riverside Transit Agency (RTA) Go Micro service zone. Go Micro is RTA's on-demand public transit service available within the Hemet-San Jacinto micro transit zone. Shared rides can be booked via the Go Micro app at user convenience, rather than relying on a predetermined bus schedule. Go Micro minibuses directly pick up and drop off passengers at desired locations, at desired times (provided both locations are within the micro transit zone and that the trip does not begin and end at route 44 bus stops). The Project Site is surrounded by W. 7th Street to the north, Cawston Avenue N. to the east, and W. Esplanade Avenue to the South. All surrounding streets will meet the City's standards based on the classifications shown in the Circulation Master Plan. Further, the Site is designed with an interconnected network of thoroughfares which helps to disperse traffic.

- **Finding:** The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use;
  - **Justification:** The site location and design are consistent with the nearby residential uses. The project site is surrounded by existing single-family residential directly to the north, northeast, and northwest across West Seventh Street. The Chacon Farms development will add 419 Single Family Homes within the 75.70 acre site. The location of the site provides pedestrian proximity to community features and amenities such as Catalpa Park (0.3 miles), Tahquitz High School (0.7 miles), Megan Cope Elementary School (0.7 miles), Rancho Viejo Middle School (0.9 miles) and Cawston Elementary School (1.3 miles).

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Proposed Community Benefits and Attributes:

- Enhanced Open Space and Architecture Guidelines.
- Located nearby Tahquitz High School
- Strong compatibility with existing surrounding uses
- Meets or exceeds current solar energy and T-24 requirements
- 146,361.60 square feet of new parks for residents.
- New street improvements along Esplanade Avenue, Cawston Avenue, and 7th Street.
- New perimeter landscaping and street trees along Esplanade Avenue, Cawston Avenue, and 7th Street.
- New perimeter sidewalk and trails along Esplanade Avenue, Cawston Avenue, and 7th Street.

The Project has been a collaborative effort with City staff to design a high-quality residential community with modified standards and density incentives to help address the regions need for attainable homes and the critical housing shortage in California.

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SITE PLANNING AND DESIGN

Quality residential subdivisions function as neighborhoods, encourage social interaction, promote healthful activities, and incorporate best practices in sustainable development planning. This section provides development standards for the planning and design of homes within the project to accomplish these goals and provide for a visually appealing, pedestrian friendly neighborhood environment.

1. Development Standards

Residential development within the Chacon Farms community shall comply with the development standards listed below:

Table 1

Lot Requirements	
Lot Area (minimum):	3,717 square feet
Lot Width (minimum):	45 feet
Lot Width Corner (minimum):	25 feet
Lot Depth (minimum):	60 feet
Lot Coverage – Structure (maximum):	60%
Lot Coverage – Impervious (maximum):	70%

Setbacks	
Front (minimum):	10 feet
Front Garage (minimum):	20 feet
Side Yard (minimum):	4 feet
Side Yard Corner (minimum):	5 feet
Rear (minimum):	10 feet
Rear with Slope (minimum):	10 feet

Buildings	
Height of Buildings (maximum):	35 feet
Size of Buildings (maximum):	4,500 square feet
Number of Stories (maximum):	Two Stories
Allowed Percentage of Units at Two Stories:	100%
FAR (maximum):	2:1

2. Plotting Guidelines

The Chacon Farms community provides for a range of home sizes, home styles and floor plans. Exhibit C Tentative Tract Map shows the overall design of the Chacon Farms community with

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the building envelopes plotted. The Chacon Farms community is comprised of a single neighborhood with a minimum lot size of 3,717 sf. See Exhibit E for Plotting Exhibit. Plotting will be finalized during the City's Design Review approval process, which includes plotting of each lot to ensure setback requirements are achieved.

Single family homes within Chacon Farms shall creatively use "architecture forward" designs, landscaping, and other innovative neighborhood design techniques to create a visually interesting street scene and identifiable neighborhood character. To encourage a diverse and visually interesting street scene, the neighborhood within the Chacon Farms community shall comply with the following guidelines:

1. A minimum of three (3) architectural elevations and three (3) floor plans are required for the community.
2. The same elevation style shall not be plotted next to itself or directly across the street.
3. All setbacks shall meet the minimum requirement listed in Table 1.

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ARCHITECTURAL DESIGN GUIDELINES

These Architectural Design Guidelines convey the Chacon Farms community's architectural design theme. It is not the intent of these Guidelines to mandate that all the identified design components and elements described herein be incorporated into the actual building designs. Rather, these Guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

1. Design Principles

While these Architectural Design Guidelines do not expressly limit architectural styles, the styles employed in Chacon Farms should be complementary and compatible with the styles described in this document. The defining features of the selected architectural styles must be consistently implemented across the community to visually identify and differentiate each style. These Guidelines allow for both traditional/historical styles and contemporary interpretations of these styles, provided that the style's defining features can be visually identified, consistently applied, and differentiated from the character defining features of other styles implemented in the community.

The selection of architectural styles should be compatible with the massing of their floor plans; as such, a certain style should not be forced onto every floor plan if it is not compatible. By emphasizing the use of distinct and identifiable styles, these guidelines discourage monotony. Street scenes shall incorporate multiple architectural styles and should be divers as to form, massing, features, windows, front doors, materials, and colors.

2. Form and Massing

Building mass and scale are two primary design components that affect how a building is perceived. The created use of design articulation of the building's visible facades, variation of rooflines, balance of roof forms, and changes in vertical and horizontal plans reduces the perceived mass of a building.

3. Roofs

The roofline is a dominant visual element of a home. A roof's composition should allow for a clean interface with the building and the building façade. A roof's form and composition should reflect the appropriate roof pitch, characteristics, and materials that are consistent with and true to the selected architectural style and shall also not be overbearing nor give the appearance of being disjointed.

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I. Rooflines of adjacent homes shall vary to create a variety of silhouettes and ridge heights.
II. Roof pitches and colors shall vary from one house to the next, when appropriate for the architectural styles.
III. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style.
IV. Roofing Materials shall be non-combustible.
V. Solar panels should be integrated into the roof design as an unobstructive element.

4. Garage Location and Design

To achieve attractive street scenes throughout the Chacon Farms community, particular attention must be given to the design and placement of garages.

I. Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
II. Window shall be incorporated into the garage door design. Garage door window styles shall correspond to the window forms of the house.
III. Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, can be incorporated into the garage design to reduce building mass and scale and create a visually interesting street scene, when appropriate for the selected architectural style.
IV. Landscaping can be introduced to soften the visual impact of the garage door and accent the garage facade.

5. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design.

I. Front door details shall be consistent with the architectural style.
II. Feature window shapes shall be consistent with the architectural style.
III. Accent shutters are not required; however, when used, shutter size shall be proportional to the window and shall reflect the architectural style.
IV. Window trim details used on the front elevation shall be applied to the sides and rear of the house for continuity.
V. Windows and/or doors with silver or gold frames or reflective glass are prohibited.

6. Building Materials and Colors

A complementary mixture of colors, textures, and building materials is encouraged throughout the Chacon Farms community. Building material and color selection are integral components in

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

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the definition of a specific architectural style and provide a varied streetscape design. Material breaks, transitions and termination should produce complementary and clear definition of separation while maintaining a prescribed color and material palette. A variety of exterior accent materials should be used as an integral feature in home construction to convey the selected architectural styles.

I. Color schemes shall be simple, tasteful, and consistent with architectural styles.
II. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. This avoids a monotonous appearance of multiple buildings of the same colors and tones.

7. Enhanced Elevations

Rear elevations facing the public right of way should be architecturally enhanced with balconies, verandas, patio covers, window boxes or similar features.

8. Site Lighting

Lighting standards throughout Chacon Farms shall be similar in style, color and materials, embracing a natural and minimal lighting approach.

All outdoor lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution. Such measure include: wattage reduction, directing lighting downward, shielding lights (or using “cut-off lights” that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination radius.

All outdoor lighting fixtures shall be focused, directed, and arranged to minimize glare and illumination of public streets and adjoining property.

Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscaping.

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Exhibit A – Architecture

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

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HACO
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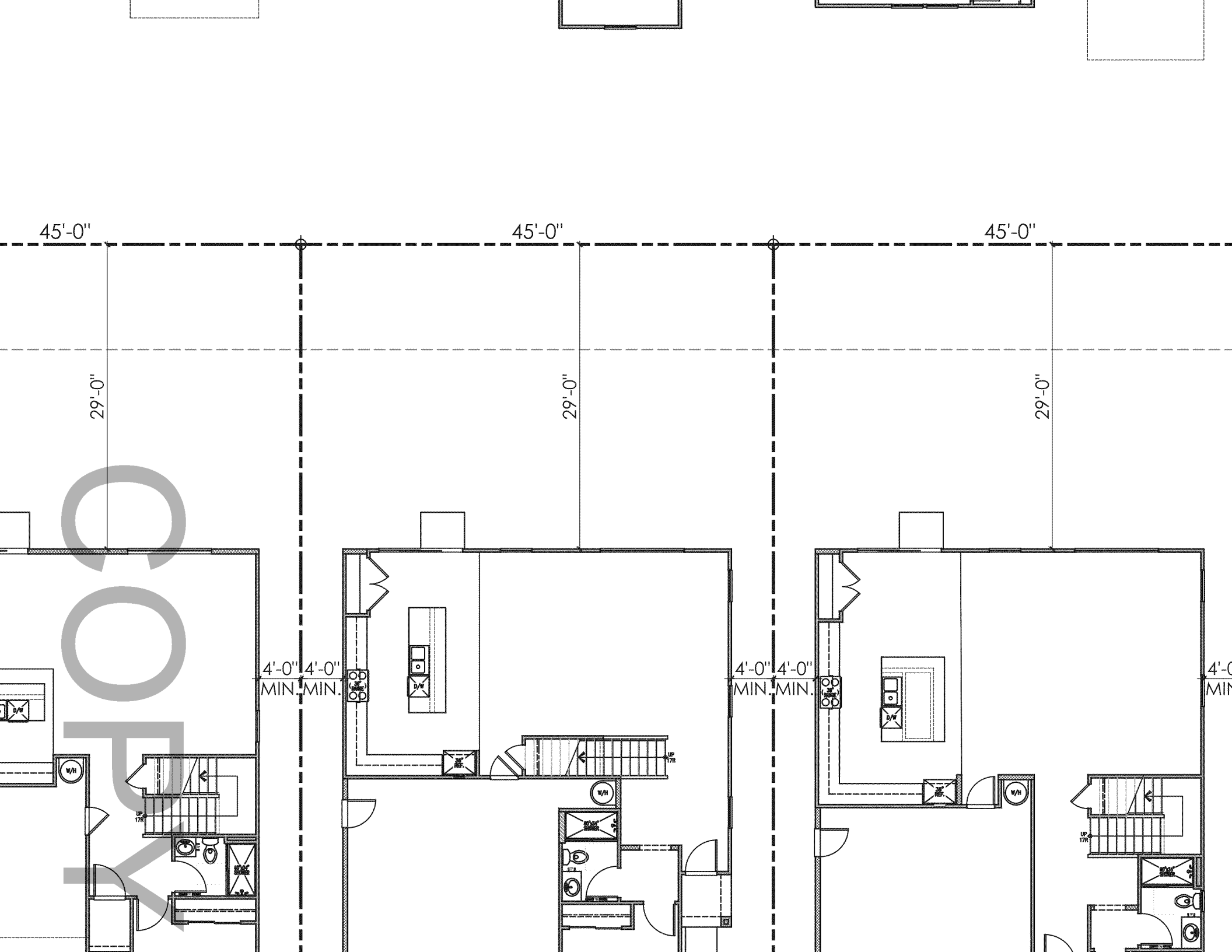
A-32 Plan 5 (3025) - Roof Plans

A-33 Written Color Schemes
A-34 Color Boards - “A“ Spanish
A-35 Color Boards - “B“ Prairie
A-36 Color Boards - “C“ Farmho

COPY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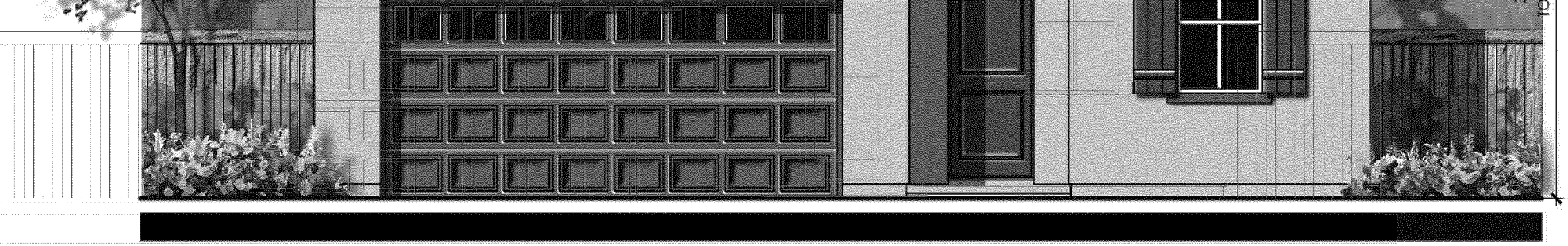
45'-0"
45'-0"
29'-0"
29'-0"
29'-0"
4'-0" MIN.
4'-0" MIN.
4'-0" MIN.
4'-0" MIN.
W/H
D/W
UP 17R
COPY

STYLE
(2,608)

ELEV. STYLE
PLAN 4A (2,831)

ELEV
PLAN 1

COPY



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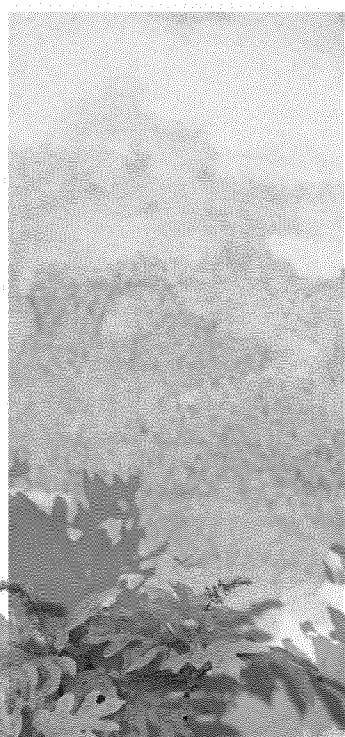
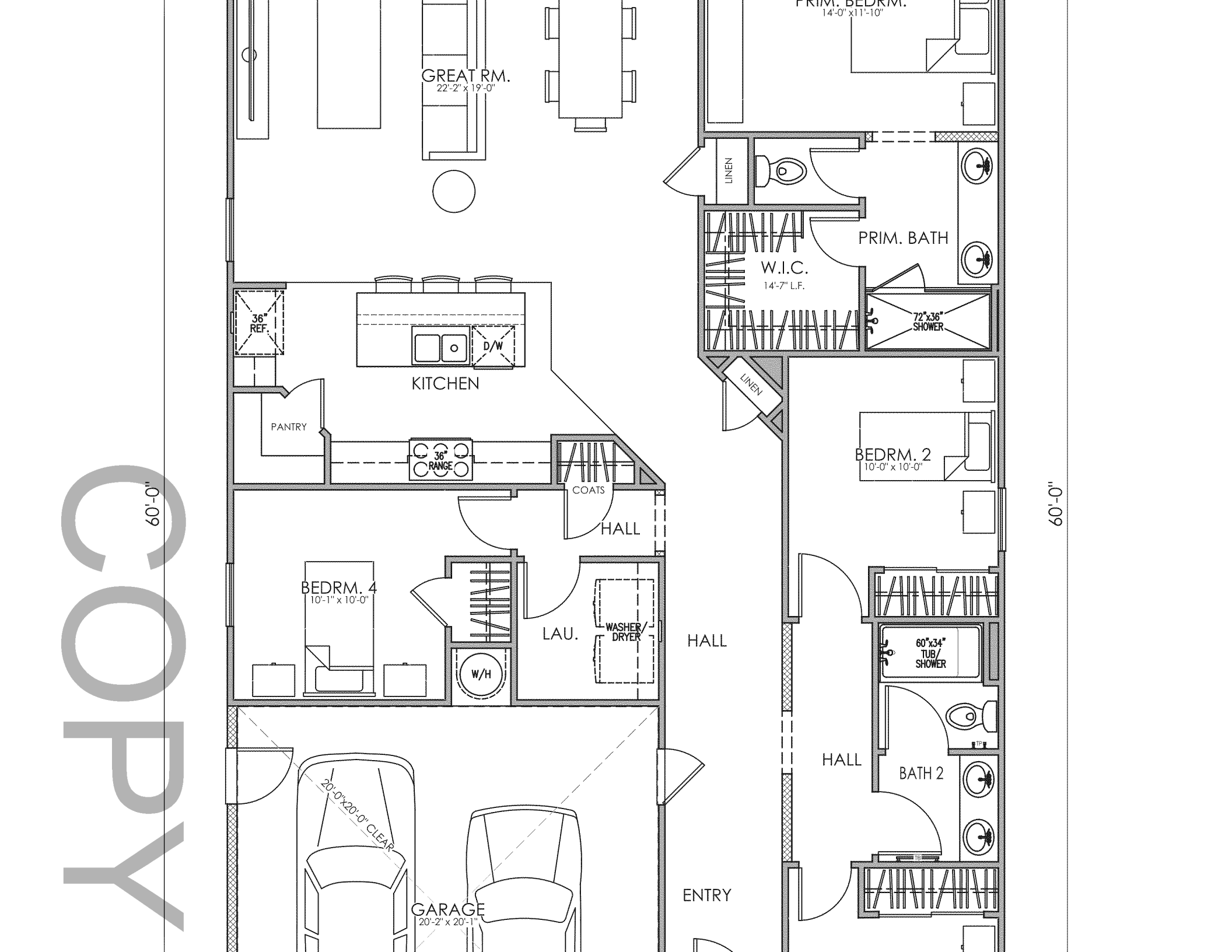
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH STYLE

COPY



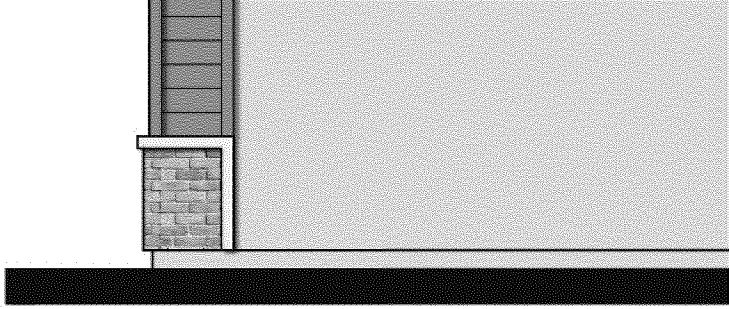

GREAT RM.
22'-2" x 19'-0"
PRIM. BEDRM.
14'-0" x11'-10"
LINEN
PRIM. BATH
W.I.C.
14'-7" L.F.
72"x36" SHOWER
36" REF.
D/W
KITCHEN
PANTRY
36" RANGE
COATS
HALL
LINEN
BEDRM. 2
10'-0" x 10'-0"
BEDRM. 4
10'-1" x 10'-0"
LAU.
WASHER/ DRYER
W/H
HALL
60"x34" TUB/ SHOWER
HALL
BATH 2
20'-0"x20'-0" CLEAR
GARAGE
20'-2" x 20'-1"
ENTRY
60'-0"
60'-0"
COPY

all, tree, and shrub locations

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY



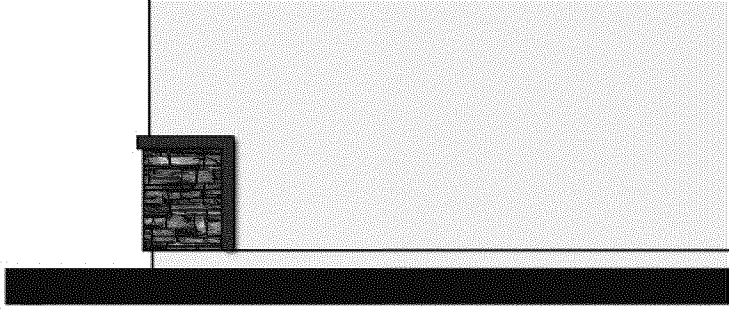
all, tree, and shrub locations

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY



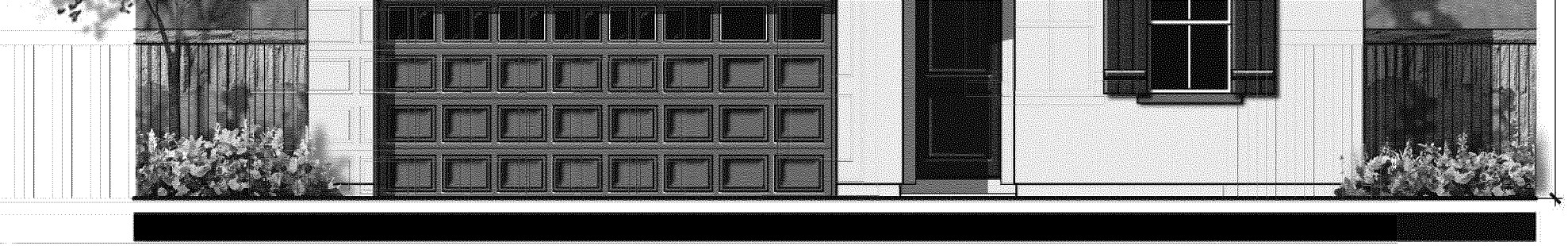
all, tree, and shrub locations

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COPY

COPY



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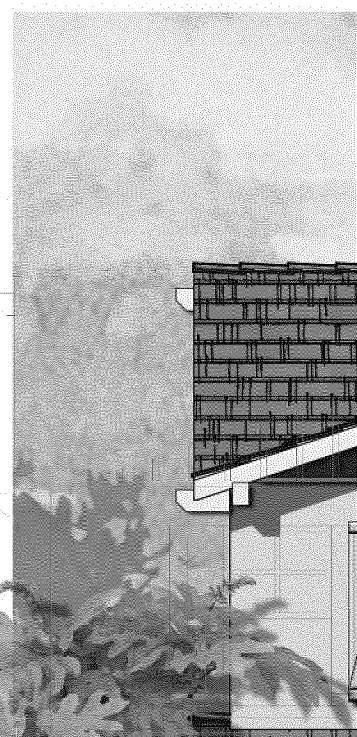
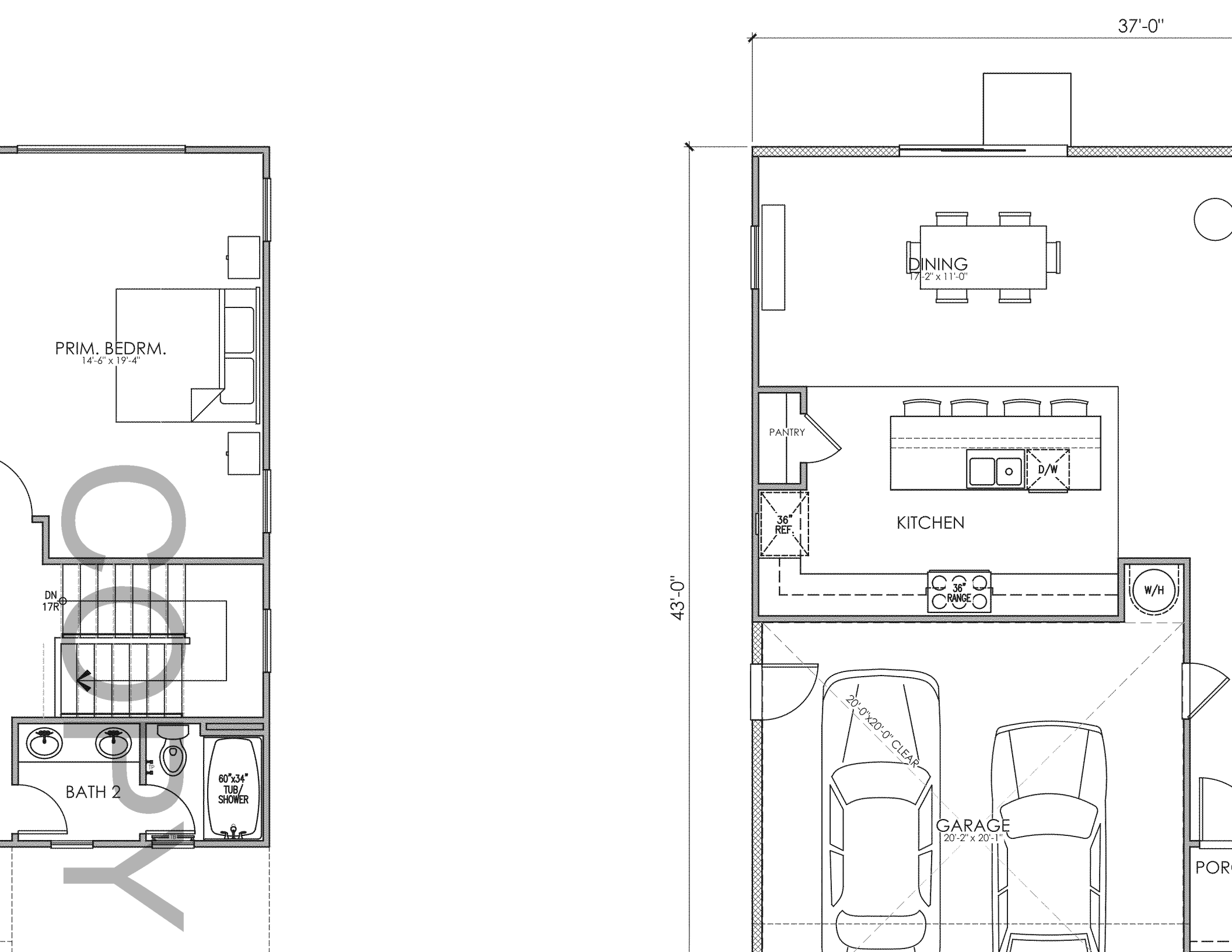
A - SPANISH STYLE

COPY




37'-0"
43'-0"
PRIM. BEDRM.
14'-6" x 19'-4"
DN
17R
BATH 2
60"x34"
TUB/
SHOWER
DINING
17'-2" x 11'-0"
PANTRY
D/W
KITCHEN
36"
REF.
36"
RANGE
W/H
20'-0"x20'-0" CLEAR
GARAGE
20'-2" x 20'-1"

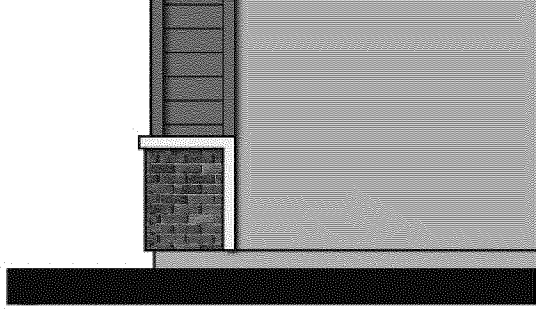
all, tree, and shrub locations

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY



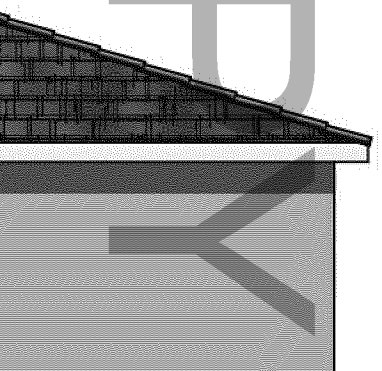
all, tree, and shrub locations

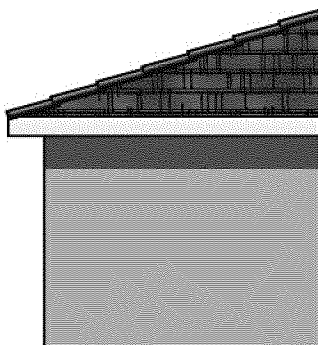
MATERIALS LEGEND

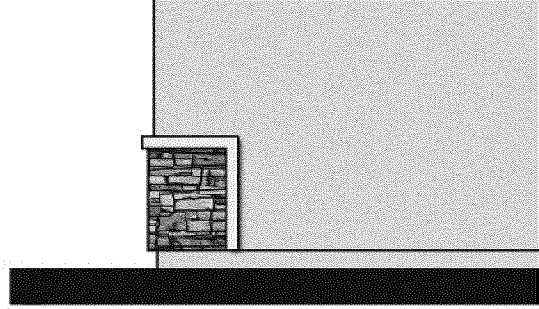
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY





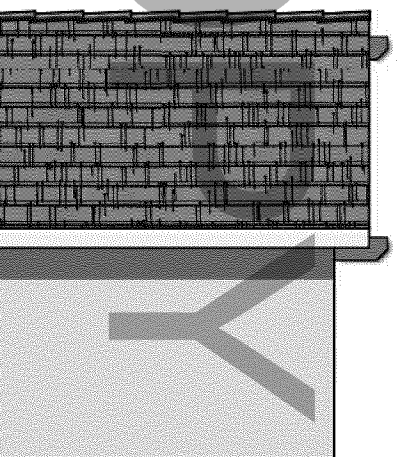


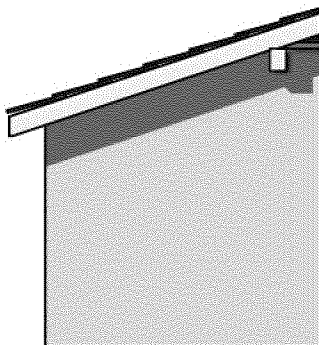
all, tree, and shrub locations

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER





COPY

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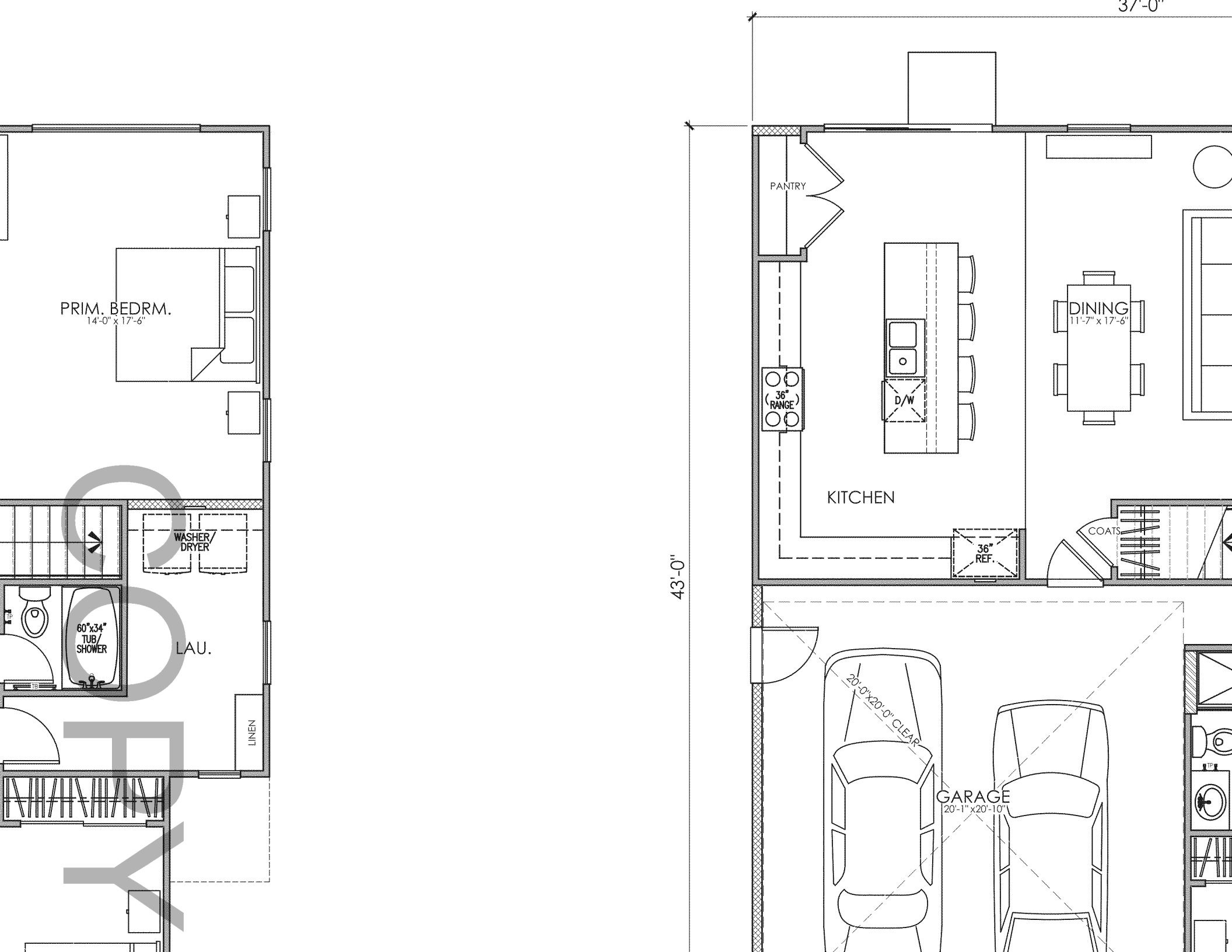
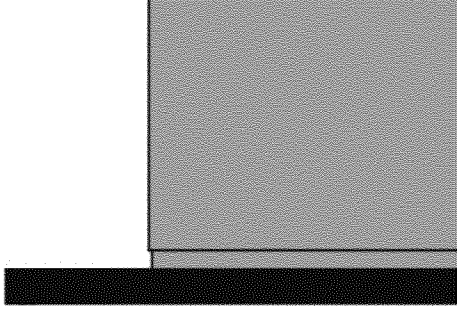
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH STYLE

COPY


37'-0"
43'-0"
PRIM. BEDRM.
14'-0" x 17'-6"
WASHER/
DRYER
60"x34"
TUB/
SHOWER
LAU.
LINEN
PANTRY
36"
RANGE
D/W
KITCHEN
DINING
11'-7" x 17'-6"
36"
REF.
COATS
20'-0"x20'-0" CLEAR
GARAGE
20'-1" x20'-10"

all, tree, and shrub locations

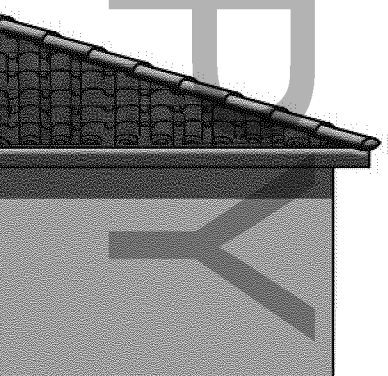


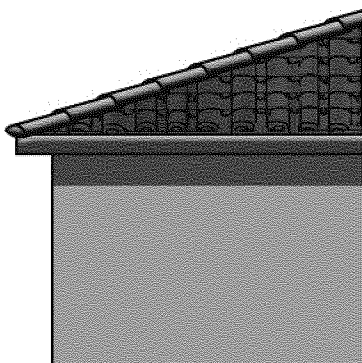
MATERIALS LEGEND

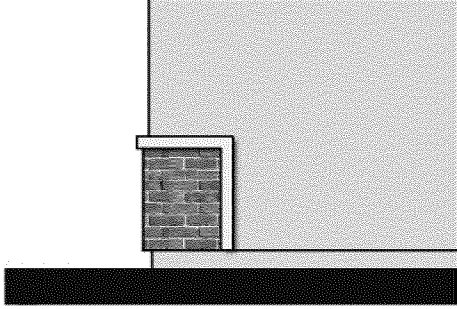
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY







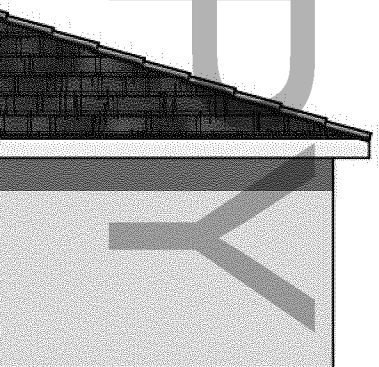
all, tree, and shrub locations

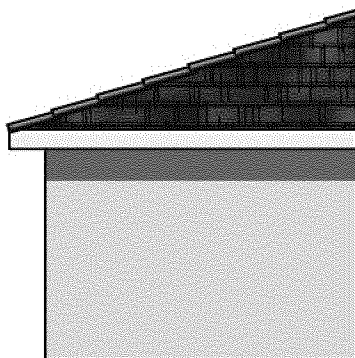
MATERIALS LEGEND

(WHERE OCCURS)

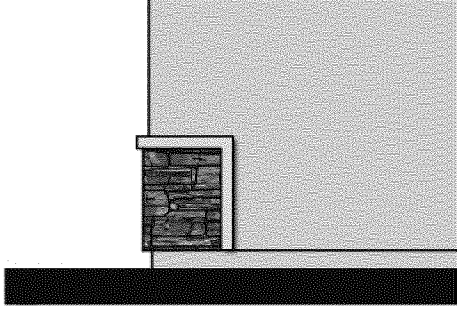
FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY





all, tree, and shrub locations

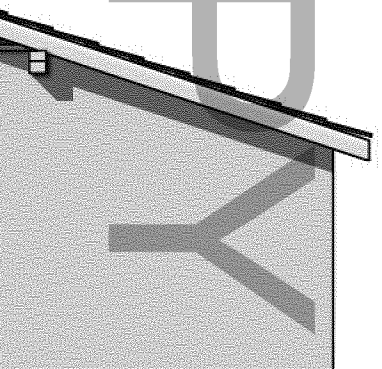


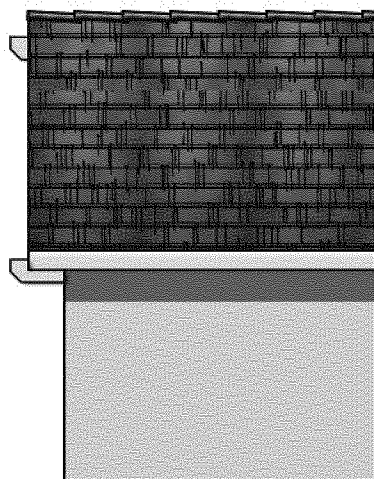
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COPY





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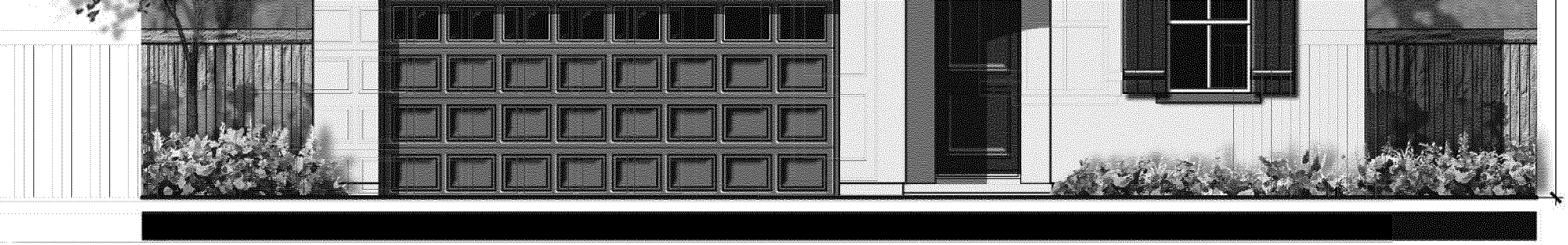

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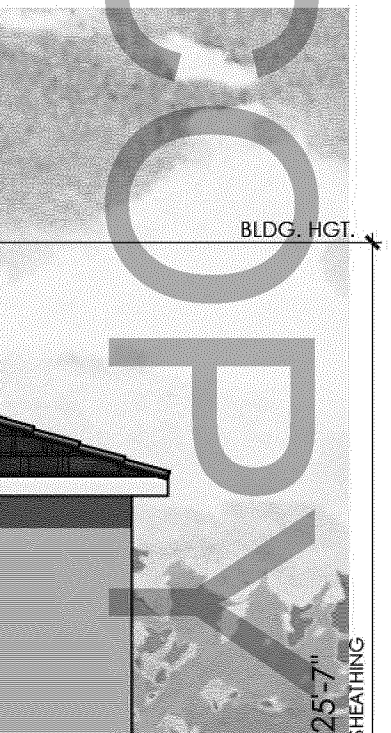
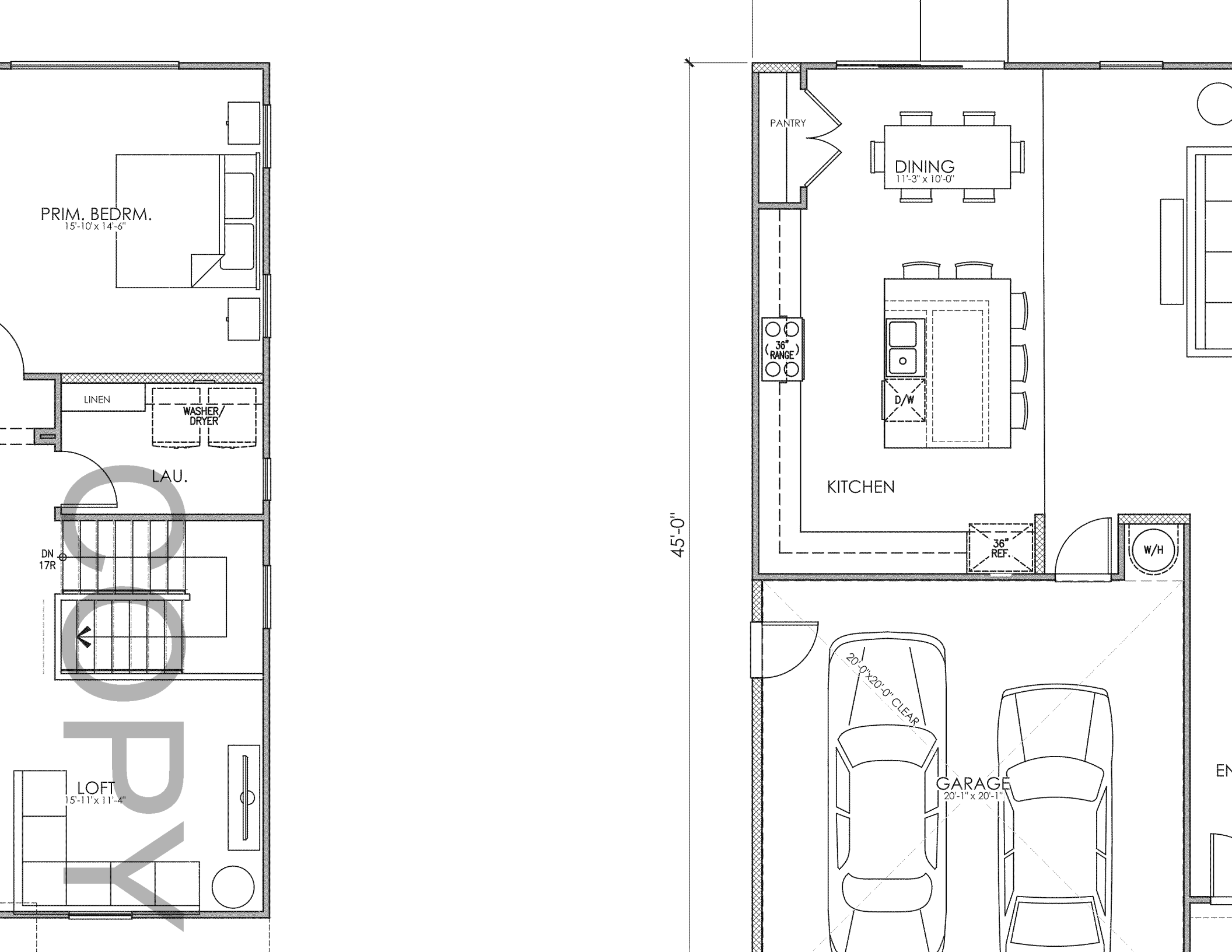
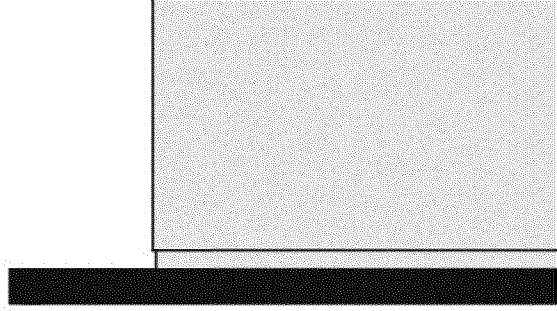
A - SPANISH STYLE

COPY




PRIM. BEDRM.
15'-10" x 14'-6"
LINEN
WASHER/
DRYER
LAU.
DN
17R
LOFT
15'-11" x 11'-4"
PANTRY
DINING
11'-3" x 10'-0"
36"
RANGE
D/W
KITCHEN
45'-0"
36"
REF.
W/H
20'-0" x 20'-0" CLEAR
GARAGE
20'-1" x 20'-1"

COPY



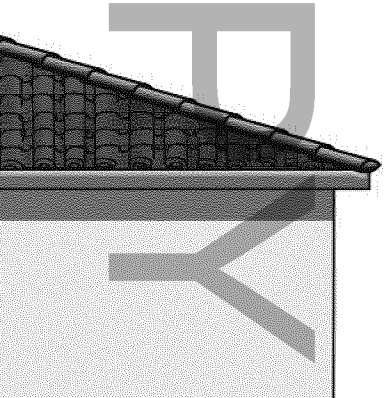
all, tree, and shrub locations

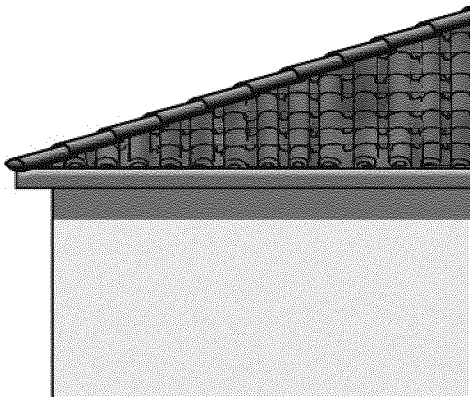
MATERIALS LEGEND

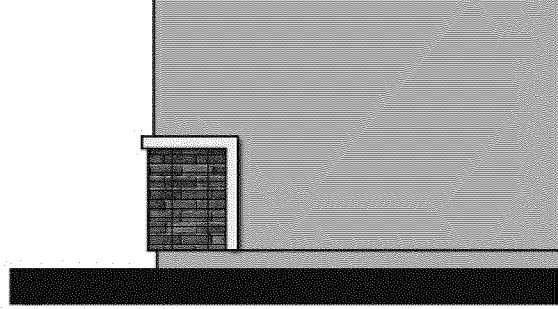
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY







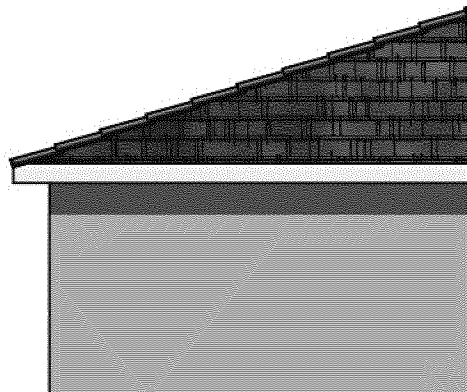
all, tree, and shrub locations

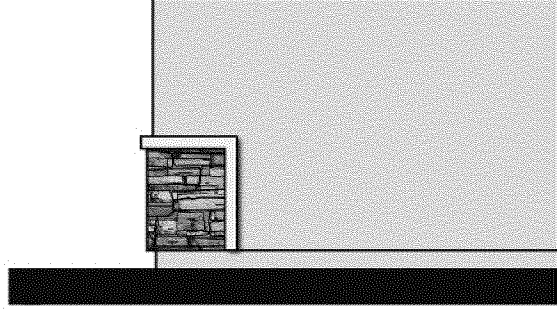
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY





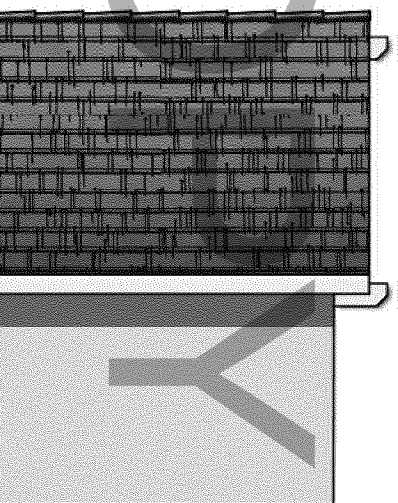
all, tree, and shrub locations

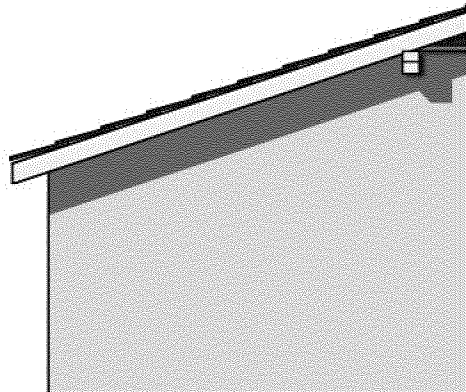
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COPY





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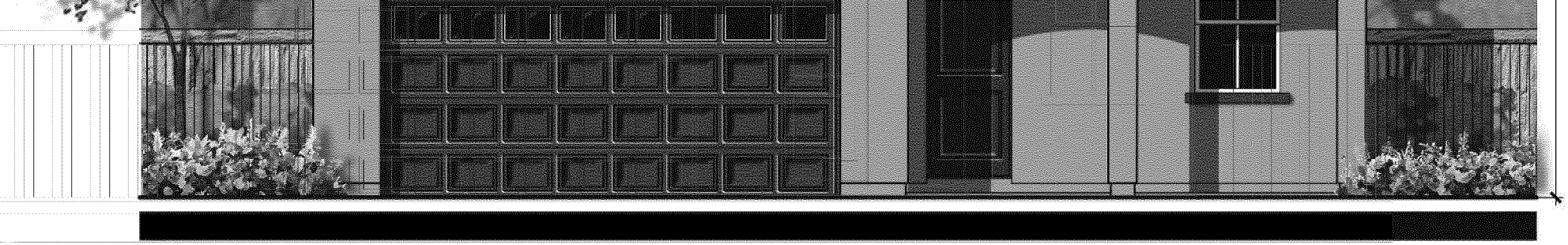

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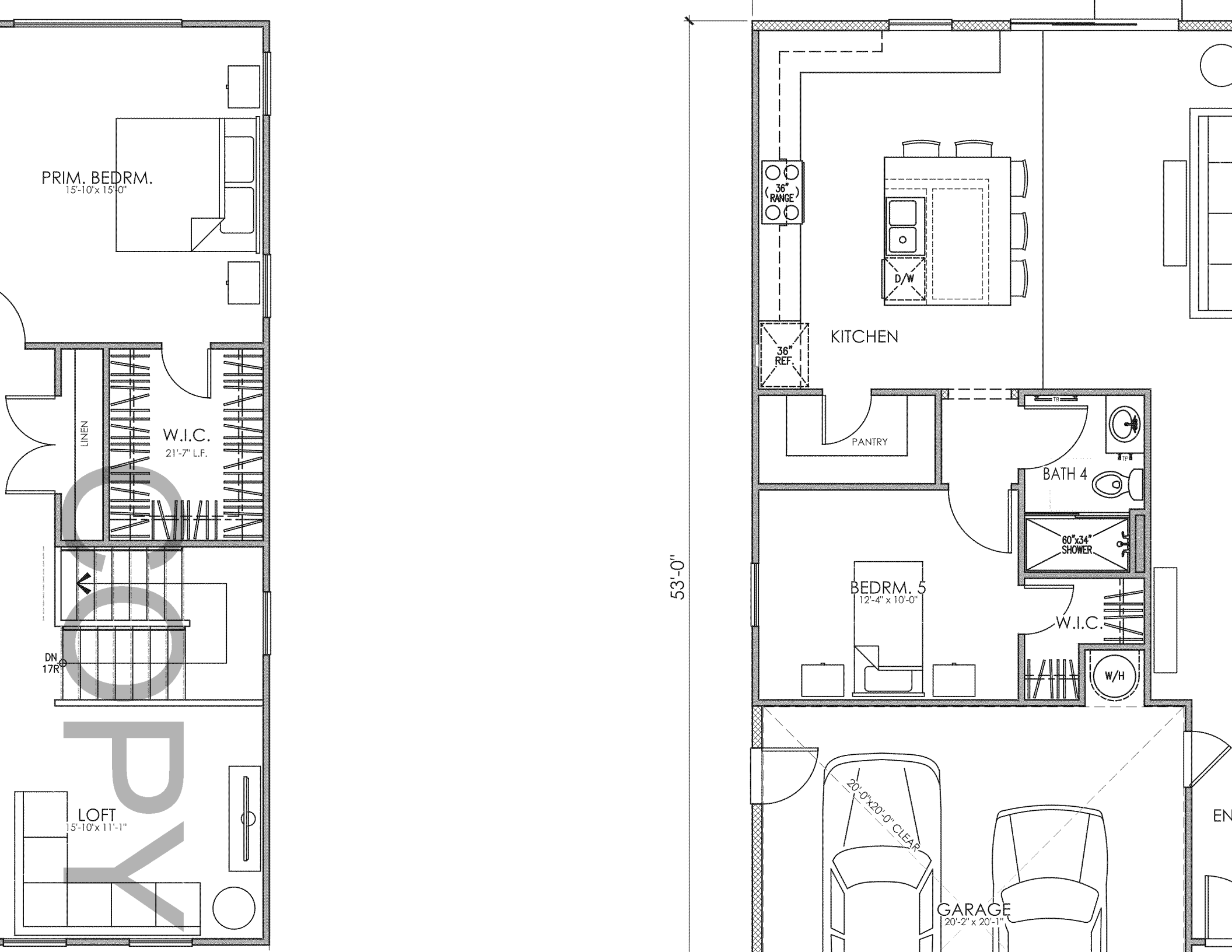
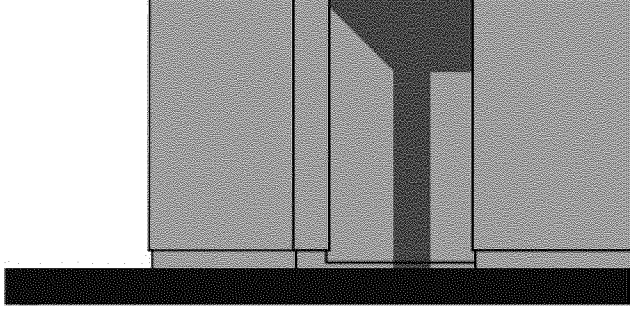
A - SPANISH STYLE

COPY


PRIM. BEDRM.
15'-10"x 15'-0"
LINEN
W.I.C.
21'-7" L.F.
DN
17R
LOFT
15'-10"x 11'-1"
53'-0"
36"
RANGE
D/W
KITCHEN
36"
REF.
PANTRY
TB
TP
BATH 4
60"x34"
SHOWER
BEDRM. 5
12'-4" x 10'-0"
W.I.C.
W/H
20'-0"x20'-0" CLEAR
GARAGE
20'-2" x 20'-1"
EN
COPY



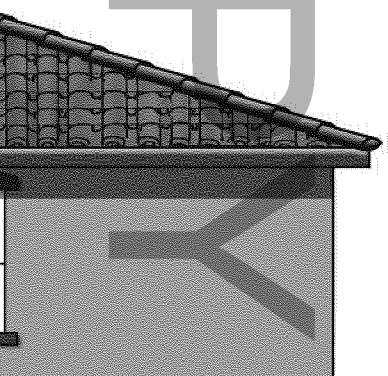
all, tree, and shrub locations

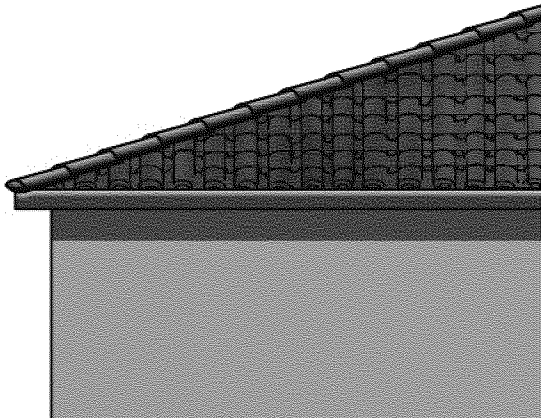
MATERIALS LEGEND

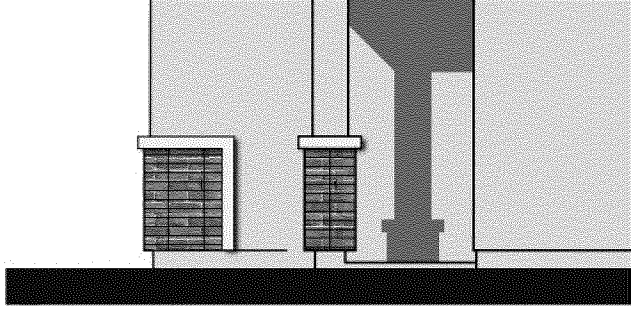
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY







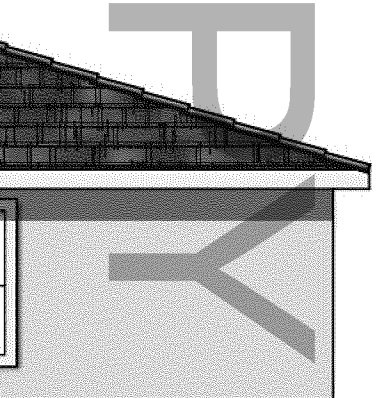
all, tree, and shrub locations

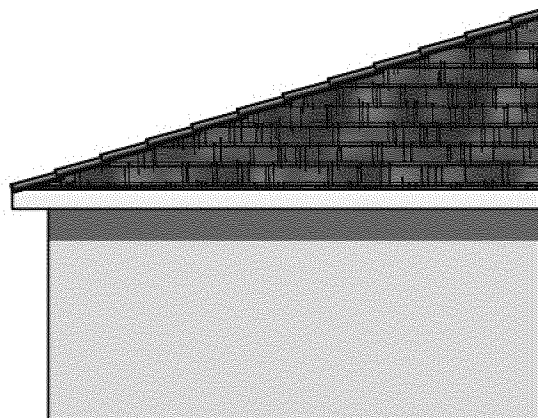
MATERIALS LEGEND

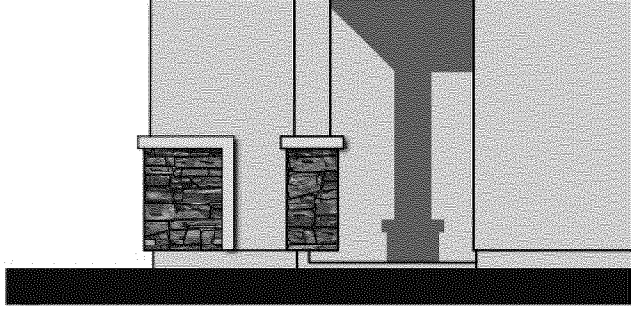
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY







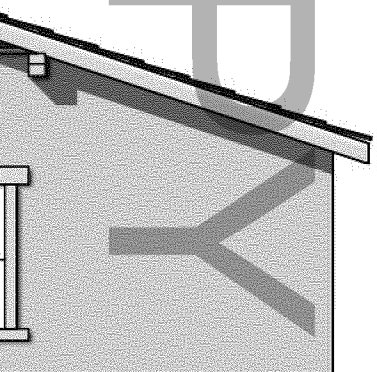
all, tree, and shrub locations

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COPY



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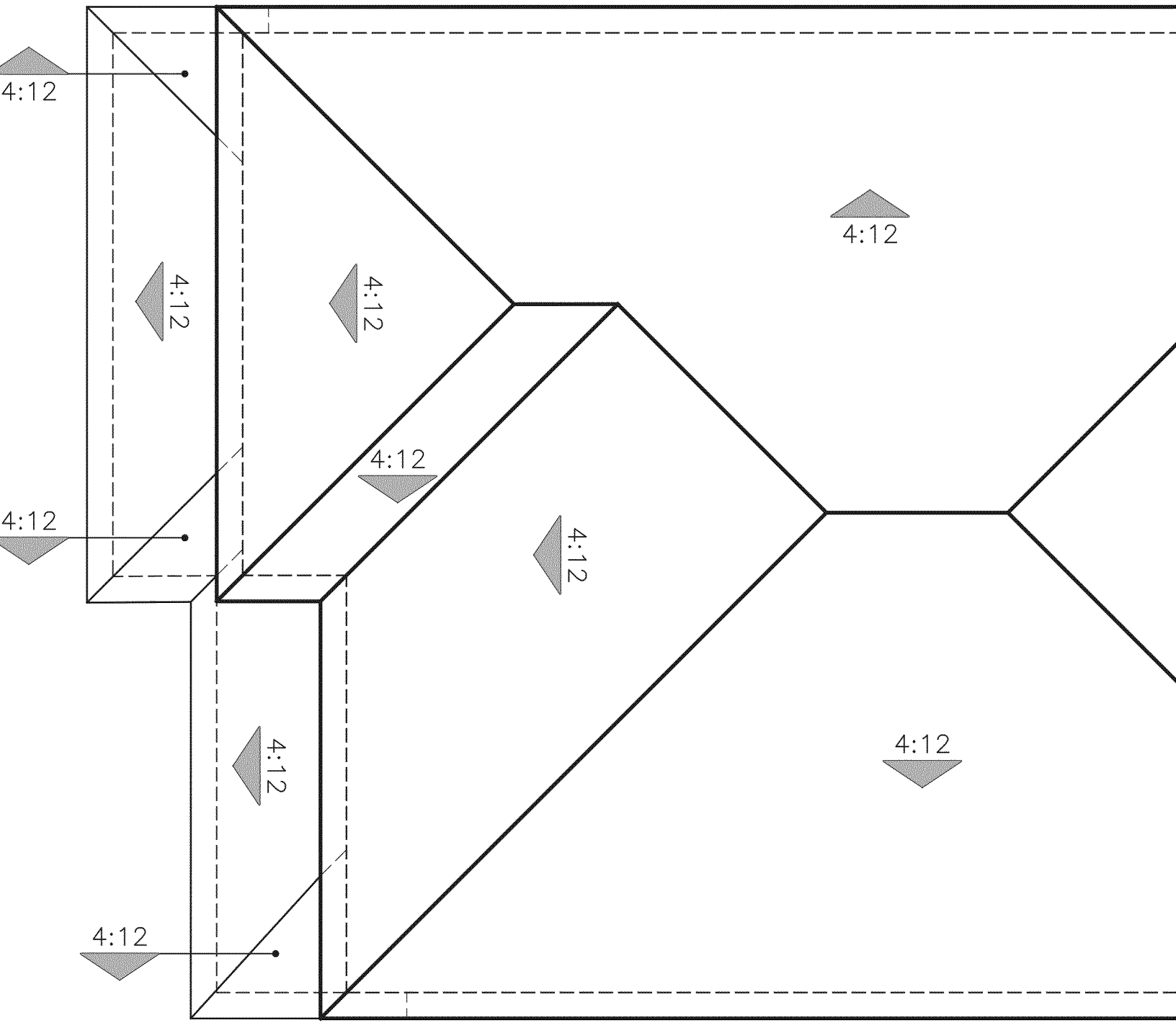


	1557	1631	1539
NT MATCH **	SW7573 EAGLET BEIGE	SW6086 SAND DUNE	SW7646 FIRST STAR
TRIM	SW7551 GREEK VILLA	SW7004 SNOWBOUND	SW7005 PURE WHITE
G / CORNER GARAGE DOOR	SW9117 URBAN JUNGLE	SW6088 NUTHATCH	SW7673 PEWTER CAST
OOR	SW7745 MUDDLED BASIL	SW2837 AURORA BROWN	SW7069 IRON ORE
ACK BOND	TUNDRA LATIGO	TUNDRA HARTFORD	TUNDRA ASHLAND
	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
AT SLATE	1FQCY4070 SEA PEARL BLEND	1FACS6464 CA MISSION BLEND	1FACS0330 APPALACHIAN BLEND
:	LINEN	SATIN	SATIN

ATIONS USE	SCHEME 7	SCHEME 8	SCHEME 9
	1572	1557	1528
NT MATCH **	SW7005 PURE WHITE	SW7573 EAGLET BEIGE	SW7632 MODERN GRAY
TRIM	SW7069 IRON ORE	SW7551 GREEK VILLA	SW7628 WINDFRESH WHITE
DING / DOOR	SW7757 HIGH REFLECTIVE WHITE	SW7740 MESSENGER BAG	SW6074 SPALDING GRAY
OOR / SHUTTERS	SW7069 IRON ORE	SW6373 HARVESTER	SW7625 MOUNT ETNA
RYSTACK TION	CLIFFSTONE BANFF SPRINGS	CLIFFSTONE BOARDWALK	CLIFFSTONE MANZANITA
	1FBCJ4072	1FBCF0198	1FBCJ3181

COPY

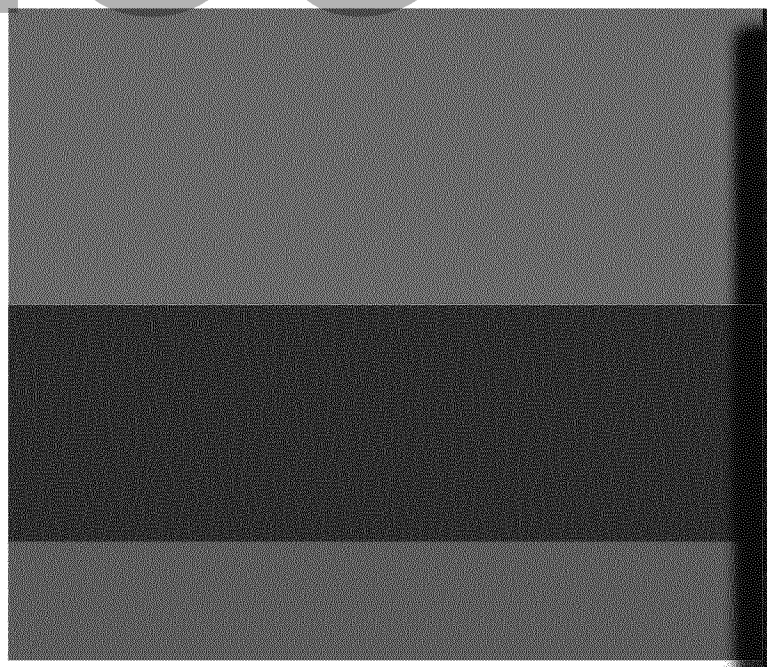
COPY

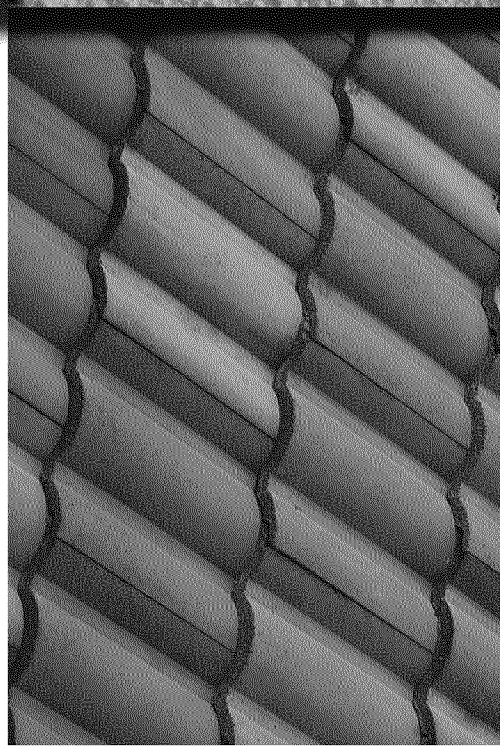
STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

GABLE END DETAIL





ROOF

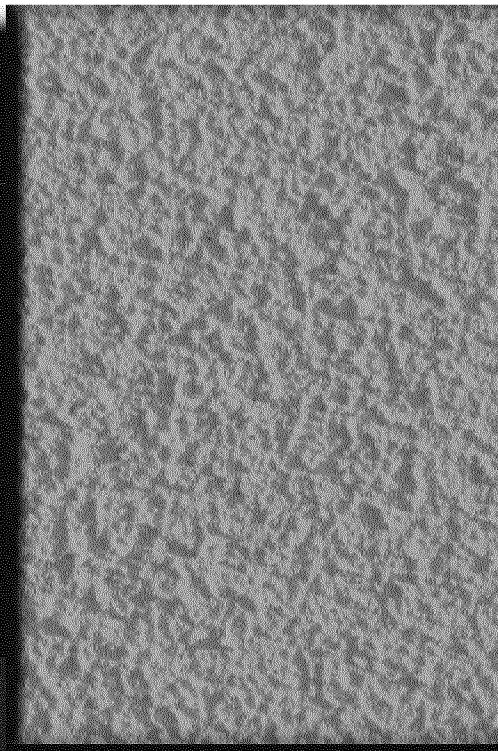
COPY

FASCIA / TRIM

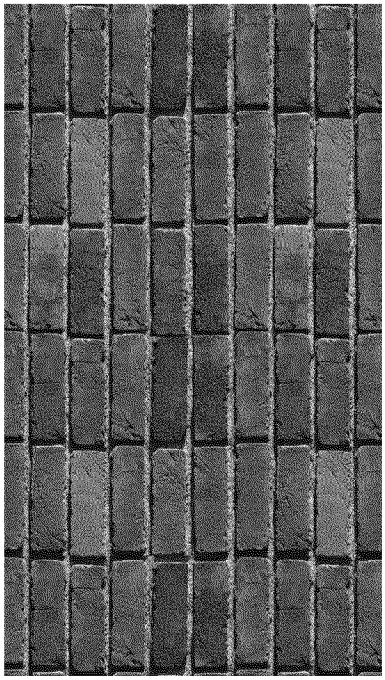
LAP SIDING /
CORNER BOARDS /
GARAGE DOOR

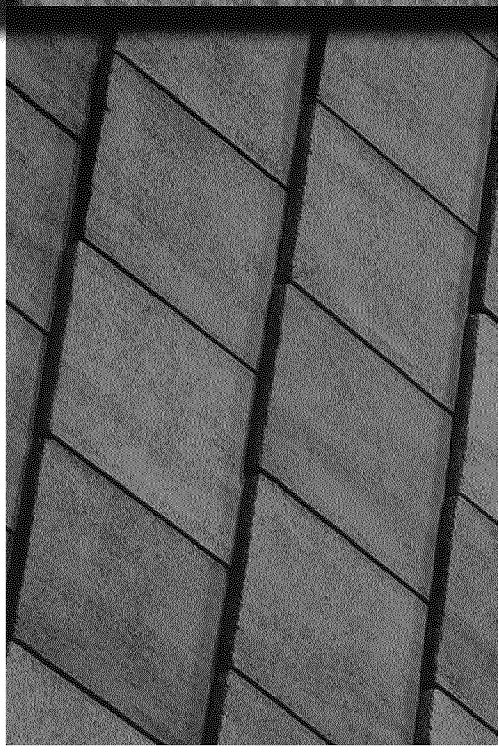
FRONT DOOR

STUCCO BODY



BRICK





ROOF

COPY

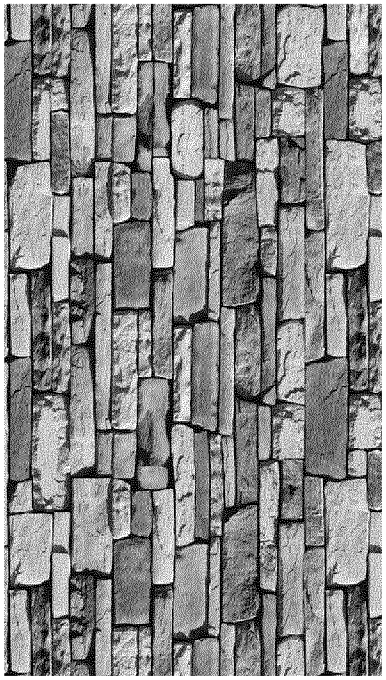
FASCIA / TRIM

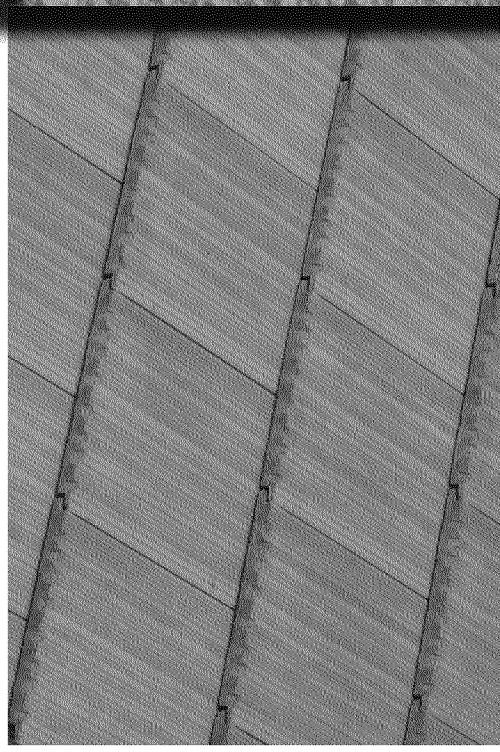
GABLE SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

STUCCO BODY

STONE





ROOF

LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines articulate the various landscape design components of Chacon Farms thematic identity. The community's landscape theme draws from the rural, agricultural heritage of the San Jacinto area.

As demonstrated by Exhibit B, Conceptual Landscape Plan, the landscape concept is intended to create a sense of community identity that links together Chacon Farms' residential land uses. Furthermore, the recommended plant palette is designed to reinforce and emphasize the community's landscape theme at major focal points.

Although a great deal of specific design information is provided in these Landscape Design Guidelines, these Guidelines are not intended to establish a set of rigid landscaping requirements for the Chacon Farms community. Instead, these Guidelines provide landscape principals and standards to ensure that plant materials, streetscapes community wall and fences are compatible with the community's design theme. These Guidelines are intended to be a living document and, as such, are subject to modification over time to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends or community desires.

A. Plant Palette

The plant palette for Chacon Farms complements and enhances the community's setting, while also reducing irrigation needs and conserving water resources. The plant palette includes colorful plant materials along with trees appropriate for the property's climatic conditions. The plant palette also emphasizes other design elements in the community, such as the recommend architectural styles, monumentation sign, walls and fences, etc. Many of the plant materials are water efficient species native to Southern California or naturalized to the arid Southern California climate.

The plant palette provides a list of the plant materials approved for use in the Chacon Farms' community. The plans listed in the plant palette provide a base palette for the community's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the Chacon Farms community theme. Plant selection for specific areas of the community shall have similar watering requirements so that the irrigation systems can be designed to minimize water us and plant materials can thrive under optimal conditions.

B. Walls & Fences

The conceptual Wall and Fence Plan for the Chacon Farms community is illustrated on Exhibit B. As shown, a variety of walls and fences are provided throughout the community to minimize roadway noise, increase privacy within each residential lot, and increase safety along the existing streets. Community walls and fences are designed as an integral component and

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

CHACON FARMS

extension for the building designed and surrounding landscape. Gates should be complementary in style and color to its fence or wall.

Decorative Block Wall. Decorative block walls are located between roadways and residential lots to maximize privacy and provide noise attenuation. The decorative block wall shall be up to six feet (6') tall (from the resident's yard finish grade elevation). Corner returns shall be decorative block wall.

Privacy fences are provided in the rear and side yards of residential lots that do not have masonry walls. These privacy fences are vinyl. A minimum and maximum of six feet (6') tall.

B. Amenities

The community includes multiple new ways for residents to connect with the surrounding community include new sidewalks/trails along the perimeter streets and new pedestrian routes between Seventh Street, Cawston Avenue, and Esplanade.

The four HOA maintained parks include amenities such as pickleball court, shade structures, picnic tables, playgrounds, open space, walkways, benches, and BBQs.

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

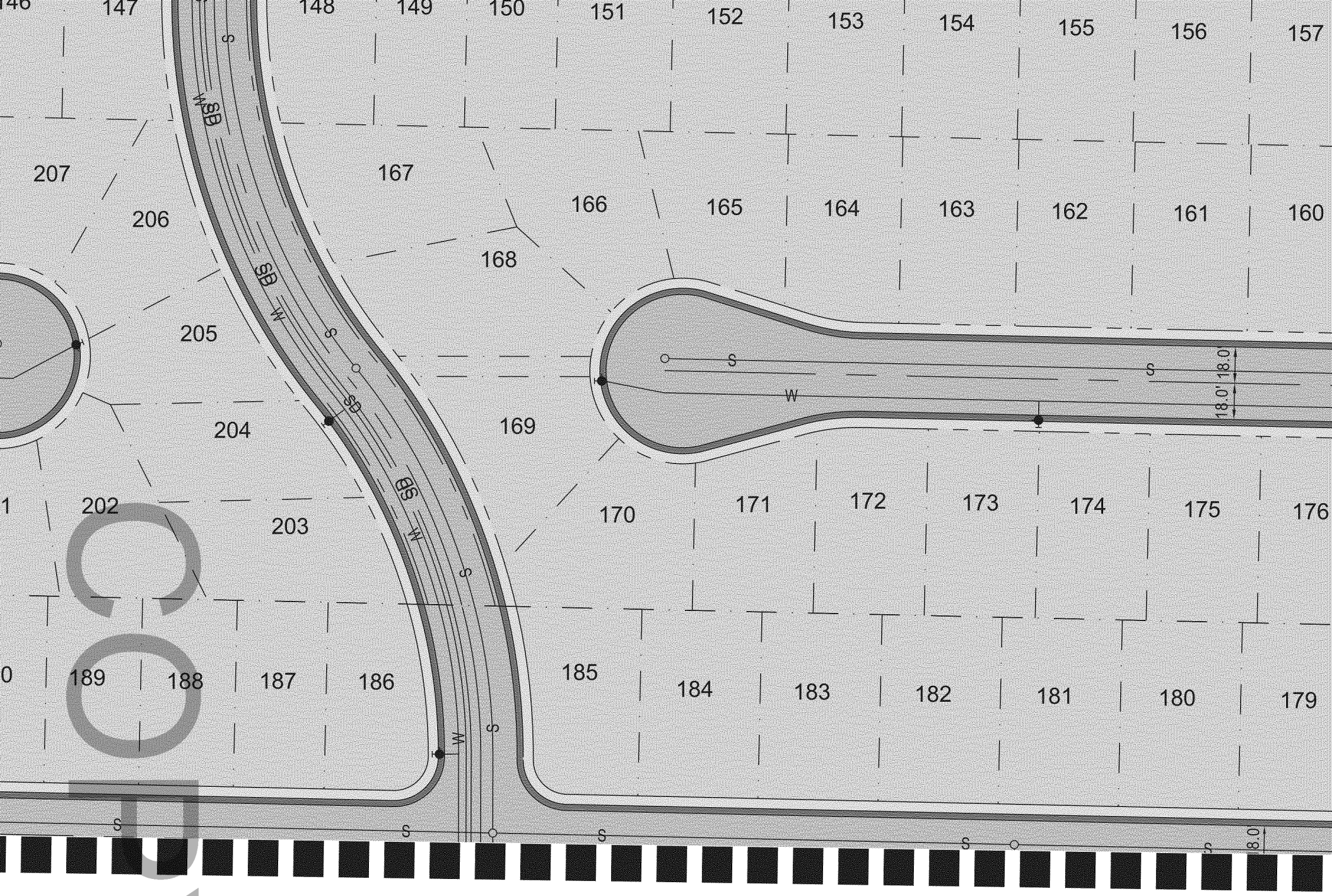
CHACON FARMS

Exhibit B – Landscape Architecture

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

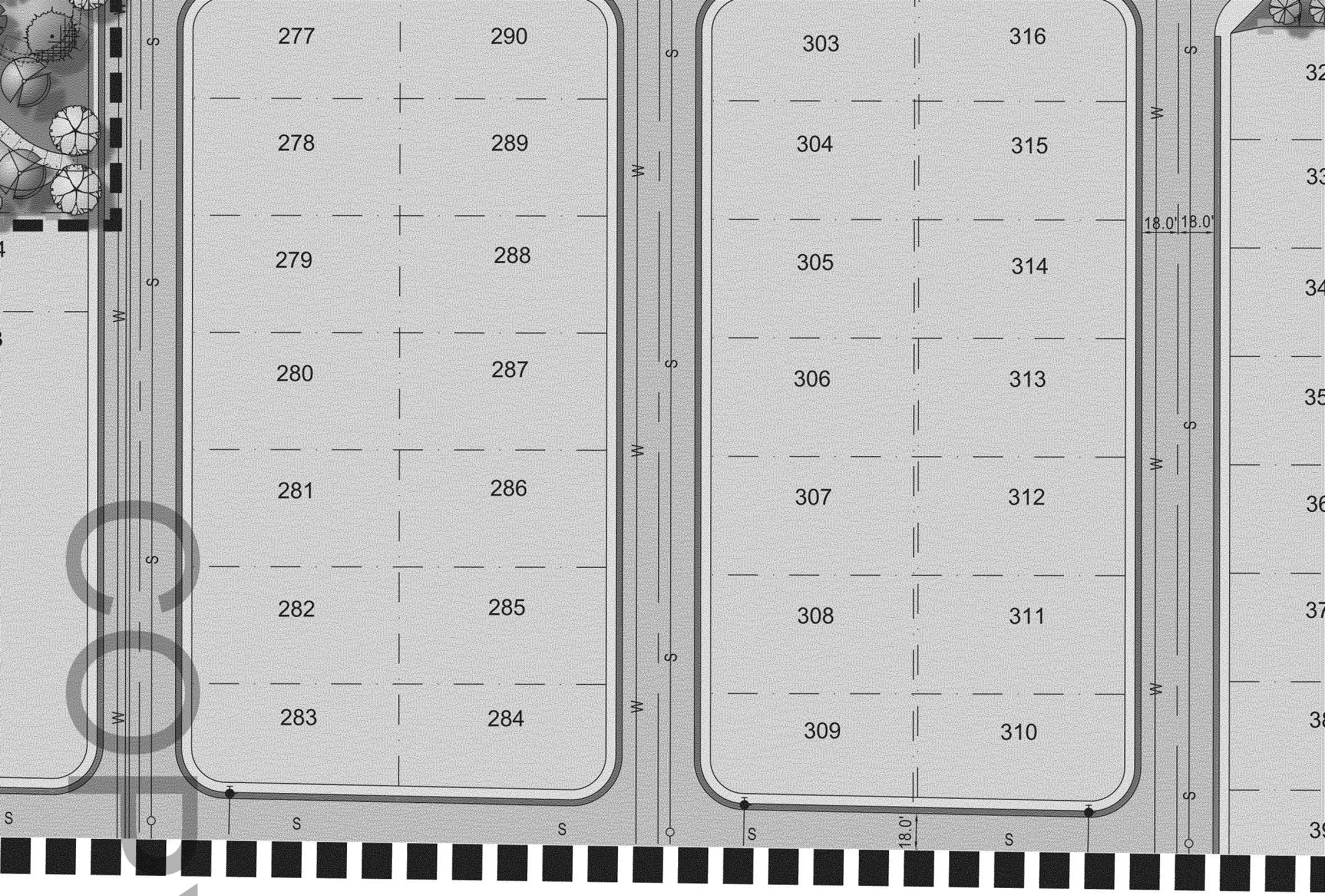
CHACON FARMS



MATCHLINE - SEE SHEET 2

PROPOSED

DRAINAGE BASIN HYDROSEED SCHEDULE - WUCOLS - LOW



IE - SEE SHEET 3

PROPOSED PERIMETER
BLOCK WALL

P
2
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4

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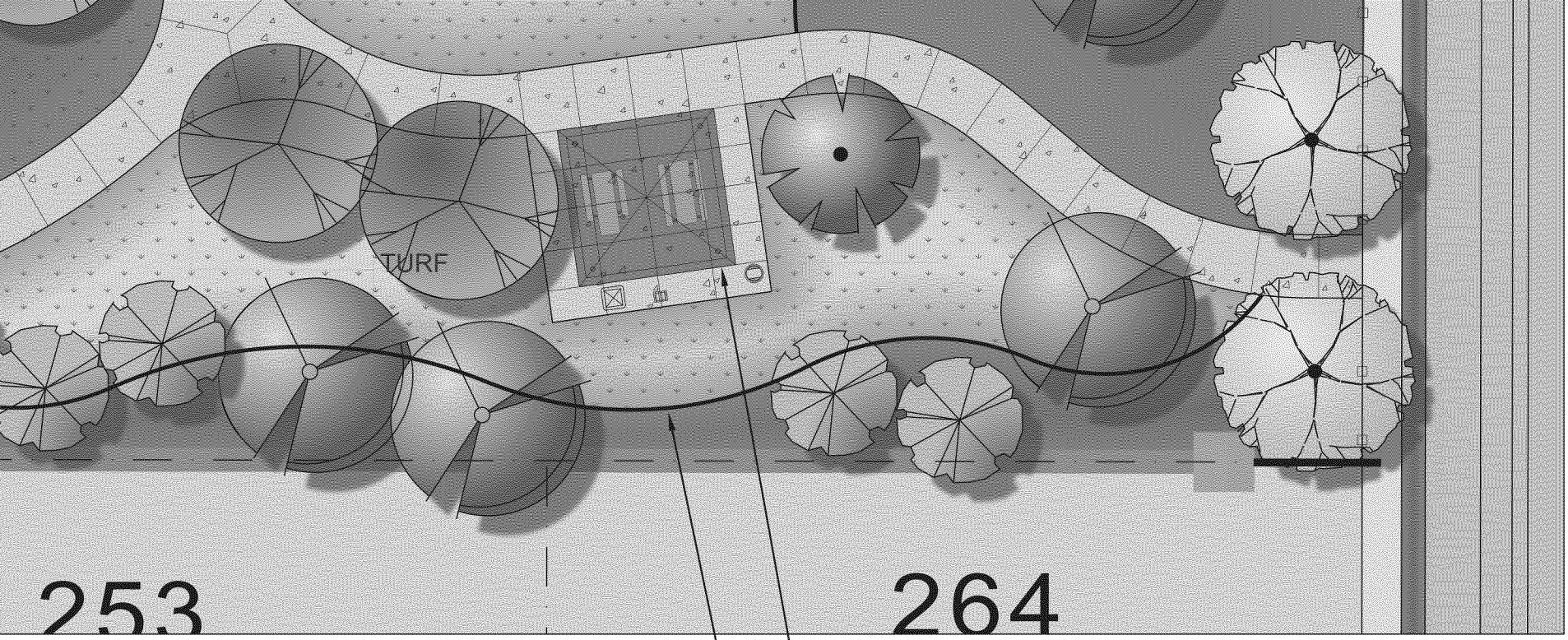
SD
SD



SHADE STRUCTURE WITH PICNIC TABLES

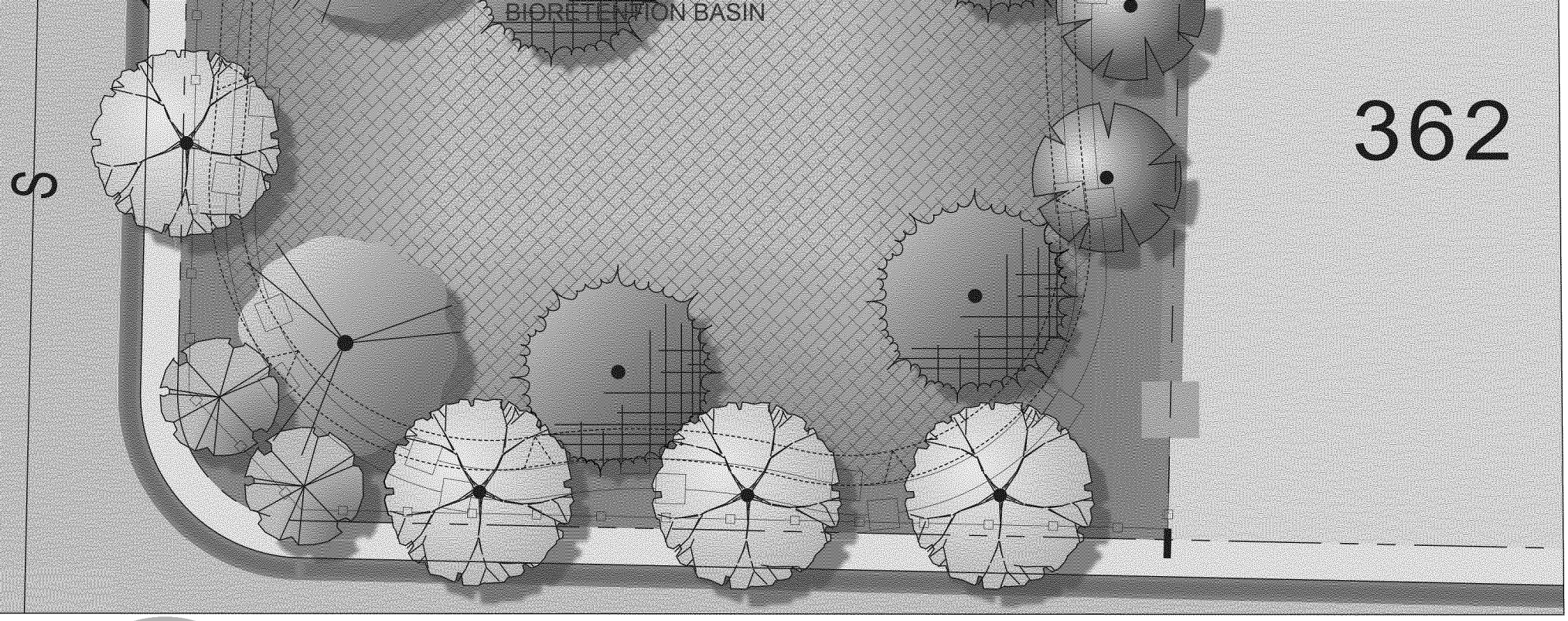
CONCRETE MOW CURB BETWEEN TURF AND SHRUB AREAS

ENLARGMENT

COPY

BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LO

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE



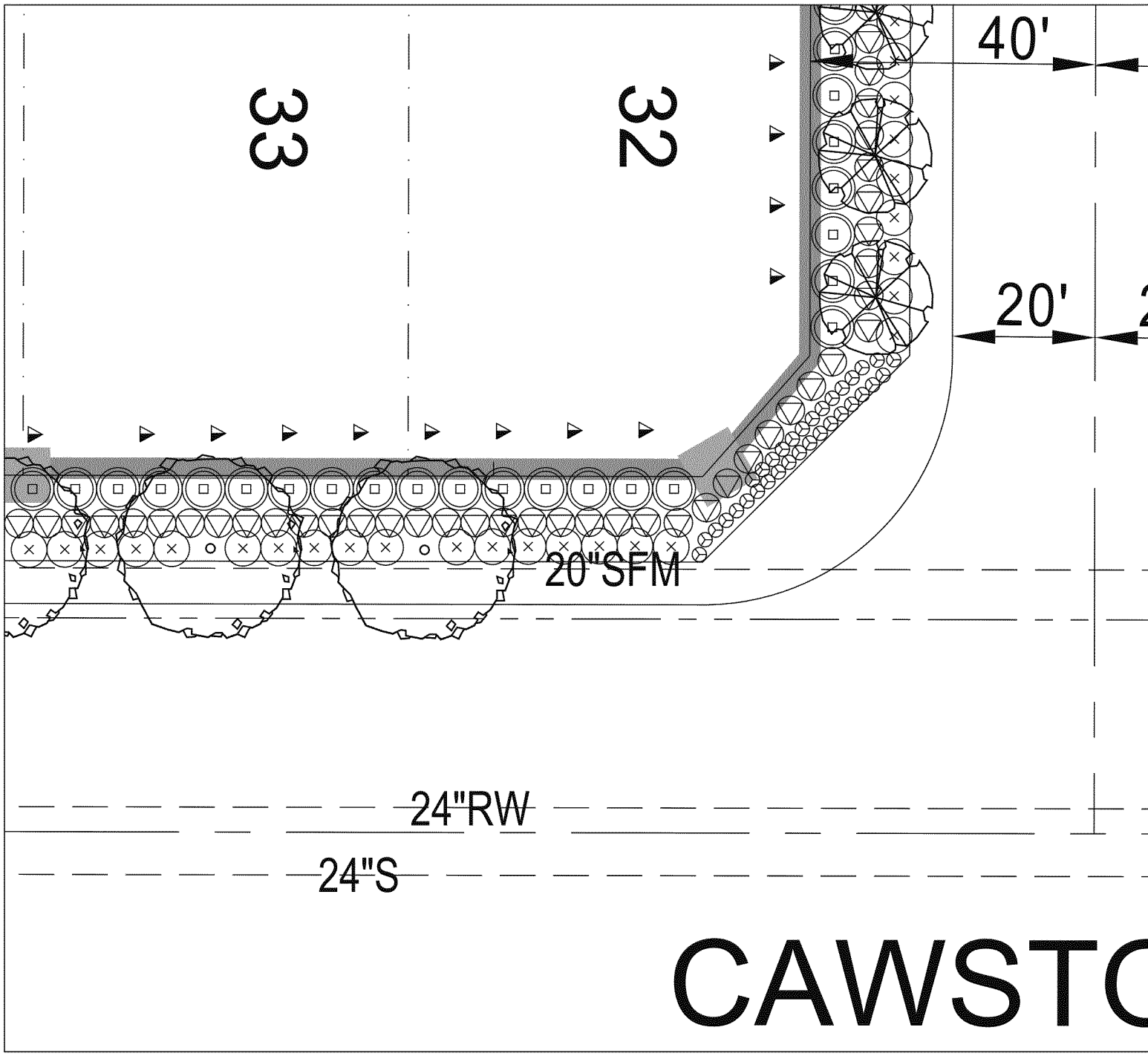
T/EAST ENLARGMENT

COPY

BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS

COPY

M	L	L	L	L	M	M	WUCOLS	
							L	L

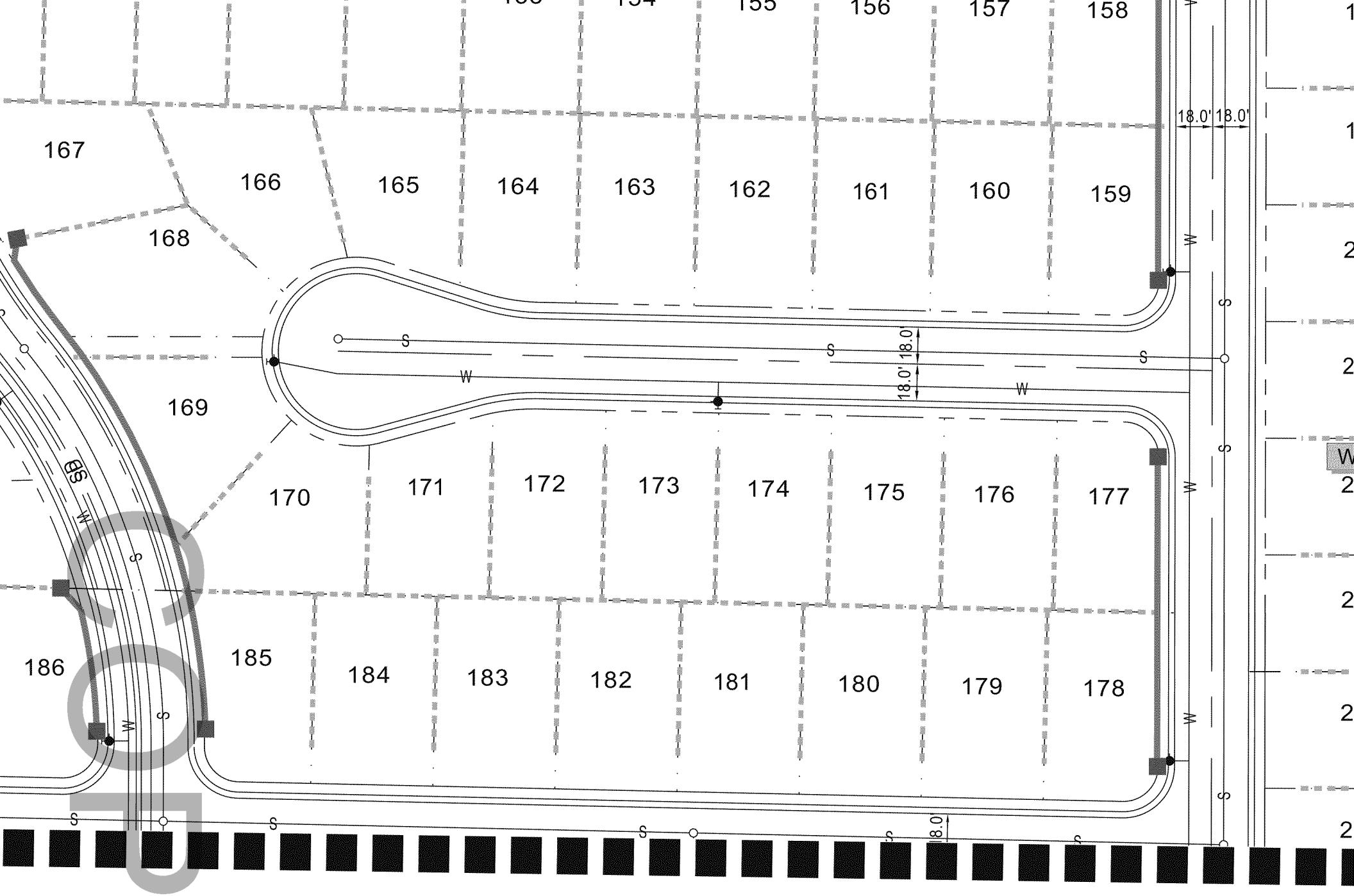


CAWSTON VILLAGE

OBILIS 'MONRIK'

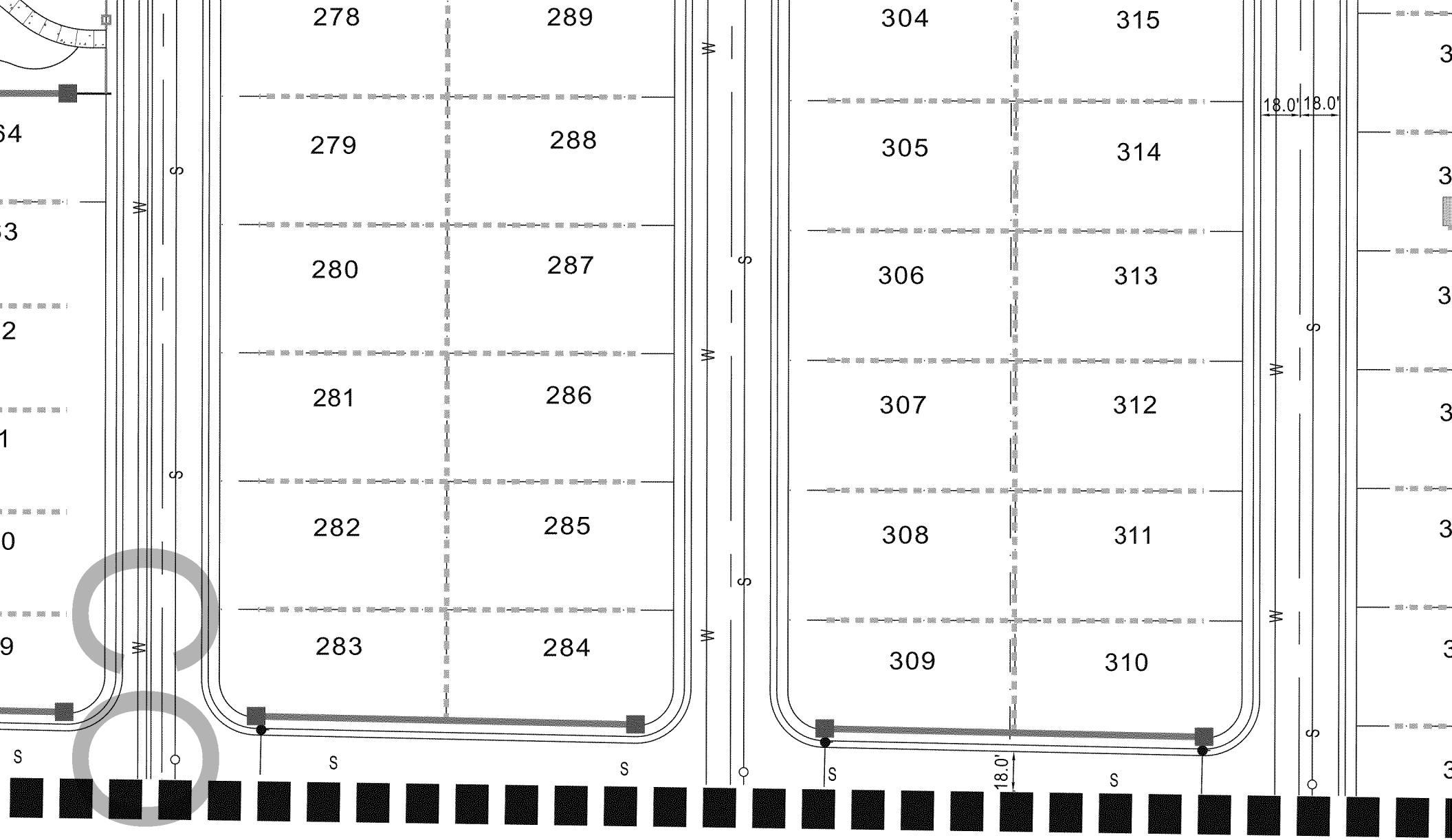
LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'

OLEA EUROPAEA 'MONTRA'



MATCHLINE - SEE SHEET 10

COPY



NE - SEE SHEET 11

COPY

W-06
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18.0'
18.0'
W-02
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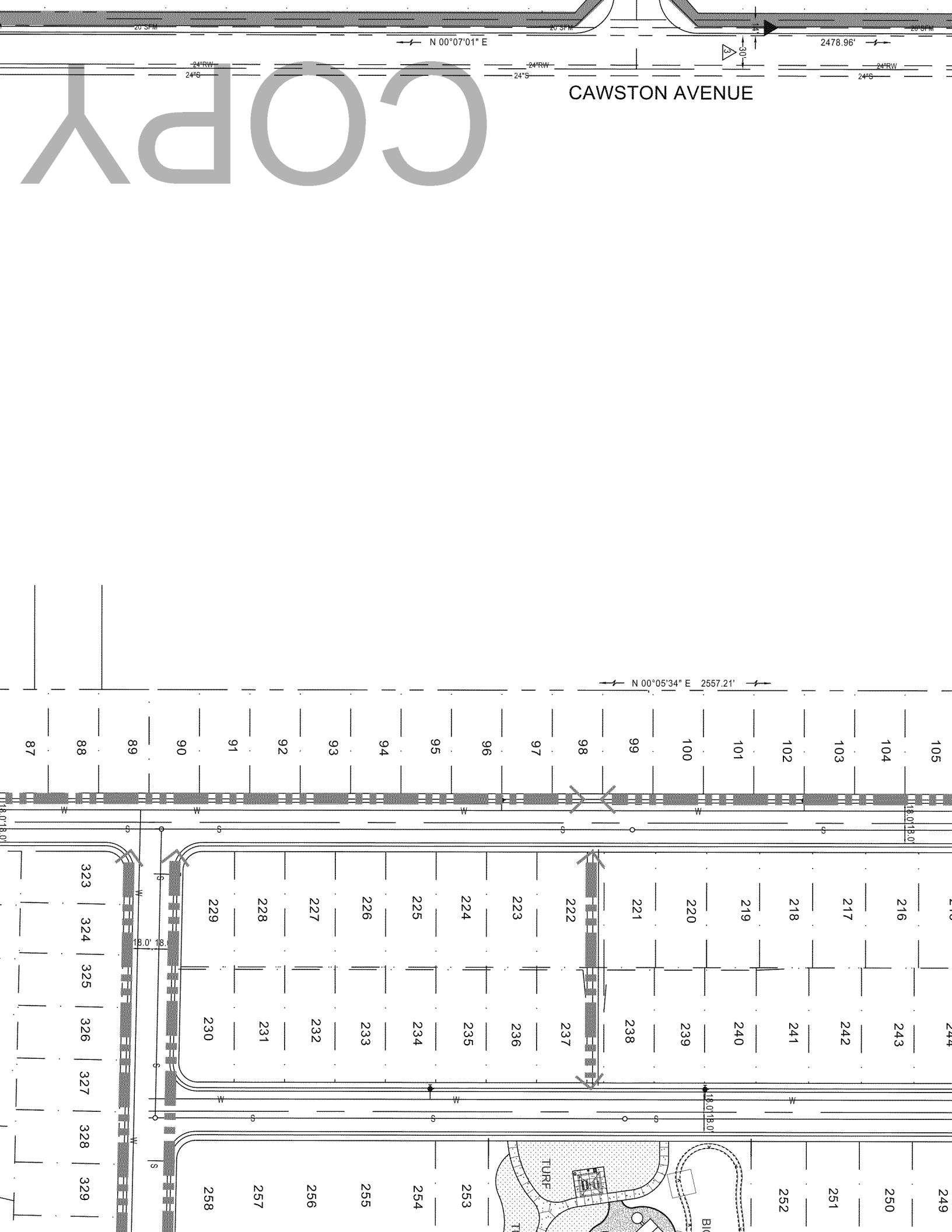
57
56
55
54
53
W-01
6"SFM
6"SFM

COPY


20' SFM
20' SFM
20' SFM
N 00°07'01" E
2478.96'
30'
24"RW
24"S
24"RW
24"S
24"RW
24"S
CAWSTON AVENUE
COPY
N 00°05'34" E 2557.21'
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TURF
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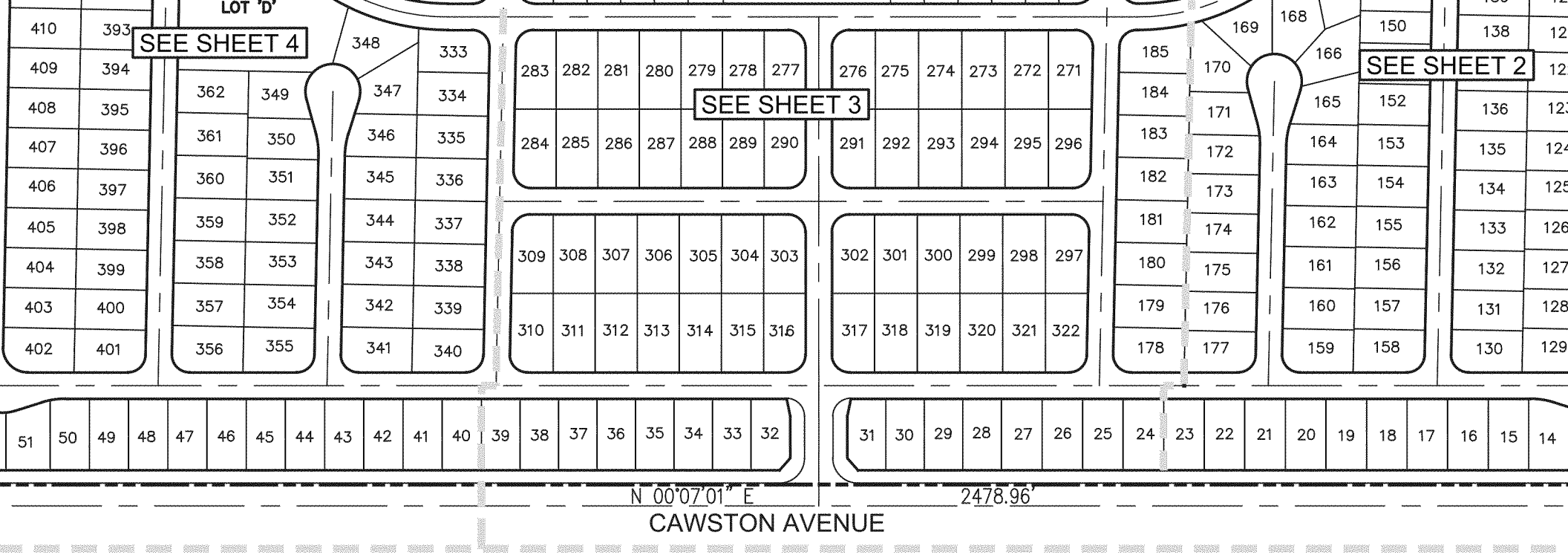
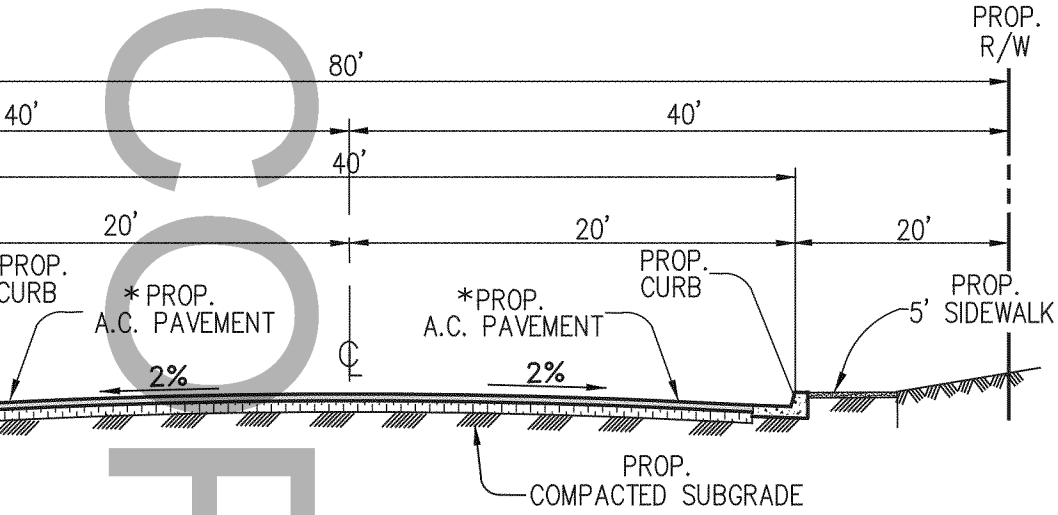
Exhibit C - Tentative Tract Map

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

CHACON FARMS





TYPICAL STREET SECTION
RANCE ROADS - STREET 'K'/MODIFIED LOCAL
PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

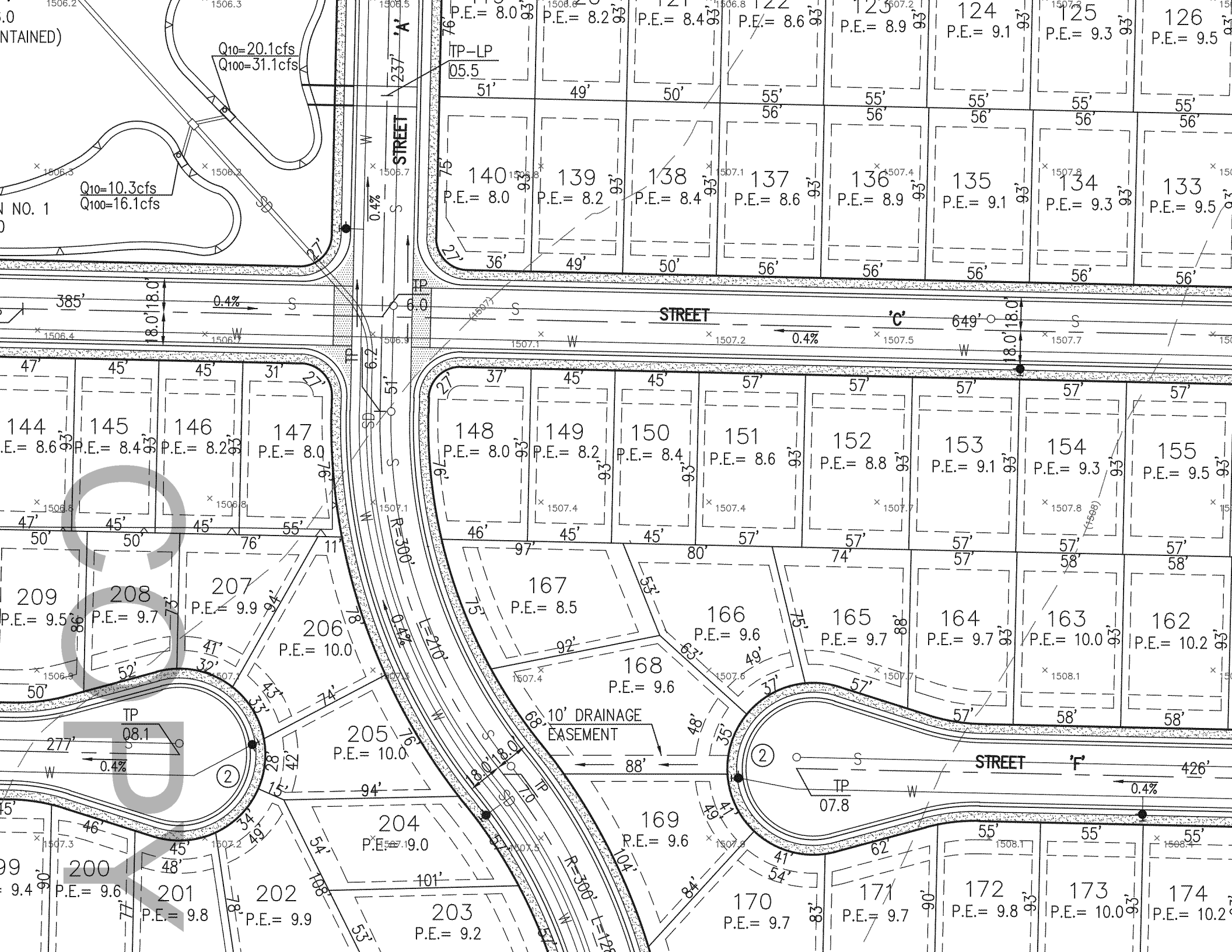
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

COPY

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACRO THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SA RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SA DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCO IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREI DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HO THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WA FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SA JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACINT RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS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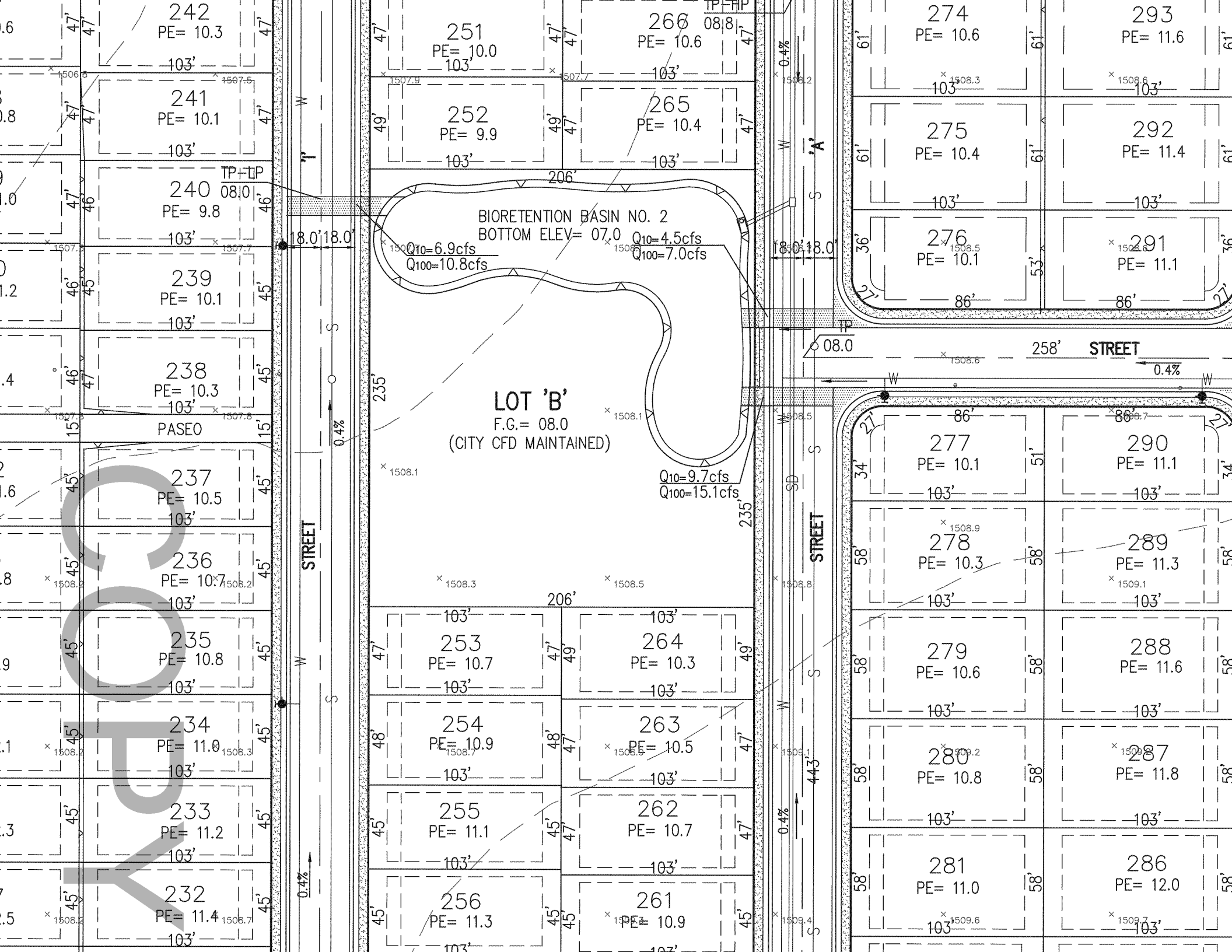
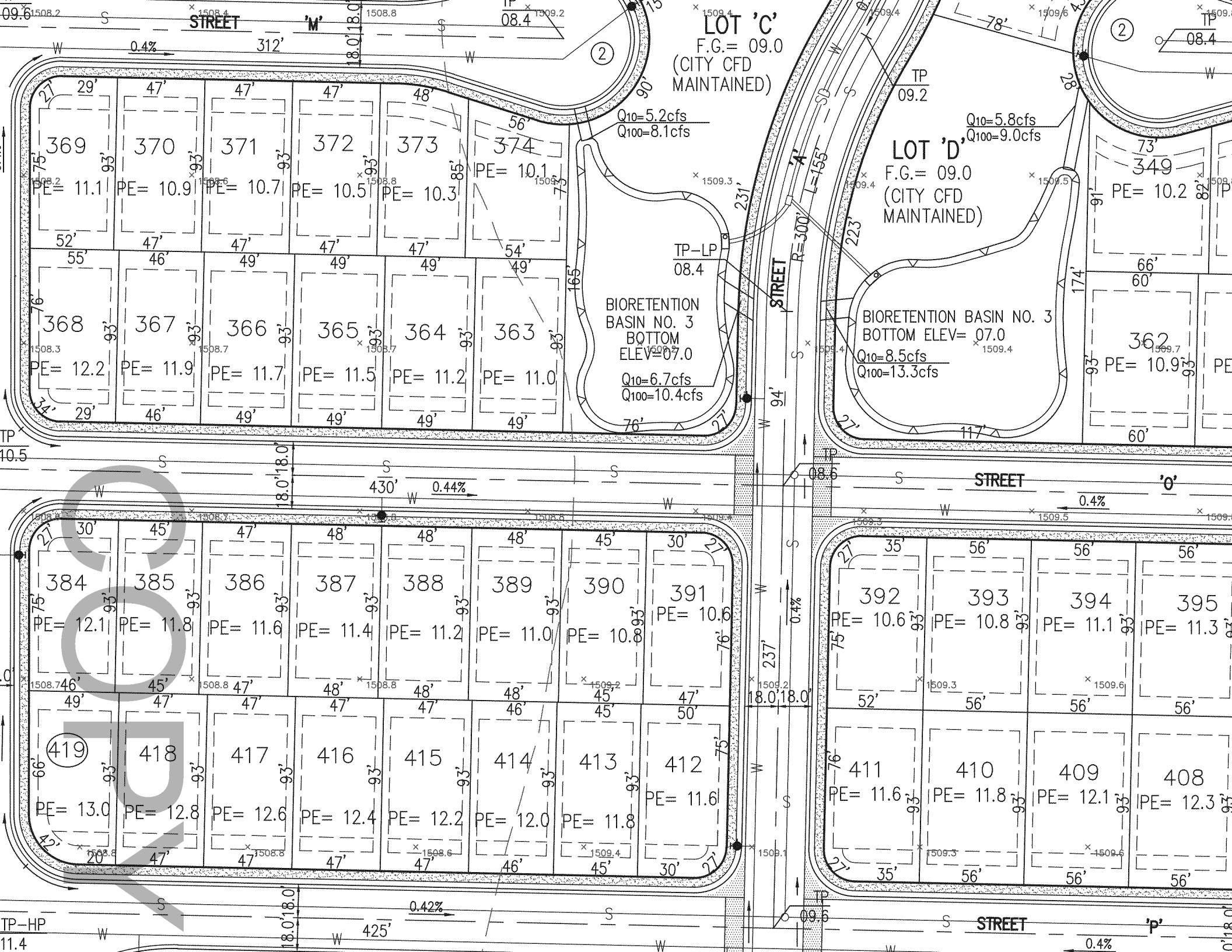
Q100=31.1cfs
Q10=10.3cfs
Q100=16.1cfs
STREET 'A'
STREET 'C'
STREET 'F'
TP-LP 05.5
TP 08.1
TP 07.8
10' DRAINAGE EASEMENT
R=300'
L=210'
R=300' L=126'
140 P.E.= 8.0
139 P.E.= 8.2
138 P.E.= 8.4
137 P.E.= 8.6
136 P.E.= 8.9
135 P.E.= 9.1
134 P.E.= 9.3
133 P.E.= 9.5
124 P.E.= 9.1
125 P.E.= 9.3
126 P.E.= 9.5
144 P.E.= 8.6
145 P.E.= 8.4
146 P.E.= 8.2
147 P.E.= 8.0
148 P.E.= 8.0
149 P.E.= 8.2
150 P.E.= 8.4
151 P.E.= 8.6
152 P.E.= 8.8
153 P.E.= 9.1
154 P.E.= 9.3
155 P.E.= 9.5
209 P.E.= 9.5
208 P.E.= 9.7
207 P.E.= 9.9
206 P.E.= 10.0
205 P.E.= 10.0
204 P.E.= 9.0
203 P.E.= 9.2
202 P.E.= 9.9
201 P.E.= 9.8
200 P.E.= 9.6
167 P.E.= 8.5
166 P.E.= 9.6
165 P.E.= 9.7
164 P.E.= 9.7
163 P.E.= 10.0
162 P.E.= 10.2
168 P.E.= 9.6
169 P.E.= 9.6
170 P.E.= 9.7
171 P.E.= 9.7
172 P.E.= 9.8
173 P.E.= 10.0
174 P.E.= 10.2
385'
649'
277'
426'
0.4%
18.0'


BIORETENTION BASIN NO. 2
BOTTOM ELEV= 07.0
Q10=6.9cfs
Q100=10.8cfs
Q10=4.5cfs
Q100=7.0cfs
Q10=9.7cfs
Q100=15.1cfs
LOT 'B'
F.G.= 08.0
(CITY CFD MAINTAINED)
PASEO
STREET
STREET
258' STREET
'I'
'A'
206'
235'
443'
TP+HP 08.0
TP 08.0
242 PE= 10.3
241 PE= 10.1
240 PE= 9.8
239 PE= 10.1
238 PE= 10.3
237 PE= 10.5
236 PE= 10.7
235 PE= 10.8
234 PE= 11.0
233 PE= 11.2
232 PE= 11.4
251 PE= 10.0
252 PE= 9.9
253 PE= 10.7
254 PE= 10.9
255 PE= 11.1
256 PE= 11.3
266 PE= 10.6
265 PE= 10.4
264 PE= 10.3
263 PE= 10.5
262 PE= 10.7
261 PE= 10.9
274 PE= 10.6
275 PE= 10.4
276 PE= 10.1
293 PE= 11.6
292 PE= 11.4
291 PE= 11.1
277 PE= 10.1
278 PE= 10.3
279 PE= 10.6
280 PE= 10.8
281 PE= 11.0
290 PE= 11.1
289 PE= 11.3
288 PE= 11.6
287 PE= 11.8
286 PE= 12.0

COPY


STREET 'M'
312'
0.4%
LOT 'C'
F.G.= 09.0
(CITY CFD MAINTAINED)
Q10=5.2cfs
Q100=8.1cfs
369 PE= 11.1
370 PE= 10.9
371 PE= 10.7
372 PE= 10.5
373 PE= 10.3
374 PE= 10.1
368 PE= 12.2
367 PE= 11.9
366 PE= 11.7
365 PE= 11.5
364 PE= 11.2
363 PE= 11.0
TP-LP 08.4
BIORETENTION BASIN NO. 3 BOTTOM ELEV=07.0
Q10=6.7cfs
Q100=10.4cfs
STREET 'A'
R=300'
L=155'
TP 09.2
Q10=5.8cfs
Q100=9.0cfs
LOT 'D'
F.G.= 09.0
(CITY CFD MAINTAINED)
BIORETENTION BASIN NO. 3 BOTTOM ELEV= 07.0
Q10=8.5cfs
Q100=13.3cfs
349 PE= 10.2
362 PE= 10.9
TP 10.5
430'
0.44%
STREET 'O'
TP 08.6
384 PE= 12.1
385 PE= 11.8
386 PE= 11.6
387 PE= 11.4
388 PE= 11.2
389 PE= 11.0
390 PE= 10.8
391 PE= 10.6
419 PE= 13.0
418 PE= 12.8
417 PE= 12.6
416 PE= 12.4
415 PE= 12.2
414 PE= 12.0
413 PE= 11.8
412 PE= 11.6
392 PE= 10.6
393 PE= 10.8
394 PE= 11.1
395 PE= 11.3
411 PE= 11.6
410 PE= 11.8
409 PE= 12.1
408 PE= 12.3
TP-HP 11.4
425'
0.42%
STREET 'P'
TP 09.6

4,163	
4,163	
4,163	
4,163	
4,185	
4,140	
4,147	
4,091	
4,643	
4,545	
4,637	
5,120	
5,119	
5,119	
5,119	
5,119	
5,119	
5,120	
4,811	
4,696	
5,173	
5,173	
5,173	
5,173	
5,173	
5,173	
5,173	
4,638	
4,545	
4,643	
4,780	
4,328	
4,327	
4,329	
4,143	
4,163	
4,544	
4,780	
4,163	
4,163	

161	5,324
162	5,324
163	5,324
164	5,143
165	4,977
166	5,542
167	5,875
168	7,099
169	5,019
170	5,741
171	4,883
172	5,073
173	5,088
174	5,088
175	5,088
176	5,088
177	4,608
178	5,029
179	5,506
180	5,506
181	5,506
182	5,506
183	5,506
184	5,506
185	5,037
186	4,361
187	4,163
188	4,343
189	4,343
190	4,343
191	4,163
192	4,163
193	4,163
194	4,163
195	4,401
196	4,241
197	4,163
198	4,163
199	4,146
200	3,773

211	4,587
212	4,709
213	4,802
214	4,638
215	4,638
216	4,876
217	4,876
218	4,875
219	4,875
220	4,700
221	4,739
222	4,636
223	4,635
224	4,636
225	4,637
226	4,637
227	4,638
228	4,635
229	4,752
230	4,956
231	4,633
232	4,633
233	4,634
234	4,586
235	4,635
236	4,636
237	4,636
238	4,636
239	4,636
240	4,739
241	4,842
242	4,842
243	4,842
244	4,739
245	4,636
246	4,884
247	4,802
248	4,645
249	4,645
250	4,883

261	4,645
262	4,843
263	4,883
264	5,089
265	4,883
266	4,883
267	4,883
268	4,645
269	4,645
270	4,802
271	5,538
272	6,269
273	6,268
274	6,269
275	6,269
276	5,432
277	5,181
278	6,019
279	6,019
280	6,019
281	6,019
282	6,019
283	5,080
284	5,285
285	6,019
286	6,019
287	6,019
288	6,019
289	6,019
290	5,181
291	5,432
292	6,269
293	6,269
294	6,269
295	6,269
296	5,329
297	5,449
298	6,179
299	6,179
300	6,179

COPY

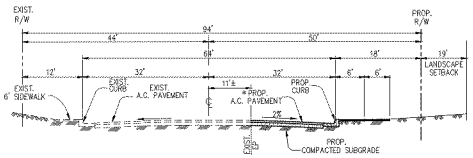
Exhibit D – Phasing

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

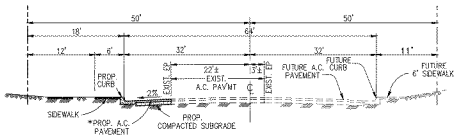
CHACON FARMS

Phasing Map

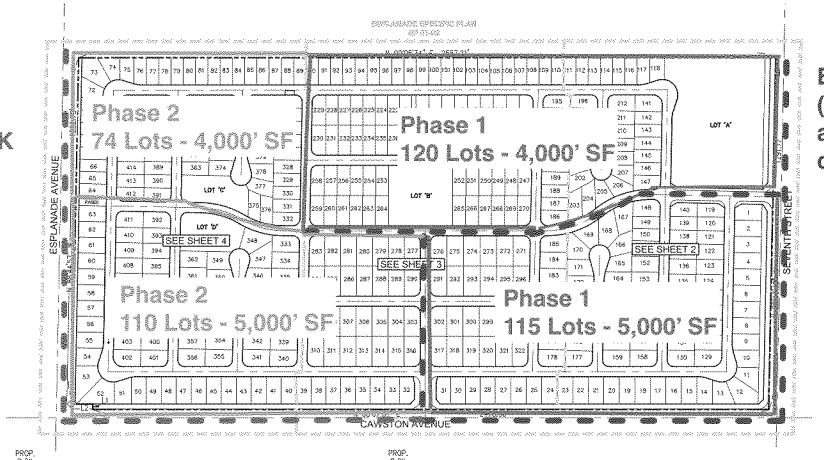


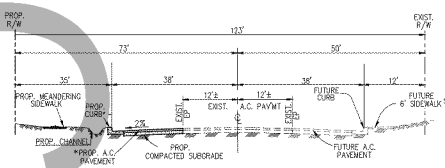
TYPICAL STREET SECTION
SEVENTH STREET - MAJOR
NOT TO SCALE
T.I. = 9.0
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

Esplanade Ave. and Cawston Ave. south of K Street to be constructed with Phase 2.

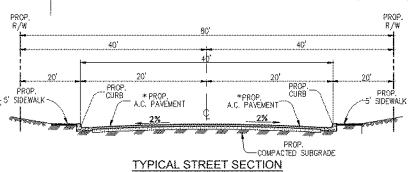


TYPICAL STREET SECTION
CAWSTON AVENUE - MAJOR
NOT TO SCALE
T.I. = 9.0
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

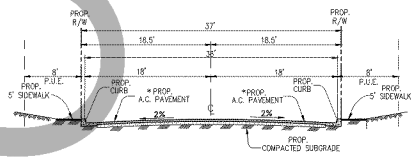




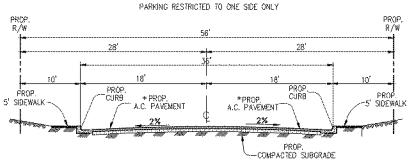
TYPICAL STREET SECTION
ESPLANADE AVENUE - ARTERIAL
NOT TO SCALE
T.I. = 9.5
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.



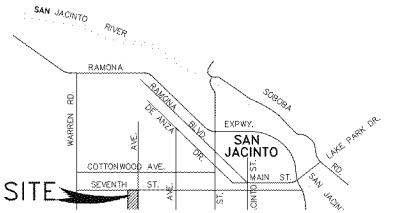
TYPICAL STREET SECTION
ENTRANCE ROADS - STREET 'K'/MODIFIED LOCAL
PRIVATE STREETS
NOT TO SCALE
T.I. = 6.5
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY



TYPICAL STREET SECTION
ROADS - MODIFIED LOCAL
PRIVATE STREETS
NOT TO SCALE
T.I. = 5.5
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY



TYPICAL STREET SECTION
ENTRANCE ROADS - STREET 'A'/MODIFIED LOCAL
PRIVATE STREETS
NOT TO SCALE
T.I. = 6.5
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY



Backbone internal streets including Street A (until Street L) and Street K, Seventh Street, and Cawston Ave. north of K Street to be constructed with Phase 1.

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACROSS THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO WEIR, BY DECREE OF PARTITION OF SAID RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.
2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN USE IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCOVERED IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREIN DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY BE AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HOWEVER, THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER, FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WATER FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SAN JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACINTO, RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS BLANKET IN NATURE.

⚠ A RIGHT OF WAY OVER A STRIP OF LAND 30 FEET WIDE ON EACH SIDE OF THE SECTION AND QUARTER SECTION LINES FOR ROAD OR FOR DITCHES OR PIPES FOR CONDUCTING AND DISTRIBUTING WATER, AS DESCRIBED IN BOOK 341, PAGE 195 DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS SHOWN HEREON.

⚠ AN EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY TO CONSTRUCT, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, IMPROVE AND RELOCATE, SEWAGE TRANSMISSION AND COLLECTION FACILITIES, INCLUDING, BUT NOT LIMITED TO, GRAVITY PIPELINES, PRESSURE PIPELINES, MANHOLES, CONNECTIONS, AND APPURTENANT EQUIPMENT FOR THE COLLECTION AND TRANSMISSION OF SEWAGE, TOGETHER WITH REASONABLE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT, RECORDED SEPTEMBER 14, 2010 AS INSTRUMENT NO. 2010-0439200 OF OFFICIAL RECORDS, AND IS SHOWN HEREON.

LINE DATA

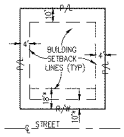
LINE	BEARING	DISTANCE
L1	N 89°52'56" W	20.00'
L2	N 00°07'01" E	60.00'
L3	N 45°40'13" E	24.28'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JACINTO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST ½ OF FARM LOT 161 OF THE LANDS OF SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 357 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF SAN JACINTO, A CALIFORNIA MUNICIPAL CORPORATION, IN GRANT DEED RECORDED OCTOBER 2, 2019 AS INSTRUMENT NO. 2019-394879 OFFICIAL RECORDS.



TYPICAL BUILDING SETBACKS
NTS
18'* FROM R/W TO GARAGE.
10'* FROM R/W TO HOUSE FEATURE.
CORNER LOT: STREET SIDE SETBACK 10' FROM R/W.

OWNER
TEUNIS J. DE JONG, TRUSTEE OF THE TEUNIS J. JONG TRUST.
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA. 92582
907-229-2072

APPLICANT
RICHARD MICHAEL
RAMONA DAIRY
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA 92582
907-229-2072
richard@mmealaska.net

ASSESSOR'S PARCEL NO(S).
432-260-009, 026 AND 027

ADJACENT LAND USE	ZONING
WEST – ESPLANADE SP/ESPLANADE SP	RL
NORTH – LDR/RL	RL/PI
EAST – VLDR/RR	RL
SOUTH – CITY OF HEMET/CITY OF HEMET	RM

EXISTING LAND USE	PROPOSED LAND USE
VLDR – VERY LOW DENSITY RESIDENTIAL	LDR – LOW DENSITY RESIDENTIAL
EXISTING ZONING	PROPOSED ZONING
RR – RURAL RESIDENTIAL	RL – RESIDENTIAL LOW DENSITY

UTILITIES

SEWER	CITY OF SAN JACINTO
WATER	EASTERN MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	FRONTIER
CABLE	FRONTIER

NUMBER OF LOTS
419 SINGLE FAMILY RESIDENTIAL
4 OPEN SPACE LOTS

DENSITY
5.53 DU/AC GROSS

ACREAGE
75.70 GROSS ACRES WITHIN BOLD BOUNDARY

OPEN SPACE AREA
LOT 'A': 3.73 AC
LOT 'B': 1.19 AC
LOT 'C': 0.58 AC
LOT 'D': 0.67 AC

SCHOOL DISTRICT
SAN JACINTO UNIFIED

SOURCE OF TOPOGRAPHY
AN AERIAL SURVEY BY PSOMAS DATED 10/22

FLOOD PLAIN
ZONE X PER COMMUNITY PANEL NO. 06065C1470G, DATED 8/28/2008.

EARTHWORK CALCULATIONS
CUT VOLUME: 42,809 C.Y.
FILL VOLUME: 169,944 C.Y.

SHEET INDEX
SHEET 1 . . . . . TITLE SHEET
SHEET 2 . . . . . TENTATIVE TRACT MAP
SHEET 3 . . . . . TENTATIVE TRACT MAP
SHEET 4 . . . . . TENTATIVE TRACT MAP
SHEET 5 . . . . . LOT AREA SUMMARY TABLE

PHASING NOTE
THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH SUBDIVISION MAP ACT SECTION 66456.1 ALLOWING FOR THE FILING OF MULTIPLE FINAL MAPS. FOUR (4) PHASED FINAL MAPS ARE ANTICIPATED TO BE FILED BASED ON THIS TENTATIVE TRACT MAP.

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER | CITY
DESIGNED BY: | DRAWN BY: | CHECKED BY:

SEAL

APPROVED BY: DATE
CONTRACT CITY ENGINEER
PREPARED BY: DATE
R.C.E. NO.

BLAINE A. WOMER CIVIL ENGINEERING
PLANNING · SURVEYING · CIVIL ENGINEERING · PUBLIC WORKS
Palm Desert: 73-710 Fred Waring Drive, Suite 212, Palm Desert, CA 92260 (760) 340-3537
Irvine: 2151 Michelson Drive, Suite 220, Irvine, CA 92612 (949) 263-2600

SCALE 1" = 60'
DATE SEPT. 18, 2024
BENCHMARK:

CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076
FOR RAMONA DAIRY W.O.

SHEET NO. 1 OF 5 SHEETS
FILE NO.

COPY

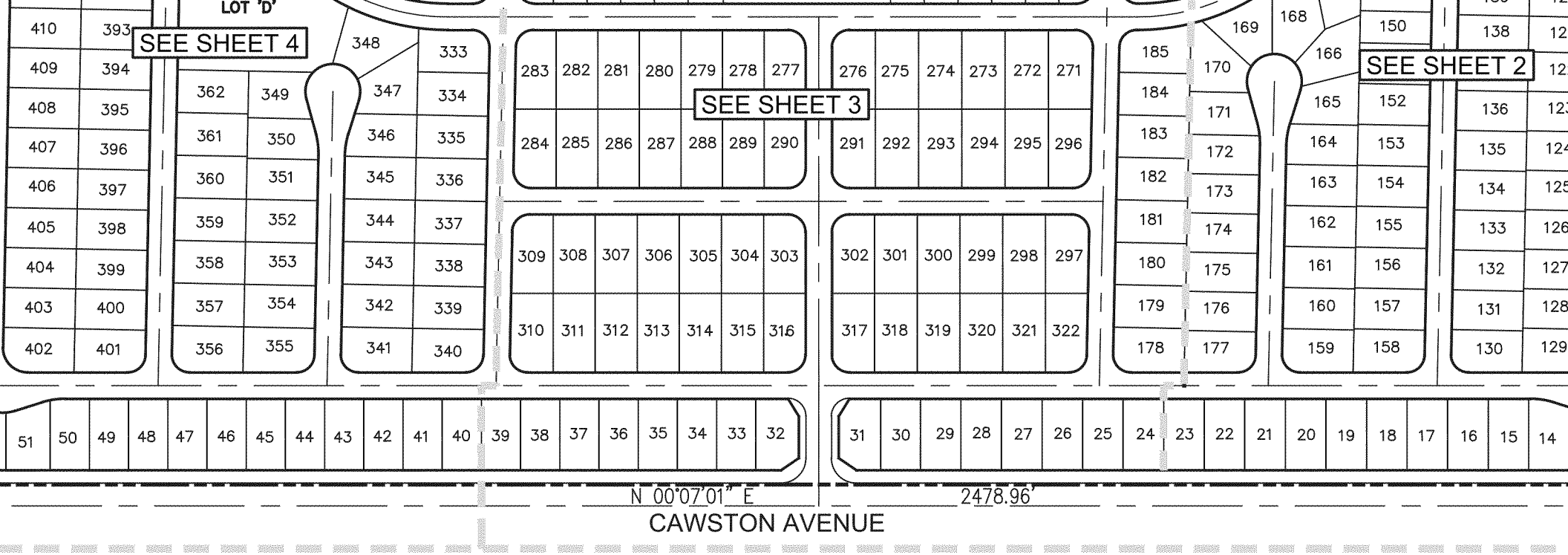
Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

Exhibit E – Plotting

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

CHACON FARMS



COPY

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACROSS THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SAID RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

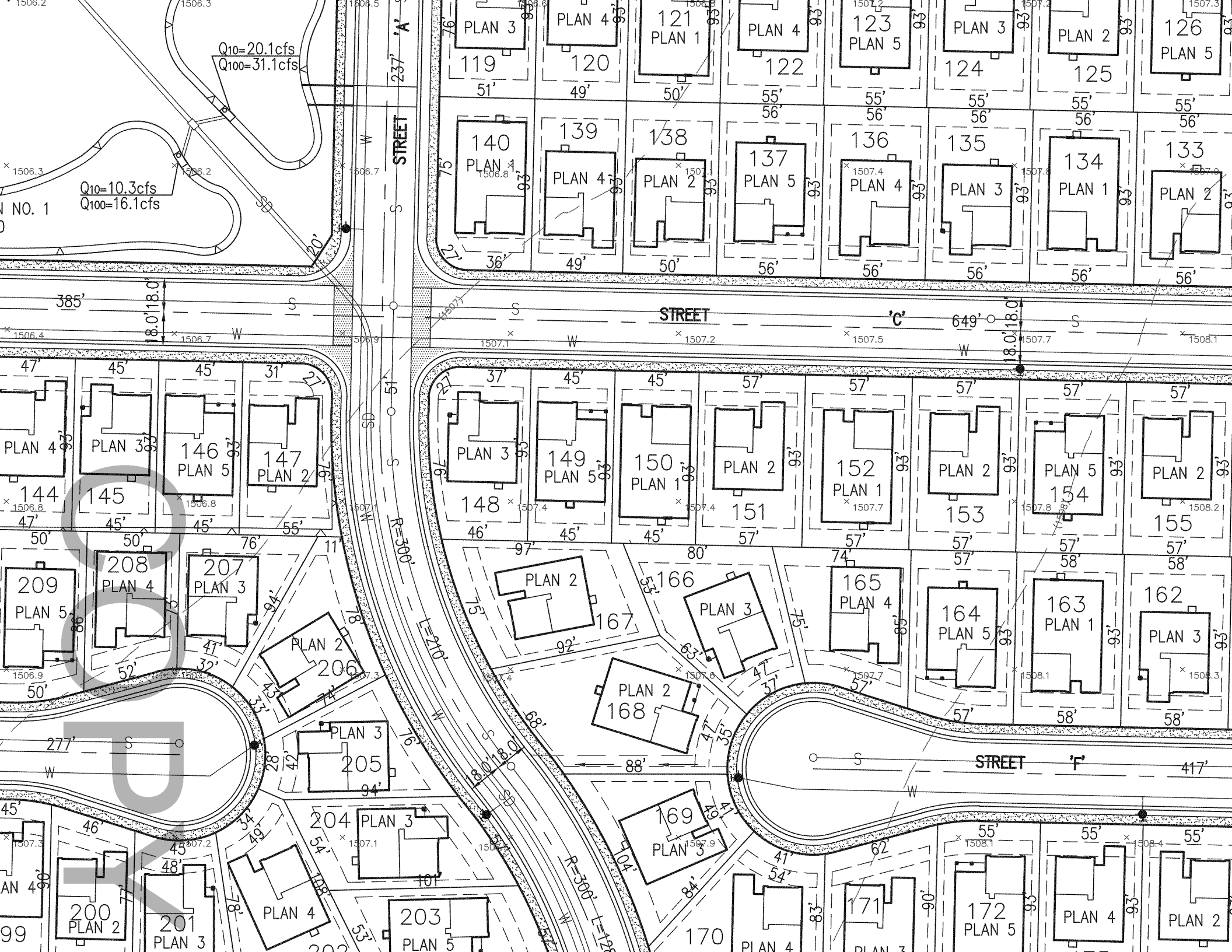
2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN USE IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCOVERED IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREIN DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY BE AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HOWEVER,

LEGAL

THE LAND RI
THE CITY OF
OF RIVERSIDE
AS FOLLOWS

THE EAST ½
JACINTO LAN
IN BOOK 8,
COUNTY, CAL

EXCEPTING T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Q100=31.1cfs
Q10=10.3cfs
Q100=16.1cfs
STREET 'A'
STREET 'C'
STREET 'F'
R=300'
L=210'
119 PLAN 3
120 PLAN 4
121 PLAN 1
122 PLAN 4
123 PLAN 5
124 PLAN 3
125 PLAN 2
126 PLAN 5
140 PLAN 1
139 PLAN 4
138 PLAN 2
137 PLAN 5
136 PLAN 4
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134 PLAN 1
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144 PLAN 4
145 PLAN 3
146 PLAN 5
147 PLAN 2
148 PLAN 3
149 PLAN 5
150 PLAN 1
151 PLAN 2
152 PLAN 1
153 PLAN 2
154 PLAN 5
155 PLAN 2
209 PLAN 5
208 PLAN 4
207 PLAN 3
206 PLAN 2
205 PLAN 3
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203 PLAN 5
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201 PLAN 3
202 PLAN 4
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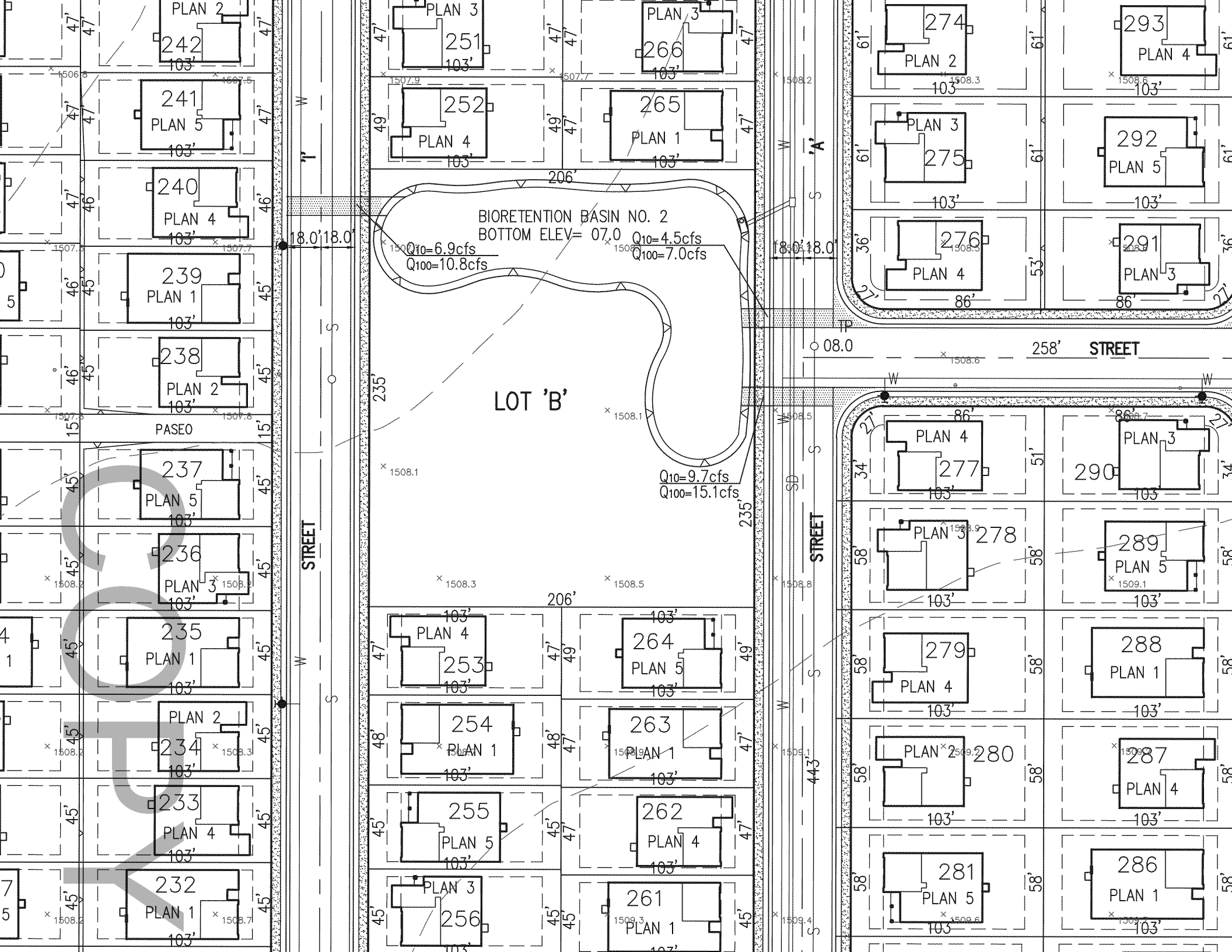
169 PLAN 3
170 PLAN 4
171 PLAN 3
172 PLAN 5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Q10=4.5cfs
Q100=7.0cfs
Q10=9.7cfs
Q100=15.1cfs
LOT 'B'
PASEO
STREET
'I'
'A'
258' STREET
206'
235'
443'
18.0'
15'
PLAN 1
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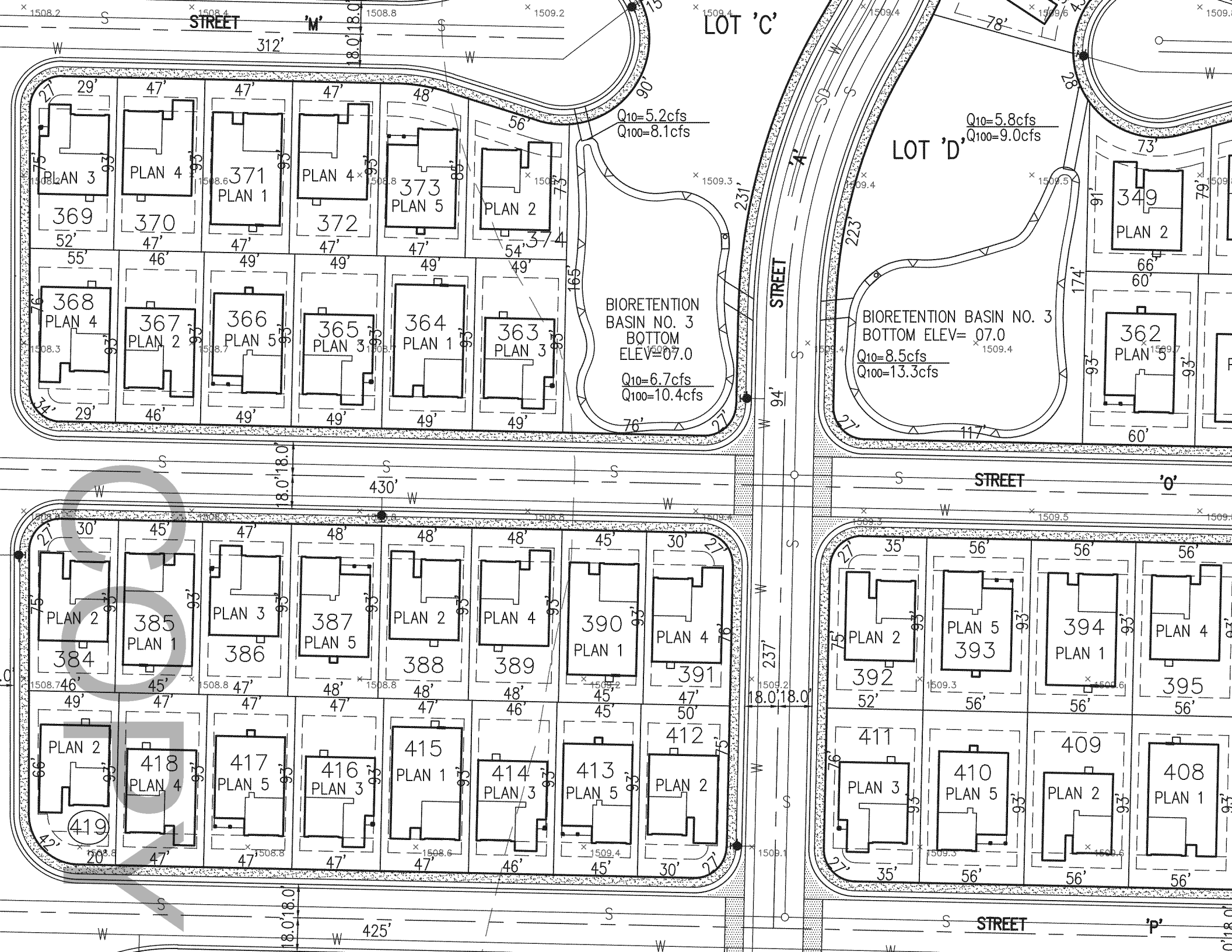
STREET 'M'
LOT 'C'
LOT 'D'
STREET 'A'
STREET 'O'
STREET 'P'
Q10=5.2cfs
Q100=8.1cfs
Q10=5.8cfs
Q100=9.0cfs
BIORETENTION BASIN NO. 3 BOTTOM ELEV=07.0
Q10=6.7cfs
Q100=10.4cfs
BIORETENTION BASIN NO. 3 BOTTOM ELEV= 07.0
Q10=8.5cfs
Q100=13.3cfs
369 PLAN 3
370 PLAN 4
371 PLAN 1
372 PLAN 4
373 PLAN 5
374 PLAN 2
368 PLAN 4
367 PLAN 2
366 PLAN 5
365 PLAN 3
364 PLAN 1
363 PLAN 3
349 PLAN 2
362 PLAN 5
384 PLAN 2
385 PLAN 1
386 PLAN 3
387 PLAN 5
388 PLAN 2
389 PLAN 4
390 PLAN 1
391 PLAN 4
392 PLAN 2
393 PLAN 5
394 PLAN 1
395 PLAN 4
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Attachment: Location Map (Chacon Farms (PROJ23-0029))

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432-260-009/026/027
Location Map

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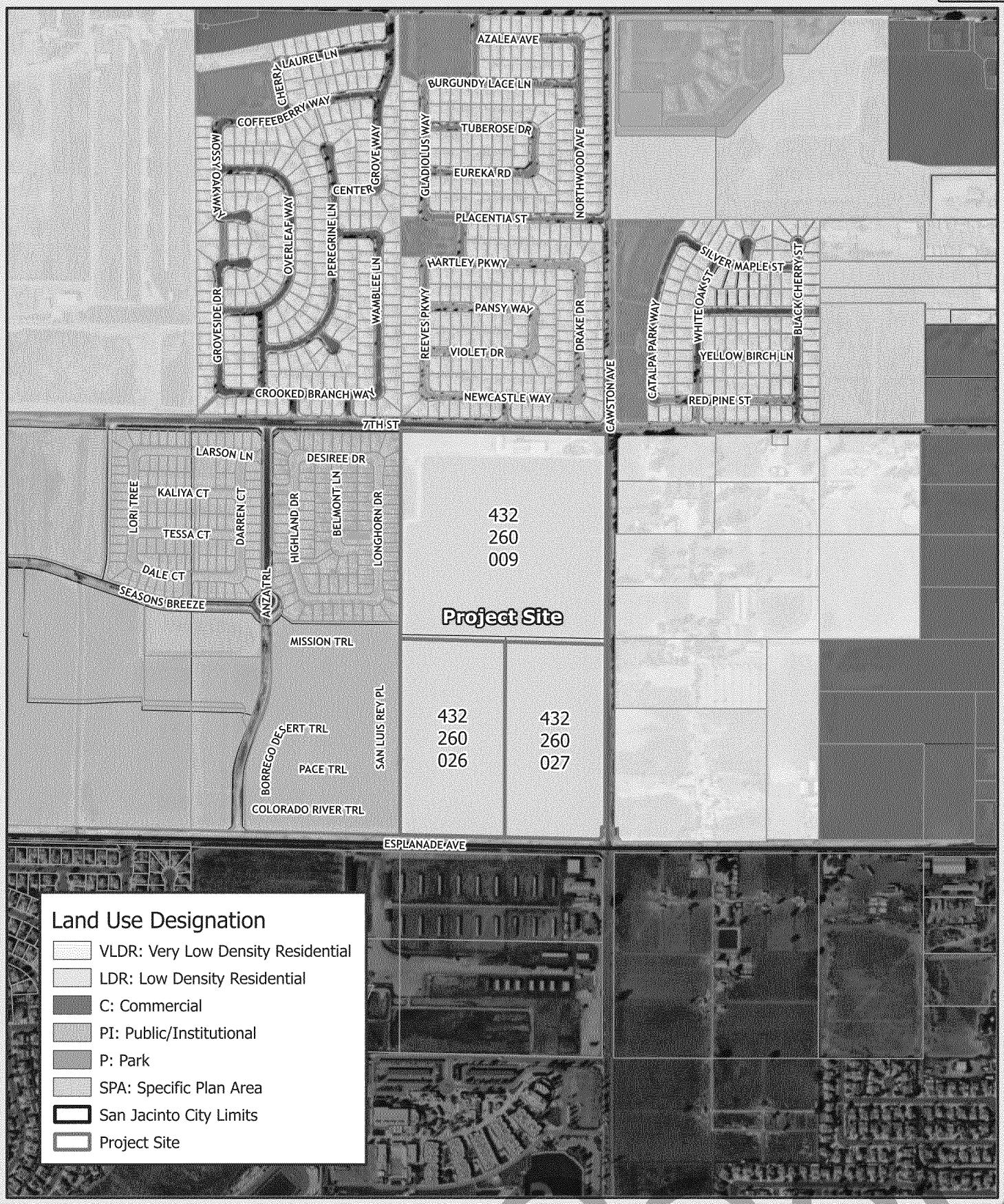

Attachment: General Plan (Chacon Farms (PROJ23-0029))

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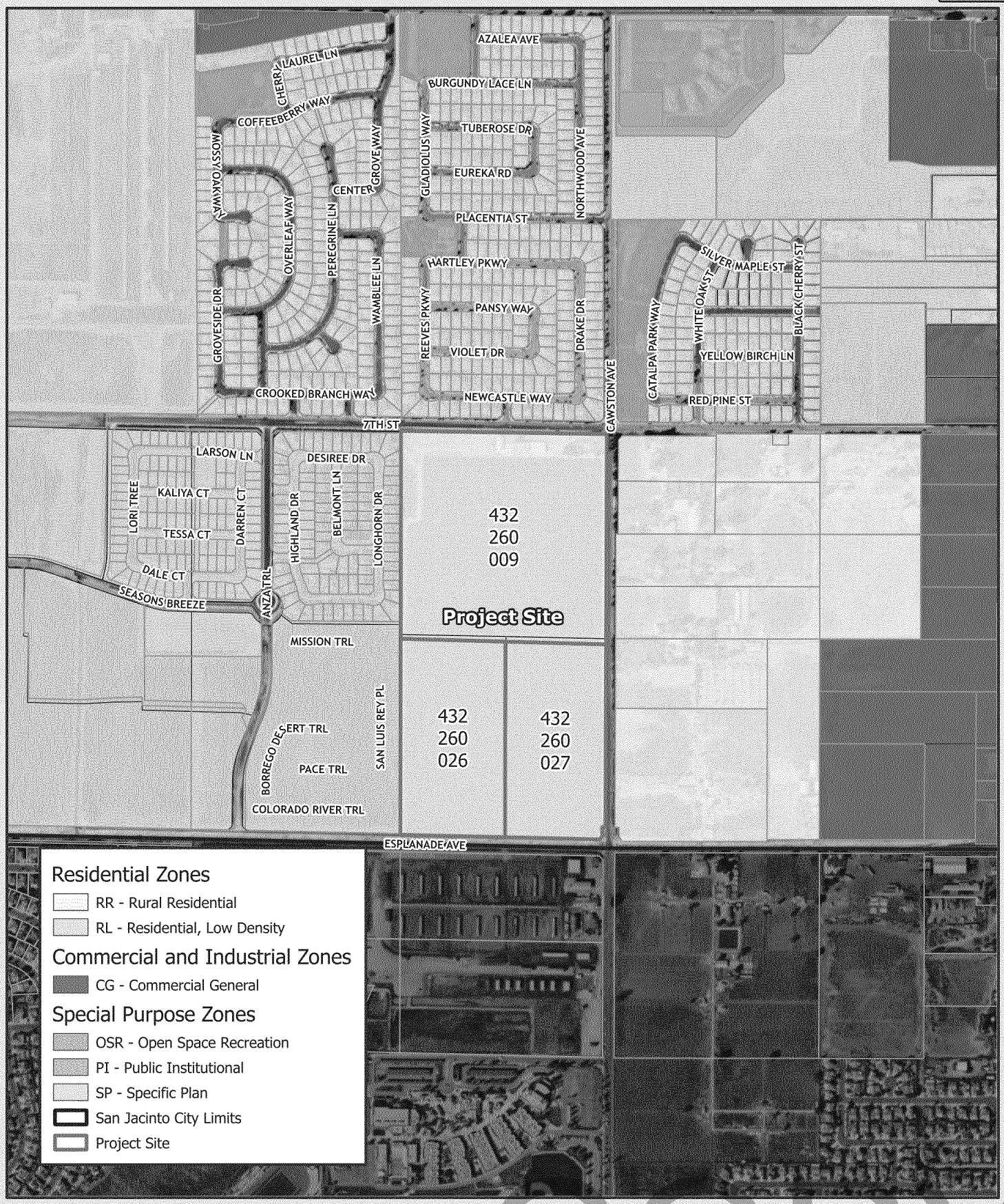
432-260-009/026/027
General Plan Land Use Map



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432-260-009/026/027
Zoning Map

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Attachment: Zoning Map (Chacon Farms (PROJ23-0029))

Chacon Farms Project
Tentative Tract Map No. 39076
DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
Case No. PROJ23-0029

Prepared For:
City of San Jacinto
Planning and Building Division
595 South San Jacinto Avenue
San Jacinto, California 92583

Prepared By :

EPC ENVIRONMENTAL CEQA
11801 Pierce Street, Ste. 200
Riverside, CA 92505

October 20, 2025

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Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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Appendix I *Planned Development Permit, Chacon Farms, Tentative Tract Map No. 39076, Taylor & Clark Consulting, LLC*, November 4, 2024

List of Acronymns

Acronym	Definition
AB 32	Assembly Bill 32
AB 52	Assembly Bill 52
ADA	Americans with Disabilities Act
AFY	Acre Feet Per Year
AQMP	Air Quality Management Plan
APE	Area of Potential Effect
APN	Assessor Parcel Number
APZ	Accident Potential Zone
BMPs	Best Management Practices
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of San Jacinto
CNPS	California Native Plant Society
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CRHR	California Register of Historic Places
dBA	A-Weighted Decibels
DIF	Development Impact Fees
DPM	Diesel Particulate Matter
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FAR	Floor Area Ratio

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FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping Management Program
GHG	Greenhouse Gas
GSP	Groundwater Sustainability Plan
gpd/acre	Gallons per Day per Acre
HAER	Historic American Engineering Record
HCP	Habitat Conservation Plan
ITE	Institute of Transportation Engineers
LID	Low Impact Design
LOS	Level of Service
LST	Localized Significance Threshold
MDAQMD	Mojave Desert Air Quality Management District
mgd	Millions of Gallons per Day
MLD	Most Likely Descendent
MMRP	Mitigation Monitoring and Reporting Program
MRZ	Mineral Resources Zone
MS4	Municipal Separate Storm Water Sewer System
MTCO2e	Metric Tons Carbon Dioxide Equivalent
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO2	Nitrogen Dioxide
NOx	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
PCE	Passenger Car-Equivalent
PM-2.5	Particulate Matter Less Than 2.5 Microns in Diameter
PM-10	Particulate Matter Less Than 10 Microns in Diameter
PRIMMP	Paleontological Resource Impact Mitigation Monitoring Program
RWQCB	Regional Water Quality Control Board
SGMA	Sustainability Groundwater Management Act
SF	Square Feet
SCAG	Southern California Association of Governments
SRA	State Responsibility Area
SSC	Species of Special Concern
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TIA	Traffic Impact Analysis
TUMF	Transportation Uniform Mitigation Fee

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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1. Purpose and Scope

Richard Michael (Applicant) is proposing the Chacon Farms Project (Tentative Tract Map 39076) to subdivide 75.7 gross acres into 419 single family residential lots, four open space lots, and new roadways (Proposed Project). The Proposed Project Site is currently comprised of agricultural lands and is bounded by W. Seventh Street on the north, W. Esplanade Avenue on the south, Cawston Avenue North on the east, and a planned development on the west. The Proposed Project Site is identified as Assessor Parcel Numbers (APNs) 432-260-009, -026, and -027.

The Proposed Project is subject to approval of the following entitlements:

- Per San Jacinto Development Code ("SJDC") Section 17.720.020, a General Plan Amendment to revise the land use designation from VLDR (Very Low Density Residential) to LDR (Low Density Residential) for the Proposed Project Site located at 710 Cawston Avenue North (APNs 432-260-009, 432-260-026, and 432-260-027);
- Per SJDC Section 17.720.020, a Zoning Map Amendment (Zone Change) from the RR Zone (Rural Residential) to the LDR Zone (Residential – Low Density) for the Proposed Project Site;
- Per SJDC Section 17.620, a Planned Development Permit (PDP);
- Per SJDC Section 17.630.040 approval of Site Plan and Design Review;
- Per San Jacinto Municipal Code ("SJMC") Section 16.25 a Tentative Tract Map (TTM 39076) for the subdivision of the Proposed Project Site into 419 residential lots (for the development of 419 single family homes) and 4 lettered lots.

The Proposed Project is a project under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.: "CEQA"). The primary purpose of CEQA is to inform the public and decision makers as to the potential impacts of a project and to allow an opportunity for public input to ensure informed decision-making. CEQA requires all state and local government agencies to consider the environmental effects of projects over which they have discretionary authority. CEQA also requires each public agency to mitigate or avoid any significant environmental impacts resulting from the implementation of projects subject to CEQA.

Pursuant to Section 15367 of the CEQA Guidelines, the City of San Jacinto (City) is the lead agency for the Proposed Project. The lead agency is the public agency that has the principal responsibility for conducting or approving a project. The City, as the lead agency for the Proposed Project, is responsible for preparing environmental documentation in accordance with CEQA to determine if approval of the discretionary actions requested and subsequent development of the Proposed Project would have a significant impact on the environment.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the Proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Proposed Project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Proposed Project.

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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A Lead Agency may prepare a Mitigated Negative Declaration for a project that is subject to CEQA when an Initial Study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the Applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (Public Resources Code Section 21064.5).

This Initial Study has been prepared for the Proposed Project, in conformance with Section 15070(b) of the CEQA Guidelines. This Initial Study analyzes potentially significant impacts associated with the Proposed Project and incorporates mitigation measures into the Proposed Project as necessary to eliminate the potentially significant effects of the Proposed Project or to reduce the effects to a level of less than significant.

1.1 Content and Format of the Initial Study

The Initial Study is organized as follows:

- **Section 1 – Purpose and Scope.** This section introduces the scope of the Proposed Project and the City's role in the project, as well as a brief summary of findings.
- **Section 2 – Project Summary and Environmental Determination.** This section summarizes the Proposed Project and actions to be undertaken by the City. This section also provides the determination of the environmental document to be approved by the City.
- **Section 3 – Project Description.** This section details the Proposed Project components and general environmental setting.
- **Section 4 – Environmental Impacts**. This section contains the Environmental Checklist Form, as suggested in Section 15063(d)(3) of the CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Form evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level. The form requires an analysis in 20 subject categories as well as Mandatory Findings of Significance.
- **Section 5 – List of Preparers.** This section identifies the names and affiliations of the individuals who contributed to the preparation of the environmental evaluation.
- **Section 6 – References.** This section identifies the references used in the preparation of this Initial Study.

1.2 Initial Study Summary of Findings

Based on the analysis in Section 4, there were no environmental factors that could potentially affect ("Potentially Significant") the environment. Mitigation measures were identified to reduce some impacts to Less Than Significant. Therefore, the determination, based on the Initial Study, is that a **Mitigated Negative Declaration** would be prepared.

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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1.3 Documents Incorporated by Reference

The following reports and/or studies are applicable to analysis of the development of the Project Site and are hereby incorporated by reference:

- *Envision San Jacinto, General Plan 2040* (City, November 15, 2022). (Available at https://www.sanjacintoca.gov/city_departments/community-development/general-plan
- *Public Review Draft, Environmental Impact Report for the San Jacinto General Plan Update (SCH: 2020120312),* July 2022, prepared by De Novo Planning Group (City, 2022a) Available at: https://sanjacinto.generalplan.org/documents-amp-maps
- *Administrative Draft Initial Study and Mitigated Negative Declaration, Chacon Farms Project, PROJ23-0029*, prepared by Psomas, April 2024. This document assessed the potential environmental impacts of a previous design for the Project, known as Vesting Tentative Tract Map 38787 that identified 210 single family residences and 430 townhomes on 75 gross acres/50.13 net acres, requiring a General Plan Amendment from Very Low Density to Medium Density and a Zone Change from Rural Residential to Residential-Medium Density. The Administrative Draft Initial Study was prepared for City of San Jacinto as a draft analysis and is on file with the City of San Jacinto Planning Division. Since the preparation of the Administrative Draft Initial Study in April 2024, the Project design was modified to the current Project, known as Tentative Tract Map 39076 that identifies 419 single family residences and four open space lots on approximately 75 gross acres, requiring a General Plan Amendment from Very Low Density Residential to Low Density Residential and a Zone Change from Rural Residential to Residential-Low Density. Most of the environmental analysis prepared for the original Project design is unchanged for the analysis of the current Project design; however, the modified Project required a re-evaluation of studies in the categories of hydrology, noise, and transportation. Because the air quality, energy, and greenhouse gas emissions were assessed on a more intensive project design and found to be less than significant, these studies were not revised; therefore, the data from the more intensive project design was utilized for the analysis of the current Proposed Project.
- *P22-079 – Revision to Esplanade Specific Plan and TTM32955:* A proposal to revise approved Tentative Tract Map 32955, phases 32955-2, -3,-4 within Planning Areas 1, 3, 5, 7 and 8 of the Esplanade Specific Plan for 852 single-family residential lots and one,+/-36.1-acre mixed use lot with capacity for 194 multi-family units. The project includes an amendment to approved SP 01-02 (the Esplanade Specific Plan) and revisions to several improvements to match and support revisions to the associated tract map. Environmental: Initial Study. These documents are available for review at the City of San Jacinto Planning and Building Division, 595 South San Jacinto Avenue, San Jacinto, CA 92583.

1.4 Contact Person

City of San Jacinto
Planning and Building Division
Attn: Yaneli Hernandez, Senior Planner
595 South San Jacinto Avenue, San Jacinto, CA 92583
Phone: (951) 487-7330
Email: yhernandez@sanjacintoca.gov

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2. Summary and Environmental Determination

2.1 Project Summary

1. Project Title: Chacon Farms Project: Tentative Tract Map No. 39076
PROJ23-0029

2. Lead Agency Name: City of San Jacinto
Address: Planning and Building Division
595 South San Jacinto Avenue
San Jacinto, CA 92583

3. Contact Person: Yaneli Hernandez, Senior Planner
Planning and Building Division
595 South San Jacinto Avenue, San Jacinto, CA 92583
Email: yhernandez@sanjacintoca.gov

4. Project Location: 710 Cawston Avenue North
Between Seventh Street, W. Esplanade Avenue and
Cawston Avenue
Gross Acres: 75.7
Site Address: None assigned.
Topographic Quad (USGS 7.5"): *Lakeview*
Topographic Quad Coordinates: T4 South, R1 West, Section 31, 32
Latitude: 33°46'36.66"N, Longitude: - 117° 1'3.84"W
APN: 432-260-009, -026, and -027

5. Project Sponsor's Name: Ramona Dairy, LLC, Attn: Richard Michael
Address 2451 Ramona Expressway, San Jacinto, CA 92582

6. General Plan Designation:
Existing: Very Low Density Residential (VLDR)
Proposed: Low Density Residential (LDR)

7. Zoning Designation:
Existing: Rural Residential (RR)
Proposed: Residential, Low Density (RL)

8. Description of Project:

Richard Michael (Applicant) is proposing the Chacon Farms Project (Tentative Tract Map 39076) to subdivide 75.7 gross acres into 419 single family residential lots, four open space lots, and new roadways within agricultural lands bounded by W. Seventh Street on the north, W. Esplanade Avenue on the south, Cawston Avenue North on the east, and a planned development on the west. The Proposed Project Site is identified as Assessor Parcel Numbers (APNs) 432-260-009, -026, and -027. The purpose of the Project is to obtain entitlements that would enable the subdivision of the property, which would ultimately provide additional housing options to serve the growing population of the City of San Jacinto. The Project requires a General Plan Amendment and Zone Change to increase allowed housing density.

9. Surrounding Land Uses:

Surrounding land uses are identified in **Table 1 – Surrounding Land Use**. The Project Site is currently occupied by Chacon Farms and Bruno Ranches agricultural operations. Two single-family residential uses occupied by caretakers are also located on the Proposed Project Site.

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Table 1: Surrounding Land Use

Location	Land Use	Zoning
Project Site	Chacon Farms and Bruno Ranches agricultural operations	RR (Rural Residential)
North	West Seventh Street followed by a single-family residential development and Catalpa Park	RL (Residential, Low Density);
South	West Esplanade Avenue followed by GH Dairy Farm (1455 Cawston Avenue North) and Ridgely Farms (3901 West Esplanade Avenue), located in the City of Hemet city limits (which begins on the south of West Esplanade Avenue)	City of Hemet, A2 (Heavy Agriculture)
East	Cawston Avenue North followed by single-family residences and horse farms/ranches	RR (Rural Residential)
West	Vacant lands/under construction for planned development	Esplanade Specific Plan SP 01-02 (mixed use single family residential and commercial subdivision under construction)

Sources: Google Earth Imagery; City of San Jacinto Zoning Map; City of Hemet Zoning Map

10. Other Public Agencies Whose Approval is Required:

The following discretional approvals are required for the Project:

State Agencies:

- Santa Ana Regional Water Quality Control Board: approval of a National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.

11. California Native American Consultation

On February 22, 2024, the City of San Jacinto notified via email the following tribal entities of the Project and requested a timeframe in which to request consultation in accordance with AB52 and SB18. The following summarizes the results of the AB52 consultation.

- Soboba Band of Luiseño Indians. Result: Mitigation measures requested to manage unanticipated tribal resources. Consultation concluded.
- Rincon Band of Luiseño Indians. Result: No potential tribal resources. Consultation concluded.
- Yuhaaviatam of San Manuel Nation. Result: the Project site was outside of Serrano ancestral territory. Consultation concluded.
- Agua Caliente Band of Cahuilla Indians (ACBCI). Result: Letter dated February 26, 2024 requested formal consultation and more information identified in the Cultural Resources Report. Letter received April 21, 2025 stating the Project site is outside of the boundaries of the ACBCI Reservation, but within the tribe's traditional use area. ACBCI deferred to Soboba for this Site. Consultation concluded.

Mitigation measures to ensure resources to tribal cultural resources are minimized have been incorporated, as appropriate, into the Initial Study.

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Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

2.2 Environmental Analysis and Determination

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the Proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Project. This Initial Study is based on an Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Form evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level.

In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Proposed Project.

2.2.1 Organization of Environmental Analysis

Section 4 provides a discussion of the potential environmental impacts of the Project. The evaluation of environmental impacts follows the questions provided in the Form provided in the CEQA Guidelines.

2.2.2 Evaluation of Environmental Impacts

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the Lead Agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant.

"Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

"Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." Mitigation measures are identified and explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).

Earlier analyses may be used where, pursuant to the Program EIR or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (CEQA Guidelines Section 15063[c][3][D]. In this case, a brief discussion should identify the following:

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a) Earlier analyses used where they are available for review.

b) Which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and whether such effects were addressed by mitigation measures based on the earlier analysis.

c) The mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project for effects that are "Less than Significant with Mitigation Measures Incorporated.

References and citations have been incorporated into the checklist references to identify information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, include a reference to the page or pages where the statement is substantiated.

Source listings and other sources used, or individuals contacted are cited in the discussion.

The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question

b) The mitigation measure identified, if any, to reduce the impact to less than significant.

2.2.3 Environmental Factors Potentially Affected

Based on the analysis in Section 4, the Proposed Project could potentially affect ("Potentially Significant") the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor and identifies where mitigation measures would be necessary to reduce all impacts to less than significant levels.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology and Soils	☐ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☒ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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2.2.4 Determination

On the basis of this initial evaluation, the following finding is made:

	The Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	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 have been made by or agreed to by the Project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
	The Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	The Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	Although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature _____ Date _____

Name _____ Title _____

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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3. Project Description

3.1 Project Setting

3.1.1 Site Location

The Proposed Project Site is located at 710 Cawston Avenue North in the City of San Jacinto, County of Riverside, between Seventh Street to the north and Esplanade Avenue to the south. The Proposed Project Site is also bordered by the City of Hemet to the south. The San Jacinto Mountains are located to the east and the Lakeview Mountains are located to the west of the Proposed Project Site. Refer to **Figure 1: *Reginal Vicinity*** and **Figure 2: *Site Location - Aerial View***. The Project includes three lots associated with Assessor's Parcel Numbers (APNs) 432-260-009, -026, and -027 and is comprised of 75.7 gross acres.

Local vehicular access to the Proposed Project Site is provided by existing driveways located on Seventh Street to the north and Cawston Avenue to the east, which are both classified as major roadways. Regional access is provided by State Route (SR) 74, approximately 3.9 miles south of the Proposed Project Site and SR-79, approximately 5.5 miles northeast of the site.

The Proposed Project Site is within the *Lakeview U.S. Geological Survey* (USGS) 7.5-minute topographical map in Sections 31, 32, Township 4 South, Range 1 West at an elevation of approximately 1,511 feet above mean sea level **(Figure 3: *Site Location - USGS).*** The topography of the site is relatively planar with a very gentle fall toward the east.

3.1.2 Existing Site Conditions

The Proposed Project Site is occupied by Chacon Farms and Bruno Ranches agricultural operations. Two single-family residential uses occupied by caretakers are also located on the Proposed Project Site. Onsite operations consist of the cultivation of alfalfa and routine facility maintenance. In addition to the residences and alfalfa crops, the Proposed Project Site is also improved with a capped irrigation well, cattle corrals, irrigation infrastructure, two septic systems, asphalt pavement beneath the storage barns, a grain storage vessel, concrete driveway, and unpaved roads that surround and bisect the Proposed Project Site. Additionally, a detention basin is located on the northwest portion of the Proposed Project Site.

3.1.3 Existing Utilities

Water

Water is provided to the Proposed Project Site by the Eastern Municipal Water District (EMWD), which provides potable water, recycled water, and wastewater services to an area of approximately 555 square miles in western Riverside County. Local supplies include recycled water, potable groundwater, and desalinated groundwater, and imported supplies from the Metropolitan Water District of Southern California (Metropolitan), which comprises about half of the water used in EMWD's service area, is provided by EMWD.

There are multiple domestic water mains in each of the streets surrounding the Proposed Project Site. Water mains range in size from 2 to 30 inches in Cawston Avenue North and West Esplanade Avenue. A 12-inch main runs the improved length of West Seventh Street. Fire hydrants are located along Cawston Avenue North and West Seventh Street. There is a 24-inch recycled water main running north to south in Cawston Avenue North.

Wastewater

The City Public Utilities Department owns and operates the sewage collection system. Sewage is treated by the San Jacinto Valley Regional Water Reclamation Facility, located at 770 N Sanderson Avenue, San Jacinto,

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approximately 1 mile north of the Proposed Project Site. There is a 24-inch gravity sanitary sewer running north in Cawston Avenue North and then east on West Seventh Street. There is also a 20-inch EMWD sewage force main running along Proposed Project Site's eastern property line within a 14-foot easement.

Stormwater

The development of the Project site will result in an increased area of impervious surfaces, including roofs, asphalt, concrete, sidewalks, and driveways. The property's natural drainage pattern directs flow toward the northwest, and this orientation has been incorporated into the project's grading design. Each lot will drain through vegetated swales to the adjacent streets. Stormwater from the streets will be conveyed to onsite bioretention basins for preliminary treatment. Should the volume of stormwater exceed basin capacity, excess runoff will be managed by an onsite storm drain system, which will divert additional flow to a retention basin located at the northwest corner of the property.

The stormwater retention basin described above has been designed to address the incremental increase in runoff volume resulting from development for the 100-year, 24-hour storm event. Any runoff exceeding the mitigation volume will be conveyed to Seventh Street via a curb outlet structure. Subsequently, the stormwater will travel approximately 1,786 feet west through a force main line to an existing catch basin. The construction of the force main line will occur within the area designated for street improvements along Seventh Street, as established by Tract No. 32955 and addressed in the CEQA documentation approved for that project.

Power

San Jacinto Power provides electricity to the City and surrounding areas, including the Proposed Project Site. Existing overhead electric lines run along the east side of Cawston Avenue North with several guy poles on the Proposed Project Site buttressing service lines running east. Overhead transmission and distribution lines run east to west on the southern side of West Esplanade Avenue. Existing residences on the Proposed Project Site are served by an overhead line from Cawston Avenue North and a service pole near the residences. All other power is underground in West Seventh Street.

Telecommunications

Telecommunications providers within the site vicinity include Frontier, Verizon, and AT&T for telephone services and Charter and Crown-Castle for cable services. There are existing facilities in Cawston Avenue North adjacent to the site.

3.1.4 Planning Context

The Proposed Project Site has a General Plan land use designation of VLDR (Very Low Density Residential). The Proposed Project Site is currently zoned Rural Residential, which according to the San Jacinto Development Code Section 17.215.010, is applied to areas appropriate for detached single-family dwelling units with appropriate accessory structures and uses in a semirural setting. The Rural Residential zone may also allow mobile and modular homes, public facilities, and other uses that are compatible with rural single-family neighborhoods. Horses and other farm animals are also allowed in this zone in compliance with Section 17.430.050 (Animal Keeping). This zone allows a maximum density of 2.0 dwelling units per gross acre of land. The Rural Residential zone is consistent with the VLDR land use designation of the General Plan.

3.2 Project Characteristics

3.2.1 Site Plan

The Project involves subdividing 75.7 gross acres into 419 single family residential lots, four open space lots (Tentative Tract Map 39076), as shown on **Figure 4: *Site Plan Schematic, TTM 30926.*** The lots generally range

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in size from 4,500 square feet (SF) to 6,500 SF as shown in **Appendix I: Planned Development Permit**. The community would be connected by an internal roadway network gaining access via Cawston Avenue, Seventh Street and Esplanade Avenue. Proposed on-site pedestrian trails and paths would provide access to the range of residential types within the community, as well as open spaces, parks, and a neighborhood park with a clubhouse and associated amenities, as described further below. Four lettered lots totaling 6.6 acres would be set aside for dual use as both landscaped stormwater control basins and picnic/greenspace areas connected with trails. The total Project area would equate to 75.7 acres.

3.2.2 Off-Site Improvements:

The Project involves improvements within the public right-of-way (ROW), such as street dedications and improvements, sidewalks and landscaping along West Seventh Street and Cawston Avenue, and sidewalks and landscaping along West Esplanade Avenue.

3.2.3 Access/Circulation

The internal vehicular circulation network would include the main road running north/south through the center of the site with ingress/egress on Seventh Street on the north and W Esplanade Avenue on the south. A local entry road is planned for Cawston Avenue that would connect to the main north/south roadway. The internal street system would primarily comprise local access roads, as shown on **Appendix I**.

3.2.4 Open Space and Parks

The Project would incorporate a variety of open space areas, including a private and public multi-use path linking key areas and providing pedestrian access throughout the Proposed Project Site. Four lots (Lot A, B, C, and D) totaling 6.61 acres are provided throughout the development that provide a combination of detention basins, biofiltration and park space.

3.2.5 Landscaping

The Project would include various landscape treatments as shown in **Appendix I** which delineates major landscape treatments and identifies planting types. **Figure 5: *Concept Landscaping Plan*** provides a compilation of the landscaping plan presented in **Appendix I**. Proposed landscaped types would include trees and shrubs as shown in the Preliminary Plant Palette, included as part of the Planned Development Permit in **Appendix I**. The Landscape Plan would comply with the San Jacinto Landscape Design Guidelines (San Jacinto 2005), which includes an approved plant list. The Landscape Design Guidelines aim to retain the community's rural agricultural roots, and water wise planting (i.e. drought tolerant, native, or low-water plants) is utilized whenever possible. The Project would remove 22 existing on-site trees with diameters of 9.5 inches or greater, five of which are street trees located within the Proposed Project Site's boundary, including one Tree of Heaven (*Ailanthus altissima*) , one Lemon Tree (*Citrus limon*), two Mondell Pines (*Pinus eldarica*), one Peach Tree (*Prunus persica*), four Peruvian Pepper Tree (*Schinus molle*), four California Fan Palms (*Washingtonia filifera*) and nine Mexican Fan Palms (*Washingtonia robusta*). Removal of the trees within the public street right-of-way would require authorization from the City Council, in accordance with San Jacinto Municipal Code (SJMC) Section 12.20.050 All other tree removals during Project construction would require replacement from the Applicant and approval by the City Parks and Recreation Commission.

3.2.6 Architectural Design and Elevations

The Architectural Design Guidelines in **Appendix I** conveys the Chacon Farms community's architectural design theme. It is not the intent of the Guidelines to mandate that all the identified design components and elements described be incorporated into the actual building designs. Rather, the Guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects would prepare architectural building plans that substantially conform to the

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guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

3.2.7 Sustainability Features

The Project would be constructed in compliance with the latest 2022 Title 24, Part 6 Energy Code and Title 24, Part 11 California Green Building Code requirements, which mandates the inclusion of various design features meant to reduce energy consumption and promote sustainable development. These features include but are not limited to the following:

- Solar photovoltaic systems equipped on all 419 dwelling units;
- Energy storage system ready for each residential unit;
- Electric vehicle (EV) capable and EV ready parking spaces to facilitate future installation and use of EV chargers;
- Low-flow fixtures (showerheads, toilets, kitchen/bathroom faucets);
- Low water use vegetation;
- Electric heat pumps;
- Energy efficient lighting such as light emitting diode (LED) lights;
- Lighting controls such as dimmers and motion/occupancy sensors; and
- High performance windows and doors (to limit air leakage, promote thermal efficiency, and reduce the transmission of solar heat).

3.2.8 Utilities

Water

Water would continue to be provided to the Proposed Project Site by EMWD via proposed looped network lateral connections to the existing water mains in Cawston Avenue North, West Esplanade Avenue, and West Seventh Street. The Project has been preliminarily sized to meet the minimum design water pressure of 50 pounds per square inch (psi) at each proposed service point of connection and a 20-psi residual pressure for fire flows.

During final design, the Fire Marshal would confirm that fire flow from the existing and new fire hydrants meet the demand for the Proposed Project. New fire hydrants would be installed throughout the Project and at the street intersections along the Project frontages of West Seventh Street, Cawston Avenue North, and West Esplanade Avenue, per EMWD standards.

Wastewater

The Project wastewater flows would be collected via a proposed sewer system and would be conveyed to EMWD's San Jacinto Valley Regional Water Reclamation Facility, located 1 mile north of the Project Site. The Project's proposed sewer collection system has been preliminarily sized to convey the sewer flow through a proposed 8-inch sewer main line via gravity from the southern to the northeast corner of the Proposed Project Site. A proposed lift station would move wastewater from the proposed 8-inch main line to a proposed 10-inch sewer main line to be constructed within Seventh Street. The proposed 10-inch sewer main line would then connect to an existing 24-inch gravity sanitary sewer running north in Cawston Avenue North and then east on West Seventh Street. The Project has been designed to be a self-contained system that does not anticipate any future sewer input from other sources.

Stormwater Controls

The Proposed Project Site will be developed with associated improvements, including improved streets and graded slopes. The runoff from the developed condition would be collected into an on-site storm drain

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system, which includes two upstream bioretention water quality basins, and flows to a larger stormwater basin located in the northwest corner of the Proposed Project Site. The larger stormwater basin also includes a bioretention water quality basin as well. A submerged pump would be installed at the north side of the basin to send the treated stormwater into Cawston Avenue where water would be conveyed west and off-site and continue down Seventh Street via roadside swale or gutter flow and into the existing City stormwater system, as under existing conditions.

Construction of the Proposed Project would also require the contractor to prepare a Stormwater Pollution Prevention Plan (SWPPP) as the Project Site is more than 1 acre.

3.2.9 Construction Timing

Construction activities are anticipated to begin in January 2026 and end in January 2029, with phased openings occurring as completed as early as Spring 2029. Construction activity would occur for 8 hours per day, and 5 days per week (Monday through Friday), in accordance with the City's permitted hours of construction (SJMC Section 8.40.090 *Construction activity noise regulations*). Construction stages such as demolition, site preparation, grading/excavation, building construction, paving, and architectural coating would occur as the subdivision requires as identified on Table 2: Project Construction Phasing Summary.

Construction of the proposed Project would require common construction equipment types. No pile driving would be required.

Table 2: Project Construction Phasing Summary

Construction Phase	Timing
Demolition	November 2025 – December 2025
Interior grading and road improvements	January 2026 – January 2029
Grading for basins, housing pads	January 2026 to April 2026
Off-site improvements	April 2026 – August 2026
Housing pad improvements, housing construction	September 2026 – May 2029

*Note: Some phases may overlap, as determined necessary for construction sequencing.

3.2.10 Grading Quantities

Grading activities would include an estimated 27,000 cubic yards (cy) of cut, 193,600 cy of fill, and 166,600 cy of import.

3.2.11 Best Management Practices During Construction

The following best management practices are incorporated into the Project construction specifications to identity how the Project would conform to Federal, State, and Local regulations:

- Construction Water Quality Control. Construction projects that disturb 1 acre of land or more are required to obtain coverage under the NPDES General Permit for Construction Activities (General Construction Permit), which requires the applicant to file a notice of intent (NOI) to discharge stormwater and to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP includes an overview of the Best Management Practices (BMPs) that would be implemented to prevent soil erosion and discharge of other construction-related pollutants that could contaminate nearby water resources. The Project is more than 1 acre, therefore, the contractor is required to provide an SWPPP. The SWPPP will also address post-construction measures for water quality protection.

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3.3 Project Characteristics - Operations

The Proposed Project would be fully operational in 2029 and would include 419 residential units for approximately 1,453 future residents within the Chacon Farms community, as discussed further in Section 4.14, Population and Housing. The proposed community aims to provide open space areas connected by a network of trails and paths between residences to provide social and recreational opportunities for future residents. A homeowners association would be formed to manage the subdivision facilities.

3.4 Project Approvals

The following approvals and permits are required from the City of San Jacinto as part of Case No. PROJ23-0029 to implement the Proposed Project:

- Per San Jacinto Development Code ("SJDC") Section 17.720.020, a General Plan Amendment to revise the land use designation from VLDR (Very Low Density Residential) to LDR (Low Density Residential) for the Proposed Project Site located at 710 Cawston Avenue North (APNs 432-260-009, 432-260-026, and 432-260-027);
- Per SJDC Section 17.720.020, a Zoning Map Amendment (Zone Change) from the RR Zone (Rural Residential) to the LDR Zone (Residential – Low Density) for the Proposed Project Site;
- Per SJDC Section 17.620, a Planned Development Permit (PDP);
- Per SJDC Section 17.630.040 approval of Site Plan and Design Review;
- Per San Jacinto Municipal Code ("SJMC") Section 16.25 a Tentative Tract Map (TTM 39076) for the subdivision of the Proposed Project Site into 419 residential lots (for the development of 419 single family homes) and 4 lettered lots.
- Per SJDC Section 17.600.090 Environmental Review and approval of the IS/MND;
- Per SJMC Section 12.20.050, removal of applicable trees within City right-of-way.

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Proposed Project include:

- Review and approval of all off-site infrastructure plans, including street and utility improvements pursuant to the conditions of approval;
- Review all on-site plans, including grading and on-site utilities; and
- Per SJDC Section 17.600.100 approval of a Water Quality Management Plan ("WQMP").

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Figure 1 – Regional Vicinity

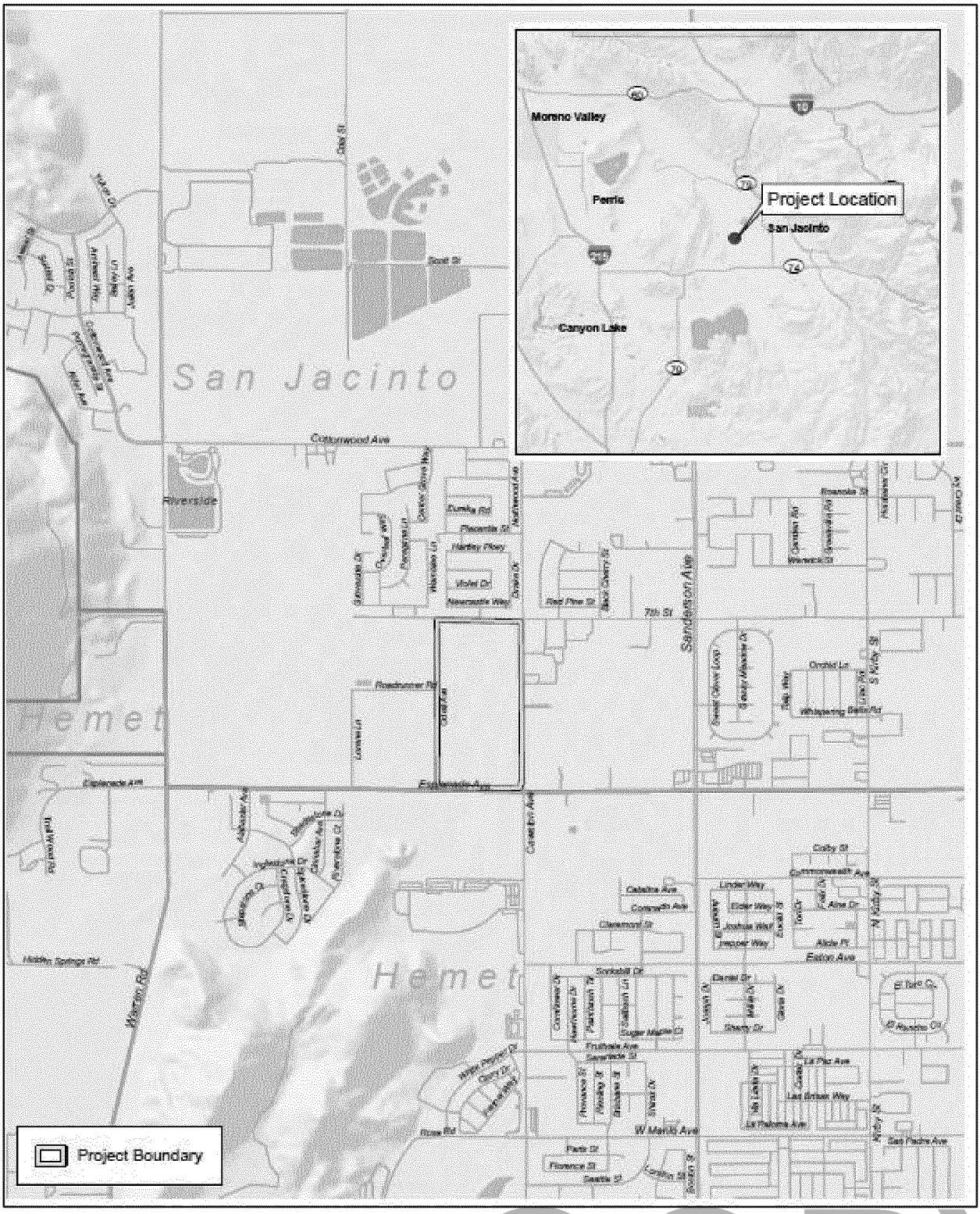

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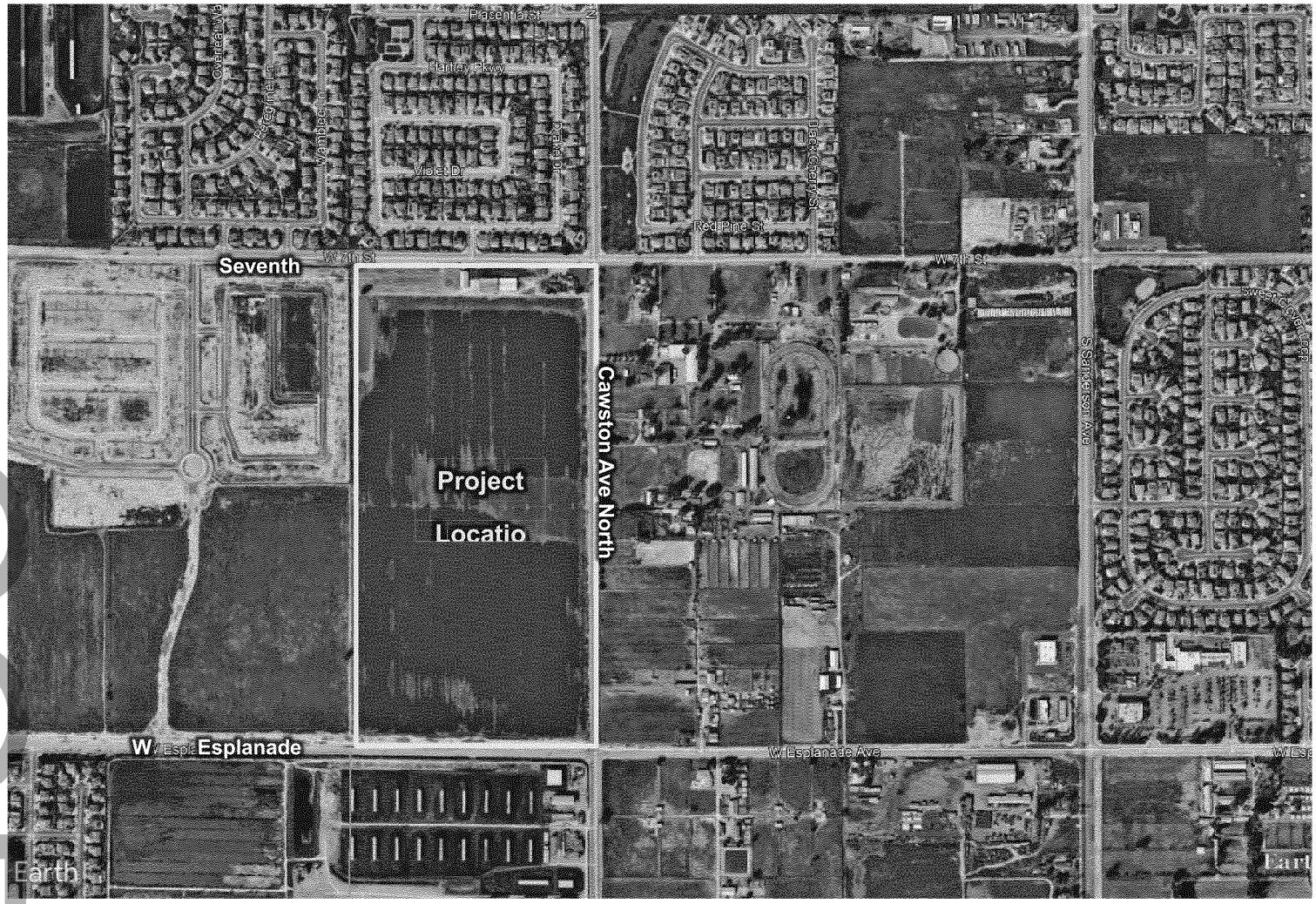
Figure 2 – Site Location, Aerial View



Not to scale
Source: *Google Earth Pro*

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Figure 3 – Site Location, USGS

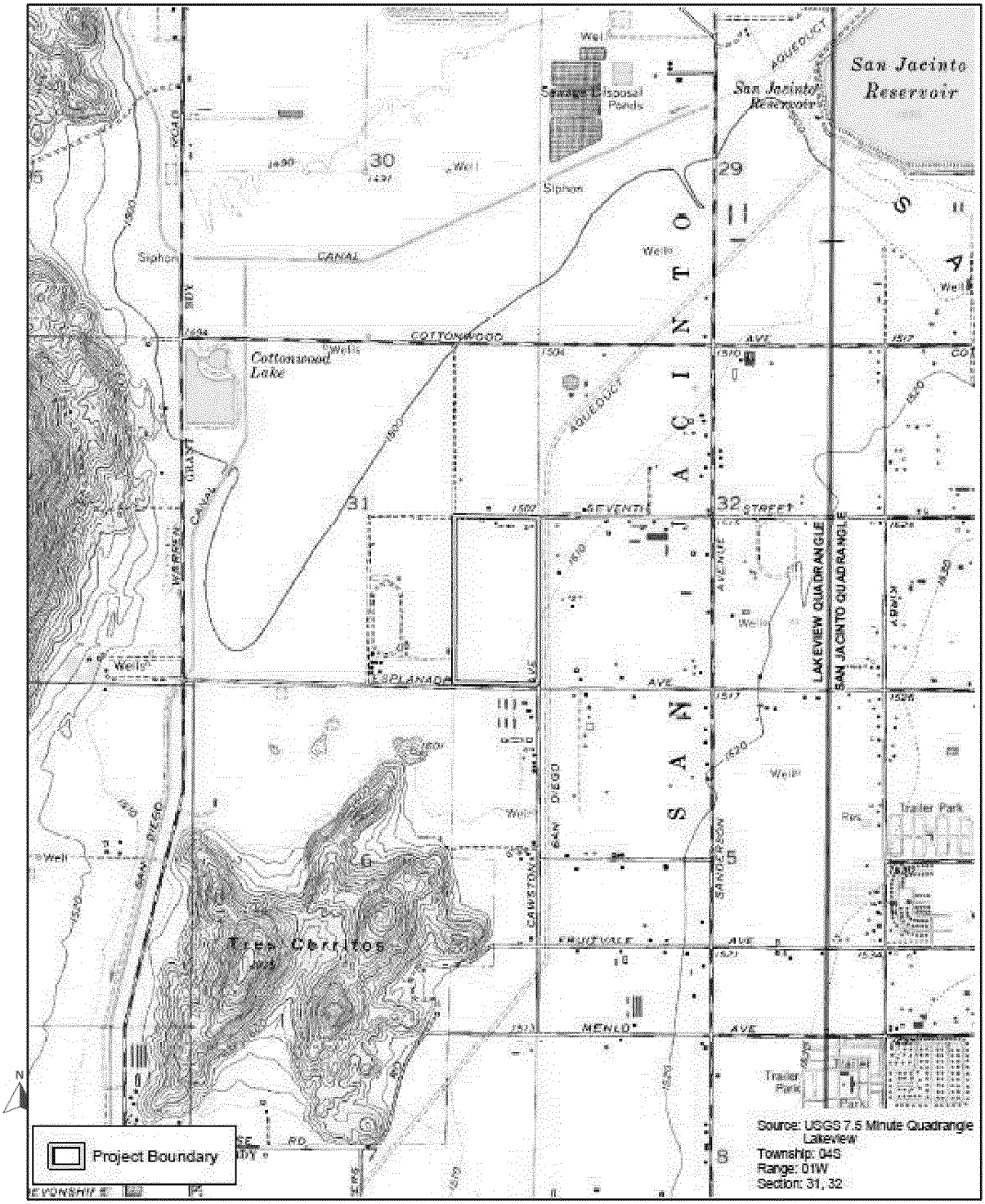

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Figure 4 – Site Plan Schematic, TTM 39076

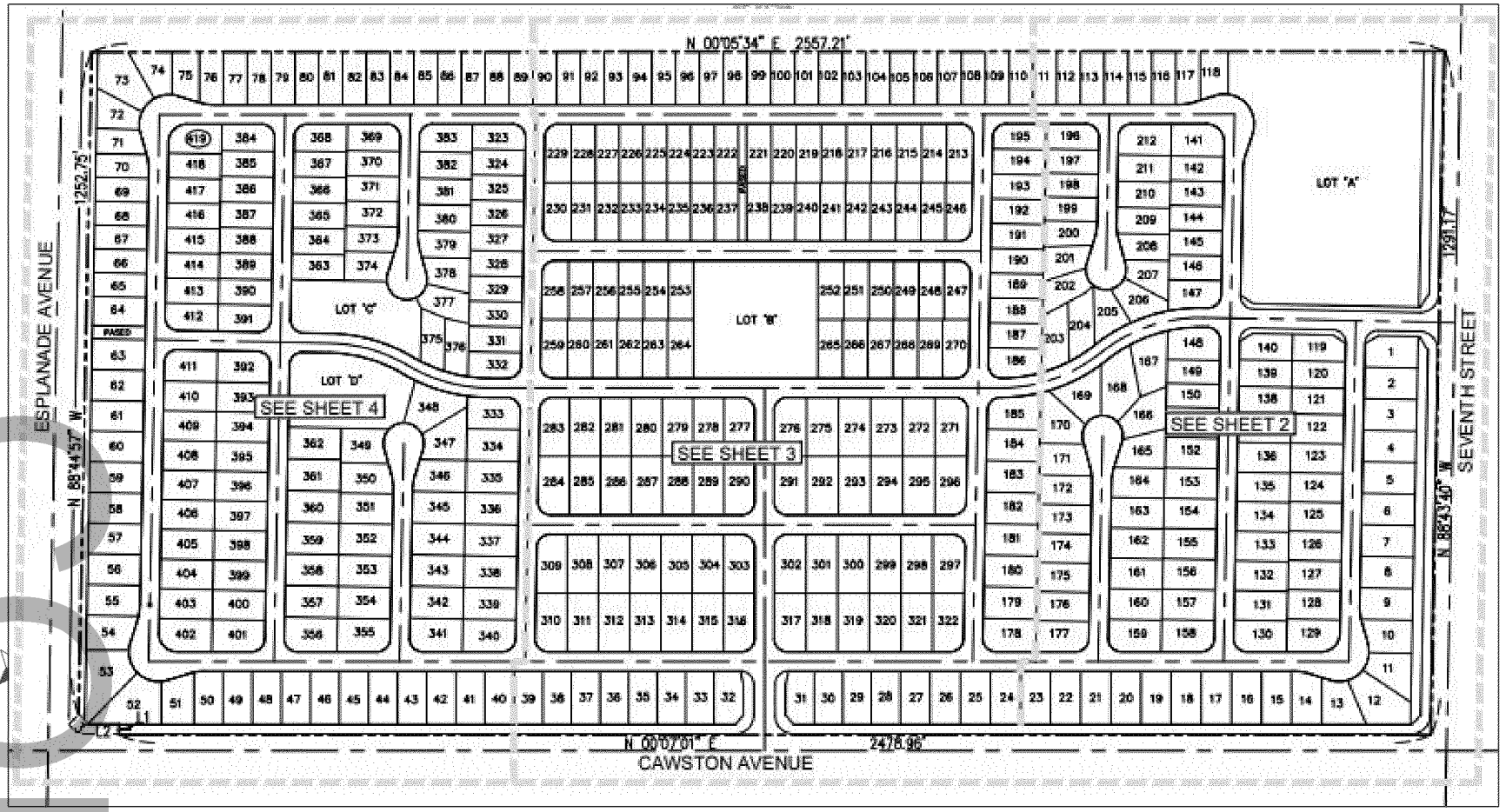

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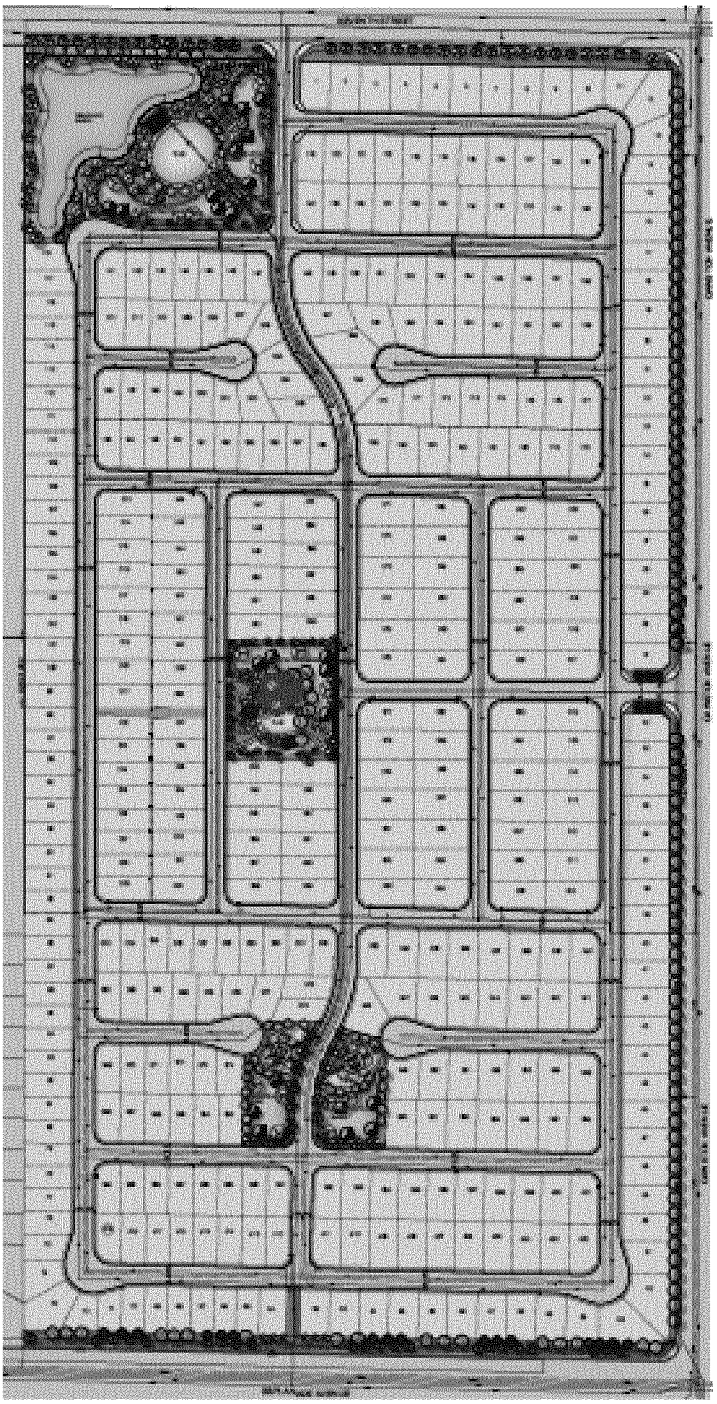
Figure 5 – Concept Landscaping Plan



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4. Environmental Impacts

4.1 Aesthetics

4.1.1 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. As stated in the San Jacinto General Plan Draft Environmental Impact Report, scenic vistas visible in the City include the Lakeview Mountains to the west, the San Jacinto Mountain foothills to the northeast, and the San Timoteo badlands to the northwest (San Jacinto 2022c). The Proposed Project Site is situated in a relatively low and flat area in the southwestern portion of the City.

Public vantage points of these scenic vistas are from Cawston Avenue and 7th Avenue. Cawson Avenue is on the east side of Project, site so views of the San Jacinto Mountains looking to the east will remain visible after development of the Project. However, views of the Lakeview Mountains looking to the west will be partially blocked by the Project post-development. The San Timoteo Badlands are not visible from Cawston Avenue or 7th Street because they are approximately 12 miles away, and views are already blocked by intervening topography and development.

From 7th Street, views of the Lakeview Mountains and San Jacinto Mountains would not be blocked by the Project because these views are visible to pedestrians and motorists traveling east and west along 7th Street, and the new structures will be located on the south side of the roadway.

Additionally, the proposed structures are limited to 40% lot coverage, a maximum height of 40 feet, and three stories tall, and would have setbacks between structures consistent with the design requirements of the SJMC. For these reasons, views of the Lakeview Mountains and Jacinto Mountains would still be visible from the internal public streets. The Project would also not significantly alter any

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views from public parks or open space areas. Therefore, the Project would not result in a substantial adverse effect on a scenic vista, and impacts would be less than significant. No mitigation is required.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. Based on the California Department of Transportation (Caltrans) California State Scenic Highway System Map, there are no Officially Designated State scenic highways within the Project vicinity (Caltrans 2023). The closest Eligible highway is a portion of SR-74 from Interstate 5 at San Juan Capistrano to SR-111, located approximately 5 miles south of the Proposed Project Site at the nearest point[1]. Therefore, the Project Site does not exist within or near a State scenic highway. Due to distance, topographic changes, and intervening development, the Proposed Project Site is not visible from this segment of SR-74.

Additionally, none of the streets surrounding the Project Site are identified in the San Jacinto General Plan as being a local scenic roadway. The Project Site is fully disturbed with agricultural, limited residential uses, and a significant number of invasive tree species, and does not contain areas with native vegetation. The residential uses on the Project Site were found to not be historically significant (refer to Section 4.5.2 in this document).

Therefore, the proposed Project would not have an adverse effect on scenic resources (including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway) or a locally designated rural street or scenic corridor. There would be no impact, and no mitigation is required.

c) *In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less than Significant Impact. The Project vicinity is characterized by a mix of both non-urbanized and urbanized areas. Surrounding land uses include a mix of undeveloped, rural residential, low-density residential, and heavy agriculture uses. The Project has been designed to be consistent with the surrounding area and development. Single family homes within Chacon Farms shall creatively use "architecture forward" designs, landscaping, and other innovative neighborhood design techniques to create a visually interesting street scene and identifiable neighborhood character. As the Project has been designed to match the existing visual character within the Project vicinity context, the Project would not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, impacts would be less than significant, and no mitigation is required.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less than Significant Impact. As stated above, the area surrounding the Project is developed with agricultural and limited residential uses that provide various levels of existing nighttime lighting. Operation of the Proposed Project would introduce new sources of residential and street lighting into the Proposed Project Site. However, the proposed lighting would be similar to the type and level of existing lighting provided in the Project vicinity and be designed to direct light downward within the Proposed Project Site to minimize spillover illumination and glare consistent with the City's Development Code Section 17.300.080 – Outdoor Light and Glare (San Jacinto 2022d). In addition, the exteriors of the proposed residential structures would be constructed of low-glare materials. No

1 (Caltrans "List of eligible and officially designated State Scenic Highways (XLS), https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed February 9, 2025)

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prefabricated metal buildings would be allowed, and metal would only be utilized minimally in accent features. Therefore, potential light and glare impacts would be less than significant, and no mitigation is required.

4.1.2 Mitigation Measures

No mitigation measures associated with impacts to Aesthetics apply to the Proposed Project.

4.1.3 Conclusion

There are less than significant potential impacts of the Proposed Project associated with Aesthetics, and no mitigation would be required.

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4.2 Agriculture and Forestry Resources

4.2.1 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

Less Than Significant Impact. Based on review of the California Important Farmland Finder Map, prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), the Proposed Project Site is located on Prime Farmland and Farmland of Statewide Importance (FMMP 2023).

As stated in the General Plan Draft EIR, although there are existing agricultural activities within the City, the San Jacinto General Plan Land Use Map does not designate lands specifically for agricultural use. Areas identified as Prime Farmland or Farmland of Statewide Importance are mostly designated for a mix of residential and non-residential development. According to the General Plan, future development consistent with the General Plan along with changes in the economy are expected to

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result in the conversion of many of these Prime Farmland or Farmland of Statewide Importance areas to urban uses. Because there are no exclusive agricultural land use designations included as part of the General Plan, the General Plan identifies that future development, such as the proposed Project, could convert existing agricultural resources and Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to non-agricultural uses (City, 2022). Although the Project would convert areas of Prime Farmland and Farmland of Statewide Importance to non-agricultural uses, the City General Plan anticipated future development converting these uses. Therefore, impacts related to conversion of farmland would be less than significant, and no mitigation is required.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Less Than Significant Impact. As stated above, the Proposed Project Site is located on Prime Farmland and Farmland of Statewide Importance. As stated in the City of San Jacinto General Plan Draft EIR, land use designations for these parcels allow for non-agricultural uses including mixed-use and residential. Additionally, lands within the surrounding area are identified for urban development. Because there are no exclusive agricultural land use designations included as part of the General Plan, the General Plan identified that future development, such as the Proposed Project, and changes in the economy could result in conversion of preserved agricultural properties to urban uses (City, 2022). There is no Williamson Act contract for the Proposed Project Parcels, according to the Applicant's due diligence surveys and title reports performed prior to purchase. Therefore, the Proposed Project would not conflict with existing agricultural use as the City anticipated development to convert agricultural land.

The Project would request a Zoning Map Amendment (Zone Change) per the SJDC Section 17.720.020 from RR Zone (Rural Residential) to the LDR Zone (Residential – Low Density) for the Proposed Project Site. The Project would not conflict with existing zoning for agricultural use. Therefore, impacts would be less than significant, and no mitigation is required.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. As stated in the General Plan Draft EIR, there are no forest lands within the City, nor are there suitable environmental conditions for forest land to be developed. Therefore, there are no forest lands on the Proposed Project Site and implementation of the Project would not result in the loss of forest land or convert forest land to non-forest use; no mitigation is required.

d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. As stated in the General Plan Draft EIR, there are no forest lands within the City, nor are there suitable environmental conditions for forest land to be developed. Therefore, there are no forest lands on the Proposed Project Site and implementation of the Proposed Project would not result in the loss of forest land or convert forest land to non-forest use; no mitigation is required.

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?*

Less Than Significant Impact. As discussed previously, the Proposed Project site is located on Prime Farmland and Farmland of Statewide Importance. The construction and operation of the Project would be confined to the Project footprint and would not cause offsite conversion of farmland or forest land to non-agriculture uses or non-forest uses. And while the Proposed Project Site is occupied by agricultural operations ,the Proposed Project is consistent with the City's current land use and zoning for the Project Site. Additionally, General Plan Draft EIR addressed future development, such as the Proposed Project, would result in the conversion of preserved agricultural properties to urban uses

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(San Jacinto 2022c). As the General Plan anticipated such change from Farmland to non-agricultural uses, impacts would be less than significant, and no mitigation is required.

4.2.2 Mitigation Measures

No mitigation measures associated with impacts to Agriculture and Forestry Resources apply to the Proposed Project.

4.2.3 Conclusion

There are less than significant potential impacts of the Proposed Project associated with Agriculture and Forestry Services, and no mitigation would be required.

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4.3 Air Quality

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and the Air Quality and Greenhouse Report prepared included as **Appendix A-1 – *Chacon Farms, Air Quality, Greenhouse Gas, and Energy Impact Study,* MD Acoustics, April 28, 2025**. A Health Risk Assessment (HRA) was prepared to assess the potential health risks associated with construction of the Project within proximity to other nearby residential uses, and is included as **Appendix A-2 – *Health Risk Assessment for the Chacon Farms Project, City of San Jacinto*, MD Acoustics, April 28, 2025**.

4.3.1 Regulatory Setting

Federal Standards

The U.S. Environmental Protection Agency (EPA) is responsible for global, international, and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, provides research and guidance for air pollution programs, and sets National Air Quality Standards, also known as federal standards. There are six common air pollutants, called criteria pollutants, which were identified from the provisions of the Clean Air Act of 1970, including ozone, nitrogen dioxide, lead, particulate matter (PM10 and PM2.5), carbon monoxide, sulfur dioxide.

The federal standards were set to protect public health, including that of sensitive individuals; thus, the standards continue to change as more medical research is available regarding the health effects of the criteria pollutants. Primary federal standards are the levels of air quality necessary, with an adequate margin of safety, to protect public health.

A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The State Implementation Plan for the State of California is administered by the Air Resources Board (ARB), which has overall responsibility for statewide air quality maintenance and air pollution prevention. California's State Implementation Plan incorporates individual federal attainment plans for regional air districts—air district prepares their federal attainment plan, which sent to ARB to be approved and incorporated into the California State Implementation Plan. Federal attainment plans include the technical foundation for understanding air quality (e.g., emission inventories and air quality monitoring), control measures and strategies, and enforcement mechanisms.

Federal and state ambient air quality standards are summarized in **Table 3: *Ambient Air Quality Standards***.

Table 3: Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[1]		National Standards[2]		
		Concentrations[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Ozone (O_3)	1-Hour	0.09 ppm	Ultraviolet Photometry	- -	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	0.070 ppm		0.070 ppm (147 µg/m^3)		
Respirable Particulate Matter (PM10)[8]	24-Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µ/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		- -		

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Pollutant	Averaging Time	California Standards[1]		National Standards[2]		
		Concentrations[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Fine Particulate Matter (PM2.5)[8]	24-Hour	- -	- -	35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	12 µg/m^3	15 µg/m^3	
Carbon Monoxide (CO)	1-Hour	20 ppm (23 µg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 µg/m^3)	- -	Non-Dispersive Infrared Photometry (NDIR)
	8-Hour	9.0 ppm (10 µg/m^3)		9 ppm (10 µg/m^3)	- -	
	8-Hour (Lake Tahoe)	6 ppm (7 µg/m^3)		- -	- -	
Nitrogen Dioxide (NO_2)[9]	1-Hour	0.18 ppm (339 µg/m^3)	Gas Phase Chemiluminescence	100 ppb (188 µg/m^3)	- -	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (357 µg/m^3)		0.053 ppm (100 µg/m^3)	Same as Primary Standard	
Sulfur Dioxide (SO_2)[10]	1-Hour	0.25 ppm (655 µg/m^3)	Ultraviolet Fluorescence	75 ppb (196 µg/m^3)	- -	Ultraviolet Fluorescence; Spectro-photometry (Pararosaniline Method)
	3-Hour	- -		- -	0.5 ppm (1300 mg/m^3)	
	24-Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (for certain areas)[10]	- -	
	Annual Arithmetic Mean	- -		0.130 ppm (for certain areas)[10]	- -	
Lead[11,12]	30 Day Average	1.5 µg/m^3	Atomic Absorption	- -		
	Calendar Qrtr	- -		1.5 µg/m^3 (for certain areas)[12]	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Average	- -		0.15 µg/m^3		
Visibility Reducing Particles[13]	8-Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24-Hour	25 µg/m3	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m3)	Ultraviolet Fluorescence			
Vinyl Chloride[11]	24-Hour	0.01 ppm (26 µg/m3)	Gas Chromatography			

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Notes:

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 $\mu g/m^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM10 standards (primary and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
9. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
10. On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1- hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
    Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
11. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
12. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
13. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Several pollutants listed are not addressed in this analysis. Analysis of lead is not included because the Project is not anticipated to emit lead. Visibility-reducing particles are not explicitly addressed in this analysis because particulate matter is addressed. The Project is not expected to generate or be exposed to vinyl chloride

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because proposed Project uses do not utilize the chemical processes that create this pollutant and there are no such uses in the Project vicinity. The proposed Project is not expected to cause exposure to hydrogen sulfide because it would not generate hydrogen sulfide in any substantial quantity.

South Coast Air Quality Management District

The Proposed Project Site is located within the Southern California Air Basin (SoCAB) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for controlling emissions primarily from stationary sources. SCAQMD maintains air quality monitoring stations throughout the basin. SCAQMD, in coordination with the Southern California Association of Governments, is also responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the basin. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment of the federal and/or California ambient air quality standards. The term nonattainment area is used to refer to an air basin where one or more ambient air quality standards are exceeded.

Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon.

On March 23, 2017, the California Air Resources Board (CARB) approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the National Ambient Air Quality Standards (NAAQS) are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. The primary goal of this AQMP is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the plan has been approved by CARB, it has been forwarded to the EPA for its review. If approved by EPA, the plan becomes federally enforceable.

SCAQMD adopted the 2022 AQMP on December 2, 2022, to address the attainment of the 2015 8-hour ozone standard (70 parts per billion [ppb]) for South Coast Air Basin and Coachella Valley. To meet this standard, the AQMP determined NOx emissions must be reduced by 67 percent more than is required by adopted rules and regulations by 2037. The control strategy for the 2022 AQMP includes aggressive new regulations and the development of incentive programs to support early deployment of advanced technologies. The two key areas for incentive programs are (1) promoting widespread deployment of available zero-emission (ZE) and low NOx technologies and (2) developing new ZE and ultra-low NOx technologies for use in cases where the technology is not currently available. SCAQMD will prioritize distribution of incentive funding in environmental justice areas and seek opportunities to focus benefits on the most disadvantaged communities. Cost-effectiveness and affordability will be further considered during the rulemaking or incentive program development process.

The AQMP for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal standards. Some of the rules and regulations that apply to this Project include, but are not limited to, the following:

- SCAQMD Rule 402 - prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or

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safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

- SCAQMD Rule 403 - governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.
- SCAQMD Rule 1113 - governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of project must comply with Rule 1113.
- Idling Diesel Vehicle Trucks - Idling for more than 5 minutes in any one location is prohibited within California borders.
- Rule 2702 - establishes a voluntary air quality investment program from which SCAQMD can collect funds from parties that desire certified greenhouse gas (GHG) emission reductions, pool those funds, and use them to purchase or fund GHG emission reduction projects within two years, unless extended by the Governing Board.

Local Climate and Meteorology

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal areas and around the Los Angeles area is transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas. Air stagnation may occur during the early evening and early morning periods of transition between day and nighttime flows. The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. If the Santa Ana winds are strong, they can surpass the sea breeze, which blows from the ocean to the land, and carry the suspended dust and pollutants out to the ocean. If the winds are weak, they are opposed by the sea breeze and cause stagnation, resulting in high pollution events.

The annual average temperature varies little throughout much of the basin, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas where the Proposed Project Site is located. The majority of the annual rainfall in the basin occurs between November and April. Summer rainfall is minimal and is generally limited to scattered thunderstorms in the coastal regions and slightly heavier showers in the eastern portion of the basin along the coastal side of the mountains. Year-to-year patterns in rainfall are unpredictable because of fluctuations in the weather.

Temperature inversions limit the vertical depth through which pollution can be mixed. Among the most common temperature inversions in the basin are radiation inversions, which form on clear winter nights when cold air off mountains sink to the valley floor while the air aloft over the valley remains warm. These inversions, in conjunction with calm winds, trap pollutants near the source. Other types of temperature inversions that affect the basin include marine, subsidence, and high-pressure inversions.

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Local Air Quality

The SCAQMD is divided into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The Proposed Project Site is located in the City of San Jacinto in the Hemet/San Jacinto Valley Source Receptor Area (SRA 28). The nearest air monitoring station to the Proposed Project Site is the Banning Airport Station. The Banning Airport Station is located approximately 13 miles northeast of the Proposed Project Site, at 200 South Hathaway Street, Banning. However, this location does not provide all ambient weather data. Therefore, additional data was pulled from the SCAQMD historical data for the Hemet/San Jacinto Area for both sulfur dioxide and carbon monoxide to provide the existing levels. **Table 4: *Local Area Air Quality Levels from the Banning Monitoring Stations*** presents the monitored pollutant levels within the vicinity. However, it should be noted that due to the air monitoring station distance from the Proposed Project Site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the Proposed Project Site. The monitoring data presented shows that ozone and particulate matter (PM10) are the air pollutants of primary concern in the Project area, which are detailed further in Table 4.

Table 4: Local Air Quality Levels from the Banning Monitoring Stations

Pollutant (Standard)[2]	Year		
	2020	2021	2022
Ozone:			
Maximum 1-Hour Concentration (ppm)	0.150	0.139	0.116
Days > CAAQS (0.09 ppm)	29	41	30
Maximum 8-Hour Concentration (ppm)	0.115	0.116	0.100
Days > NAAQS (0.07 ppm)	68	80	56
Days > CAAQS (0.070 ppm)	71	82	59
Carbon Monoxide:			
Maximum 1-Hour Concentration (ppm)	*	*	*
Days > NAAQS (20 ppm)	*	*	*
Maximum 8-Hour Concentration (ppm)	*	*	*
Days > NAAQS (9 ppm)	*	*	*
Nitrogen Dioxide:			
Maximum 1-Hour Concentration (ppm)	0.051	0.057	0.052
Days > NAAQS (0.25 ppm)	0	0	0
Sulfur Dioxide:			
Maximum 1-Hour Concentration (ppm)	*	*	*
Days > CAAQS (0.25 ppm)	*	*	*
Inhalable Particulates (PM10):			
Maximum 24-Hour Concentration (ug/m3)	69.3	48.6	52.4
Days > NAAQS (150 ug/m3)	0	0	0
Days > CAAQS (50 ug/m3)	1	0	0
Annual Average (ug/m3)	21.2	21.2	22.5
Annual > NAAQS (50 ug/m3)	No	No	No
Annual > CAAQS (20 ug/m3)	**Yes**	**Yes**	**Yes**
Ultra-Fine Particulates (PM2.5):			
Maximum 24-Hour Concentration (ug/m3)	46.7	40.9	37.9
Days > NAAQS (35 ug/m3)	-	-	-
Annual Average (ug/m3)	10.5	11.7	9.4
Annual > NAAQS (15 ug/m3)	No	No	No
Annual > CAAQS (12 ug/m3)	No	No	No

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Pollutant (Standard)[2]	Year		
	2020	2021	2022

1. Source: obtained from https://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year and/or https://www.arb.ca.gov/adam/topfour/topfour1.php
2 CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million
3 No data available.

Attainment Status

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual PM2.5 standard is met if the three-year average of the annual average PM2.5 concentration is less than or equal to the standard. **Table 5: *South Coast Air Basin Attainment Status***, lists the attainment status for the criteria pollutants in the basin.

Table 5: South Coast Air Basin Attainment Status

Pollutant	Averaging Time	National Standards[1]	Attainment Date[2]	California Standards[3]
1979 1-Hour Ozone[4]	1-Hour (0.12 ppm)	Nonattainment (Extreme)	11/15/2010 (Not attained[4])	Extreme Nonattainment
1997 8-Hour Ozone[5]	8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024	Nonattainment
2008 8-Hour Ozone	8-Hour (0.075 ppm)	Nonattainment (Extreme)	12/31/2032	
2015 8-Hour Ozone	8-Hour (0.070 ppm)	Designations Pending	~2037	
CO	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (Attained)	Maintenance
NO_2 [6]	1-Hour (100 ppb) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (Attained)	Attainment
SO_2[7]	1-Hour (75 ppb)	Designations Pending	Pending	Attainment
	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/ Attainment	3/19/1979 (Attained)	
PM10	24-Hour (150 µg/m^3)	Nonattainment (Serious)[8]	12/31/2006 (Redesignation request submitted)[8]	Nonattainment
PM2.5	24-Hour (35 µg/m^3)	Nonattainment	12/31/2006 (Redesignation request submitted)[8]	Unclassified
Lead	3-Months Rolling (0.15 µg/m^3)	Nonattainment (Partial)[9]	12/31/2015	Nonattainment (Partial)[9]

Notes:

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Pollutant	Averaging Time	National Standards[1]	Attainment Date[2]	California Standards[3]

1 Obtained from Draft 2012 AQMP, SCAQMD, 2012. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassified/Attainment or Unclassifiable.

2 A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.

3 Obtained from http://www.arb.ca.gov/desig/adm/adm.htm.

4 1-hour O3 standard (0.13 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data has some continuing obligations under the former standard.

5 1997 8-hour O3 standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the 1997 O3 standard and most related implementation rules remain in place until the 1997 standard is revoked by U.S. EPA.

6 New NO2 1-hour standard, effective August 2, 2010; attainment designations June, 2013; annual NO2 standard retained.

7 The 1971 annual and 24-hour SO2 standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO2 1-hour standard. Area designations expected in 2012, with SSAB designated Unclassifiable/Attainment.

8 Annual PM10 standard was revoked, effective December 18, 2006; redesignation request to Attainment of the 24-hour PM10 standard is pending with U.S. EPA

9 Partial Nonattainment designation - Los Angeles County portion of Basin only.

Sensitive Receptors

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor for air quality would be a location where a sensitive individual could remain for 24 hours or longer, such as residencies, hospitals, and schools (etc.). The closest existing sensitive receptors (to the site area) for purposes of air quality are existing single-family residences located approximately 100 feet to the north.

Significance Criteria

Appendix G of the CEQA Guidelines states that the significance criteria established by the applicable air quality management district may be relied upon to make significance determinations. The SCAQMD has established significance thresholds to assess the regional and localized impacts of Project-related air pollutant emissions, as shown below.

Regional Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions are established for the Basin by the SCAQMD:

- 75 pounds per day (lbs/day) of VOC
- 100 lbs/day of NOx
- 550 lbs/day of CO
- 150 lbs/day of PM10
- 55 lbs/day of PM2.5
- 150 lbs/day of SO_2

Local Microscale Concentration Standards

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the Project are above or below State and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of

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one or more of these standards. If ambient levels already exceed a State or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 parts per million (ppm) or more or 8-hour CO concentrations by 0.45 ppm or more. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

Localized Significance Thresholds

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the Project-related air emissions in the Project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The LST Methodology found that the primary emissions of concern are NO_2, CO, PM10, and PM2.5.

The emission thresholds were calculated based on the Hemet/San Jacinto Valley Source Receptor Area and a disturbance of 4 acres per day at a distance of 25 meters (82 feet), for construction and 5 acres a day for screening of localized operational emissions

4.3.2 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The SCAQMD CEQA Handbook states that "new or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not

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required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The current regional plan applicable to the Project is the SCAQMD's 2022 AQMP, discussed in further detail above.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

1. Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

2. Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated below.

Criterion 1 - Increase in the Frequency or Severity of Violations – Based on the air quality modeling analysis discussed further below and in **Appendix A-1**, short-term construction impacts would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Additionally, as discussed further below and in **Appendix A-1**, long-term operations impacts would not result in significant impacts based on the SCAQMD regional thresholds of significance. Therefore, the Proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP – Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), prepared by SCAG and adopted on April 4, 2024, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For the Proposed Project, the City of San Jacinto Land Use Plans define the assumptions that are represented in the AQMP.

The City of San Jacinto General Plan identifies the land use designation of the site as Very Low Density Residential. The Proposed Project is a residential development. The Proposed Project includes the application for a General Plan Amendment to revise the land use designation from VLDR (Very Low Density Residential) to LDR (Low Density Residential) and a Zoning Map Amendment (Zone Change) from the RR Zone (Rural Residential) to the LDR Zone (Residential – Low Density). Therefore, as the Proposed Project seeks to maintain the residential land uses, instead of changing them to commercial or industrial, the Proposed Project would not result in an inconsistency with the land use designation in the City's General Plan and is not anticipated to exceed the AQMP assumptions for the Proposed Project Site. As such, the Project is found to be consistent with the AQMP for the second criterion.

b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less Than Significant Impact. A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. The SCAQMD has

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developed construction and operations thresholds, as described above, to determine whether projects would potentially result in contributing toward a violation of ambient air quality standards.

Construction Emissions – Regional

Typical emission rates from construction activities were obtained from the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.22 CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2017 (EMission Factor) computer program to calculate the emission rates specific for the southwestern portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2017 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions were calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions.

Table 6: Regional Significance – Construction Emissions (pounds/day) identified the emissions for proposed Project (**Appendix A-1**). In addition, SCAQMD Rule 402 and 403 were incorporated into the model, and are not considered mitigation measures as the Project is, by default, required to incorporate these rules during construction

Table 6: Regional Significance – Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Demolition						
On-Site[2]	2.40	22.20	19.90	0.03	1.52	0.93
Off-Site[3]	0.08	0.91	1.36	0.01	0.41	0.12
Total	2.48	23.11	21.26	0.04	1.93	1.05
Site Preparation						
On-Site[2]	3.31	31.60	30.20	0.05	9.04	5.20
Off-Site[3]	0.07	0.08	1.02	0.00	0.23	0.05
Total	3.38	31.68	31.22	0.05	9.27	5.25
Grading						
On-Site[2]	3.20	29.70	28.30	0.06	4.87	2.57
Off-Site[3]	0.41	23.10	6.63	0.13	6.25	1.90
Total	3.61	52.80	34.93	0.19	11.12	4.47
Building Construction						
On-Site[2]	1.13	10.40	13.00	0.02	0.43	0.40
Off-Site[3]	0.71	2.31	12.08	0.01	2.37	0.59
Total	1.84	12.71	25.08	0.03	2.80	0.99
Paving						
On-Site[2]	0.74	6.94	9.95	0.01	0.30	0.27
Off-Site[3]	0.07	0.54	1.15	0.00	0.34	0.09
Total	0.81	7.48	11.10	0.01	0.64	0.36
Architectural Coating						
On-Site[2]	56.91	1.13	0.00	0.00	0.02	0.02
Off-Site[3]	0.11	0.12	1.51	0.00	0.39	0.09
Total	57.02	1.25	1.51	0.00	0.41	0.11
Total of overlapping phases[4]	59.67	21.44	37.69	0.04	3.85	1.46
SCAQMD Thresholds	75	100	550	150	150	55

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Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Exceeds Thresholds	No	No	No	No	No	No

Notes:
1 Source: CalEEMod Version 2022.1.1.22
2 On-site emissions from equipment operated on-site that is not operated on public roads.
3 Off-site emissions from equipment operated on public roads.
4 Construction, architectural coatings and paving phases may overlap.

As shown in Table 6, the construction emissions for the Proposed Project would not exceed the SCAQMD's daily emission thresholds at the regional level, and therefore would be considered less than significant.

Construction Emissions – Localized Significance Thresholds

In addition to the mass daily emissions thresholds established by the SCAQMD, short-term local impacts to nearby sensitive receptors from on-site emissions of NO2, CO, PM10, and PM2.5 are examined based on SCAQMD LST methodology.

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds." CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

1. The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
2. The maximum number of acres disturbed on the peak day.
3. Any emission control devices added onto off-road equipment.
4. Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The construction equipment showing the equipment associated with the maximum area of disturbance was assumed to be 4 acres per day for the previously proposed project (**Table 7: Construction Equipment Assumptions**), and no changes in equipment are anticipated for the currently proposed Project.

Table 7: Construction Equipment Assumptions

Activity	Equipment	Number	Acres/8 hr-day	Total Acres
Site Preparation	Rubber Tired Dozers	3	0.5	1.5
	Tractors/Loaders/Backhoes	4	0.5	2.0
Total Per Phase				3.5
Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Scrapers	2	1.0	2.0
	Tractors/Loaders/Backhoes	2	0.5	1.0
Total Per Phase				4.0
Notes: Source: MD Acoustics 2024.				

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The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significance Threshold Look-up Tables and the methodology described in the Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the Proposed Project could result in a significant impact to the local air quality. The emission thresholds were based on the Hemet/San Jacinto Valley source receptor area and a disturbance of 4 acres per day at a distance of 25 meters (82 feet). The closest receptors are located 30 meters to the north of the site. The 4-acre threshold is interpolated from the 2- and 5-acre thresholds.

As shown in **Table 8: Localized Significance – Construction**, none of the analyzed criteria pollutants for the Proposed Project would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the Proposed Project. No mitigation is required.

Table 8: Localized Significance – Construction

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Demolition	22.20	19.90	1.52	0.93
Site Preparation	31.60	30.20	9.04	5.20
Grading	29.70	28.30	4.87	2.57
Building Construction	10.40	13.00	0.43	0.40
Paving	6.94	9.95	0.30	0.27
Architectural Coating	1.13	0.00	0.02	0.02
Total of overlapping phases	18.47	22.95	0.75	0.69
SCAQMD Threshold for 25 meters (82 feet) or less[2]	325.3	1,676.7	11.0	6.7
Exceeds Threshold?	No	No	No	No

Notes:

1 Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 4 acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will disturb a maximum of 4.0 acres per day (see Table 7).

2 The nearest sensitive receptor is located 30 meters north; therefore, the 25-meter threshold has been used.

Long-Term Operational Emissions

Operational or long-term emissions occur would over the life of the Project. Mobile, area, and energy sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the Project. The operational emissions were estimated using the latest version of CalEEMod, as shown in **Appendix A-1**.

Mobile Sources: Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project are based upon the trip generation rates given in the ITE trip generation manual. The traffic analysis shows a trip generation rate of approximately 3,952 trips per day (**Appendix H**).

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The program then applies the emission factors for each trip which is provided by the EMFAC2017 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis, as shown in **Appendix A-1**.

Area Sources: Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment, as shown in **Appendix A-1**.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default was utilized as the new model takes this rule into account.

Energy Usage: CalEEMod defaults were utilized to determine the approximate energy usage, as shown in **Appendix A-1**. The Project will be 100 percent electric. Solar photovoltaic panels have been included in the analysis per Title 24 requirements (Part 6 – Section 110.10).

The potential air quality impacts of created by the Proposed Project's long-term operations were calculated, and the highest emissions from either summer or winter are summarized in **Table 9: Regional Significance – Unmitigated Operational Emissions**.

Table 9: Regional Significance – Unmitigated Operational Emissions

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	21.00	0.23	23.80	0.00	0.01	0.01
Energy Usage[3]	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources[4]	14.40	13.10	116.00	0.30	27.60	7.17
Total Emissions	35.40	13.33	139.80	0.30	27.61	7.18
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
1 Source: CalEEMod Version 2022.1.1.22
2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
3 Energy usage consists of emissions from on-site natural gas usage.
4 Mobile sources consist of emissions from vehicles and road dust.

As shown on Table 9, the Proposed Project does not exceed the SCAQMD daily emission threshold. Therefore, regional operational emissions would be less than significant. No mitigation is required.

Operational Localized Significance Thresholds

Table 10: Localized Significance – Unmitigated Operational Emissions, shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 10 include all on-site Project-related stationary sources and 10 percent of the Project-related new mobile sources. This percentage is an estimate of the amount of Project- related new vehicle traffic that will occur on-site.

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Table 10: Localized Significance – Unmitigated Operational Emissions

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Area Sources[2]	0.23	23.80	0.01	0.01
Energy Usage[3]	0.00	0.00	0.00	0.00
On-Site Vehicle Emissions[4]	0.44	3.87	0.92	0.24
Total Emissions	0.67	27.67	0.93	0.25
SCAQMD Threshold for 25 meters (82 feet) or less[2]	371	1,965	4	2
Exceeds Threshold?	No	No	No	No

Notes:
1 Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will be approximately 76.3 acres.
2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
3 Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
4 On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
5 The nearest sensitive receptor is located 30 meters north; therefore, the 25-meter threshold has been used.

Table 10 indicates that the local operational emissions would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the Project, the currently Proposed Project would not result in significant Localized Operational emissions. No mitigation is required.

Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature.

The Project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The Project would not exceed any of the thresholds of significance and therefore is considered less than significant.

c) *Expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact. A significant impact may occur when a project would generate pollutant concentrations to a degree that would significantly affect sensitive receptors, which include populations that are more susceptible to the effects of air pollution than the population at large. Exposure of sensitive receptors is addressed for the following situations: CO hotspots; criteria pollutants and toxic air contaminants (TACs, specifically diesel particulate matter [DPM]) from on-site construction; exposure to off-site TAC emissions; and asbestos and lead-based paint during demolition. Operational, long-term TACs may be generated by some industrial land uses; commercial land uses

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(e.g., gas stations and dry cleaners); and diesel trucks on freeways. Residential land uses do not generate substantial quantities of TACs and are therefore not addressed in this section of this document.

Carbon Monoxide Hotspot Emissions

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented above.

To determine if the proposed Project could cause emission levels in excess of the CO standards discussed above, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The traffic analysis (**Appendix H**) showed that the Project would generate 3,952 trips per day. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at Project buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore, no CO "hot spot" modeling was performed, and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the Proposed Project.

Exposure to On-Site Construction Toxic Air Contaminant Emissions

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a HRA under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non- cancer hazard via non-inhalation routes of exposure.

An HRA was prepared for the Proposed Project (**Appendix A-2**). According to the HRA, construction activities would result in short-term Project-generated emissions of DPM from the exhaust of off-road, heavy-duty diesel equipment used for site preparation (e.g., demolition, excavation, and grading); paving; building construction; and other miscellaneous activities. CARB identified DPM as a TAC in 1998. The dose to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the duration of

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exposure to the substance. Thus, the risks estimated for a maximally exposed individual are higher if a fixed exposure occurs over a longer time period. According to the OEHHA, HRAs—which determine the exposure of sensitive receptors to TAC emissions—should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the Project (**Appendix A-2**).

The Project would result in the development of residential uses which do not involve substantial levels of TACs due to the nature of the development. However, construction activities will result in emissions of DPM which is carcinogenic. The HRA report in **Appendix A-2** estimated the cancer risk to construction for 10 receptor locations near the Project Site (Table 3, **Appendix A-2**). The report identifies that the cancer risks from construction activities are estimated to range from a low of 0.21 per million at West Esplanade Ave to a high of 0.86 per million along West Seventh Street. All estimates are below the SCAQMD's significance threshold of 10 in a million. As such, Project-related construction emissions of TACs would not expose sensitive receptors to substantial emissions of TACs (**Appendix A-2**). The impact would be less than significant, and no mitigation is required.

Exposure to Off-Site Construction Toxic Air Contaminant Emissions

As stated in the HRA, the CARB Air Quality and Land Use Handbook: A Community Health Perspective provides guidance concerning land use compatibility with TAC sources (CARB 2005). While not a law or adopted policy, the handbook offers advisory recommendations for siting sensitive receptors near uses associated with TACs (such as freeways and high-traffic roads, commercial distribution centers, rail yards, ports, refineries, dry cleaners, gasoline stations, and industrial facilities) to help keep children and other sensitive populations out of harm's way. (**Appendix A-2**).

Projects of concern for mobile sources of TACs are typically those located within 500 feet of the following types of facilities that emit significant quantities of DPM: urban roads with more than 100,000 vehicles per day; freeways or roads with a high heavy truck concentration; and/or near rail yards, ports, and/or distribution centers. The Proposed Project Site is more than 500 feet from any freeway or major urban road. With respect to proximity to emissions from railroad sources, CARB recommends avoiding siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard (CARB 2005); the Proposed Project Site is not located within 1,000 feet of this type of facility. CARB recommends not placing sensitive receptors within the same building as a dry cleaner and avoiding siting residences within 300 feet of a large gas station or within 500 feet of dry-cleaning operations with 2 machines using perchloroethylene. There are no gas stations within 300 feet or dry cleaners within 500 feet of the Proposed Project Site. As such, the health risks associated with locating sensitive receptors proximate to a dry cleaner would be less than significant since there are no dry cleaners located within 500 feet of the site. It is important to note the CARB recommendation was published in 2005; however, subsequent to CARB's recommendation in 2007, the CARB established a phase-out of perchloroethylene usage at dry cleaners by 2023.

The HRA for the Project has also provided the relative health risk of the Project area as well as other locations in the general area and the air basin. The overall cancer risk at the Proposed Project Site of 254 per million health risk is generally lower than other areas identified within the HRA and substantially less than the basin-wide average of 455 in a million health risk. As such, no off-site sensitive uses would be exposed to significant levels TACs. Impacts would be less than significant, and no mitigation is required (**Appendix A-2**).

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d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less Than Significant Impact. The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Proposed Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project.

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from trash storage areas and vehicle emissions. Due to the distance of the nearest receptors from the Proposed Project Site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed Project and no mitigation is required.

4.3.3 Mitigation Measures

No mitigation measures associated with impacts to Air Quality apply to the Proposed Project.

4.3.4 Conclusion

There are less than significant potential impacts of the Proposed Project associated with Air Quality, and no mitigation would be required.

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4.4 Biological Resources

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and biological surveys completed to determine potential impacts to biological services associated with the development of the Proposed Project, included as **Appendix B-1** – ***Habitat Assessment for Chacon Farms Property,* Psomas, March 5, 2024**, and **Appendix B-2 – *Tree Inventory Report for the Chacon Farms Property, City of San Jacinto, California,* Psomas, April 28, 2023.**

4.4.1 Regulatory Setting

Given the local environment, regulations governing biological resources for this Project include the following:

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C 703-711) provides protection for nesting birds that are both residents and migrants whether they are considered sensitive by resource agencies. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered a take under federal law. The USFWS, in coordination with the California Department of Fish and Wildlife (CDFW) administers the MBTA. CDFW's authoritative nexus to MBTA is provided in California Fish and Game Code (FGC) Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State.

Endangered Species Act - Federal

The purpose of the United States Endangered Species Act that was established in 1973 provides protections for fish, wildlife, and plants that are listed as threatened or endangered; provides for adding species to and removing them from the list of threatened and endangered species, and for preparing and implementing plans for their recovery; provides for interagency cooperation to avoid take of listed species and for issuing permits for otherwise prohibited activities; provides for cooperation with States, including authorization of financial assistance; and implements the provisions of the Convention on International Trade in Endangered Species of Wild Flora and Fauna. The US Fish and Wildlife administers the federal Endangered Species Act.

California Endangered Species Act

The California Endangered Species Act (CESA) is a California environmental law that conserves and protects plant and animal species at risk of extinction. Originally enacted in 1970, CESA was repealed and replaced by an updated version in 1984 and amended in 1997. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission. Approximately 250 species are currently listed under CESA. A CESA-listed species, or any part or product of the plant or animal, may not be imported into the state, exported out of the state, "taken" (i.e., killed), possessed, purchased, or sold without proper authorization. Implementation of CESA has reduced and avoided impacts to California's most imperiled plants and animals, has protected hundreds of thousands of acres of vital habitat, and has led to a greater scientific understanding of California's incredible biodiversity.

The California Department of Fish and Wildlife (CDFW) works with agencies, organizations, and other interested persons to study, protect, and preserve CESA-listed species and their habitats. CDFW also conducts scientific reviews of species petitioned for listing under CESA, administers regulatory permitting programs to authorize take of listed species, maintains an extensive database of listed species occurrences, and conducts periodic reviews of listed species to determine if the conditions that led to original listing are still present.

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4.4.2 Environmental Setting

The Proposed Project Site consists of agricultural areas with developed and disturbed areas around the edges. Existing vegetation observed on the Proposed Project Site include field croplands and valley and foothill grassland; disturbed and developed landcovers are also present, as shown in **Appendix B-1** (refer to *Exhibit 4, Vegetation Types and Other Areas*).

Additionally, there is a detention basin located in the northwest corner of the Proposed Project Site. The detention basin undergoes routine maintenance and appears to have been plowed multiple times in the past based on historical aerials. The main source of water for this basin is irrigation from the adjacent agricultural fields; no natural inlet or outlet was observed in the field. It does not connect to a natural drainage, and no riparian vegetation is present.

4.4.3 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		

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Discussion

a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact With Mitigation Incorporated.

No candidate, sensitive, or special status species are expected to occur on the Proposed Project Site due to lack of suitable habitat and/or because they were absent during focused surveys. The Proposed Project Site is not located within any designated critical habitat for federally or State-listed Threatened or Endangered species.

According to the Western Riverside County Regional Conservation Authority Multiple Species Habitat Conservation Plan (MSHCP) Information Mapping Application (2023), the Proposed Project Site was required to be assessed for Narrow Endemic plant species, burrowing owl (*Athene cunicularia*), Riparian/Riverine habitat (i.e., riparian bird species), and vernal pool branchiopods (i.e., fairy shrimp).

Narrow Endemic Plants

Per Section 6.1.3 of the MSHCP, habitat was assessed for the following Narrow Endemic plant species: Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), Californica Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii*). Of these Narrow Endemic plant species, San Diego ambrosia, spreading navarretia, California Orcutt grass, and Wright's trichocoronis had limited potential to occur based on the presence of marginally suitable habitat (i.e., the on-site basin and/or margins of the agricultural field). Munz's onion and many- stemmed dudleya would not be expected to occur based on lack of suitable habitat. Additionally, the Proposed Project Site was determined to have potential for Salt Spring checkerbloom (*Sidalcea neomexicana*), which is a California Rare Plant Rank [CRPR] 2B.2[2] species and is not covered by the MSHCP. Focused surveys were conducted for Narrow Endemic and other special status plant species; no Narrow Endemic or special status plant species were observed. Therefore, there would be no impact on these species, and no mitigation would be required.

Burrowing Owl

On October 10, 2024, the California Fish and Game Commission (CFGC) accepted the petition to designate the western burrowing owl as a candidate species for protection under the California Endangered Species Act (CESA). The species will have full CESA protections until the California Department of Fish and Wildlife (CDFW) decides whether listing is warranted, which will likely occur in late 2025 or early 2026. The MSHCP identifies the burrowing owl as a covered species and requires surveys to determine habitat and presence prior to approving projects. The City of San Jacinto is signatory to the MSHCP.

Per Section 6.3.2 of the MSHCP, the Proposed Project Site was assessed for the presence of burrowing owl habitat. The habitat assessment determined that suitable habitat for the burrowing owl was present on the Proposed Project Site and adjacent areas (e.g., field croplands and disturbed areas); therefore, focused surveys were required. Potentially suitable burrows were observed; however, no burrowing owls, or other evidence of owl presence (e.g., cast pellets, white-wash, feathers, or prey

2 CRPR 2B.2: Plants rare, threatened, or endangered in California but common elsewhere; 20–80 percent of occurrences threatened.

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remains) were observed during the focused surveys. Therefore, there would be no impact on this species, and no compensatory mitigation would be required.

Because site conditions change over time and burrowing owls move seasonally, a burrowing owl could be on the Proposed Project Site in the future. All projects located within the Additional Survey Area for burrowing owl are required to conduct a pre-construction survey for burrowing owl within 30 days prior to construction to ensure the Project would not impact any active burrows. Therefore, the Project would implement **Mitigation Measure BIO-1**, which would require a pre-construction survey for burrowing owls.

Riparian Bird Species

Per Section 6.1.2 of the MSHCP, the Proposed Project Site must be assessed for the presence of Riparian/Riverine habitat; no Riparian/Riverine habitat was present on the Proposed Project Site. Therefore, there would be no impact on riparian bird species covered by this section of the MSHCP, and no mitigation would be required.

Vernal Pool Branchiopods (Fairy Shrimp)

Per Section 6.1.2 of the MSHCP, the Proposed Project Site must be assessed for the presence of vernal pools and associated vernal pool branchiopods. The detention basin at the northwest corner of the Proposed Project Site was observed to support ponding; the source of the water appears to be irrigation from the adjacent agricultural fields. Historic aerials were examined on Google Earth between 1996 to 2021 to examine the extent of ponding over time. The artificial basin appears to have been intermittently ponded beginning in 2009. During dry periods, the area appears to have been plowed and blends in with the surrounding agricultural field. As stated in the MSHCP, stock ponds, ephemeral pools, and other features that are artificially created are not considered vernal pools meeting the requirements of Section 6.1.2 (refer to Fair Shrimp Report in **Appendix B-1**). However, they may still provide habitat for vernal pool invertebrate species that are protected by the MSHCP.

One wet season focused survey and one dry season focused survey were conducted for Riverside fairy shrimp (*Streptocephalus woottoni*) and vernal pool fairy shrimp (*Branchinecta lynchi*) in 2022–2023; neither of these species was observed during the wet season fairy shrimp surveys. Dry season sampling was conducted in August 2023; *Branchinecta* cysts were observed but the lab results were inconclusive. Of the cysts observed, only one cyst hatched; it was identified as versatile fairy shrimp (*Branchinecta lindali*), a common species of fairy shrimp. The *Brancinecta* cysts collected during dry season sampling were then sent to Washington State University for a genetic analysis; results of the genetic analysis confirmed the genetic material was from versatile fairy shrimp (i.e., the common species). No Riverside fairy shrimp or vernal pool fairy shrimp were observed during focused surveys; therefore, there would be no impact on these species.

Crotch's Bumble Bee

Crotch's bumble bee (*Bombus crotchii*) was proposed as a Candidate to be State listed as Endangered in 2019; this species is not a Covered Species in the MSHCP. Crotch bumble bee is a ground nester and often makes its nest in abandoned mammal burrows; it can be found in most native habitat types, although it prefers grassland and scrub habitats. The Proposed Project Site has been utilized as an agricultural area that lacks vegetation, and the Proposed Project Site has been regularly tilled (detrimental to ground-nesting bees) and may have been exposed to pesticides. While the edges of the agricultural fields may be considered marginally suitable, this species is not expected to occur because the surrounding land uses are agricultural or residential; there are no adjacent areas of grassland or scrub habitats.

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Mountain Lion

The mountain lion (*Puma concolor*) is currently a Candidate to be State listed as Threatened as an Evolutionary Significant Unit (ESU). Regardless of the outcome of the proposed listing, this species is already a MSHCP Covered Species. The mountain lion occurs throughout most of California except for the Mojave and Colorado Deserts and the croplands of the Central Valley. Mountain lions occur in a variety of habitats, especially brushy habitats and riparian areas with interspersed irregular terrain, rocky outcrops, and tree/brush edges. Mountain lions use caves, natural cavities, and thickets for cover. A major threat to this species is fragmentation of habitat by spread of human developments and associated roads. Mountain lion is not expected to occur on the Proposed Project Site due to lack of suitable habitat. Additionally, the Proposed Project Site is also not within an area designated as a MSHCP linkage for wildlife movement.

Stephens' Kangaroo Rat

In response to the listing of Stephens' kangaroo rat (*Dipodomys stephensi*), the Riverside County Habitat Conservation Agency developed a Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). The City of San Jacinto is not a participant in the SKR HCP; however, the MSHCP provides take authorization for projects outside the SKR HCP but within the MSHCP boundaries. Stephens' kangaroo rat is not expected to occur on the Proposed Project Site due to lack of suitable habitat.

b) *Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No Impact. There is no riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service present on the Project Site (**Appendix B-1**). There would be no impact, and no mitigation is required.

c) *Have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. There are no jurisdictional features on the Proposed Project Site. The detention basin present in the northwest corner of the Proposed Project Site was artificially created in uplands that were previously used for croplands. This area is irrigated, as evidenced by rills in the banks adjacent to the active agricultural field. This type of waterbody is excluded from being classified as a Waters of the U.S. under the jurisdiction of U.S. Army Corps of Engineers (USACE) because it is isolated. Artificial wetlands less than one acre in size are not considered Waters of the State under the authority of the Regional Water Quality Control Board (RWQCB). Based on historic aerial imagery and topographic maps, this area does not appear to have been part of a historic drainage; therefore, it would not be under the regulatory authority of the CDFW. As such, no drainages or other waters that would be under the jurisdiction of the USACE, RWQCB, or CDFW occur on the Proposed Project Site.

As mentioned above, the detention basin at the northwest corner of the Proposed Project Site was observed to support ponding; the source of the water appears to be irrigation from the adjacent agricultural fields. Historic aerials were examined on Google Earth between 1996 to 2021 to examine the extent of ponding over time. The detention basin appears to have been intermittently ponded beginning in 2009. During dry periods, the area appears to have been plowed and blends in with the surrounding agricultural field. As stated in the MSHCP, stock ponds, ephemeral pools, and other features that are artificially created are not considered vernal pools meeting the requirements of

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Section 6.1.2 (**Appendix B-1**). Therefore, no impact would occur related to wetlands, and no mitigation would be required.

d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less Than Significant Impact With Mitigation Incorporated. The Proposed Project Site is surrounded by existing development, with suburban development to the north and east, a dairy farm to the south, and construction an additional residential development to the west. Additionally, the Proposed Project Site is not located within a "Core" or "Linkage" area designated by the MSHCP. Wildlife could move locally through the Proposed Project Site and adjacent residential, agricultural, and dairy land. The Proposed Project Site is expected to be used for local movement by urban-tolerant species such as coyote (*Canis latrans*), which could also use the Proposed Project Site after Project implementation. Therefore, there would be no impact on wildlife movement.

Birds have potential to nest throughout the Proposed Project Site in vegetation, on bare ground, and on structures. The MBTA protects the taking of migratory birds and their nests and eggs. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Code of Federal Regulations, Title 50, Section 10.13). Section 3503 of the California Fish and Game Code makes it unlawful to take, possess, or destroy any bird's nest or any bird's eggs. Section 3513 of the California Fish and Game Code prohibits the take and possession of any migratory nongame bird, as designated in the MBTA. Any impact on an active bird nest would be considered a violation of the MBTA. Section 7.5.3 of the MSHCP requires implementation of Construction Minimization Measures, which include conducting vegetation clearing outside the peak nesting season (i.e., March 1 to June 30) to the extent practicable in order to avoid impacts on nesting birds. Implementation of **Mitigation Measure BIO-2** would require a pre-construction nesting bird/raptor survey and protection for any nests observed.

Existing trees located in the northeastern corner of the Proposed Project Site and adjacent to the Proposed Project Site also have potential to be used for nesting by raptors. Trees within the Proposed Project Site include Peruvian pepper tree (*Schinus mole*), Mexican fan palm (*Washingtonia robusta*), and California fan palm (*Washingtonia filifera*) (refer to **Appendix B-2**). If construction occurs during the raptor nesting season (i.e., February 1 to June 30), the loss of an active nest of any raptor species, including common raptor species, would be considered a violation of Sections 3503, 3503.5, and 3513 of the California Fish and Game Code. As discussed above, Section 7.5.3 of the MSHCP requires implementation of Construction Minimization Measures, which include conducting vegetation clearing outside the peak nesting season to the extent practicable in order to avoid impacts on nesting birds (including raptors); however, raptors nest slightly earlier than other nesting birds (i.e., February 1 to June 30). Implementation of **Mitigation Measure BIO-2** would require a pre-construction nesting bird/raptor survey and protection for any nests observed. Therefore, impacts related to migratory corridors or native nursery sites would be less than significant with mitigation measures incorporated.

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less Than Significant. The City of San Jacinto Municipal Code prohibits removal of trees from public streets or parkways, and authorization must be obtained from the City Council (Section 12.20). There is no restriction on the removal of trees located on private property; however, tentative tract maps must show the location of all trees having a diameter of 9.5 inches or greater. A total of 22 trees occur on the Proposed Project Site, as shown in the Tree Inventory Report (**Appendix B-2**) including one tree of heaven (*Ailanthus altissima*), one lemon tree (*Citrus limon*), two Mondell pine (*Pinus eldarica*), one peach tree (*Prunus persica*), four Peruvian pepper trees, four California fan palms, and nine Mexican

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fan palms. Removal of these trees does not conflict with the tree ordinance; they have been incorporated into Project plans. Therefore, there would be no impact, and no mitigation would be required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact With Mitigation Incorporated. The Proposed Project Site is located in the MSHCP area, specifically, within the San Jacinto Valley Area Plan. The City of San Jacinto is a signatory to the MSHCP; therefore, the Project would be subject to the provisions of the MSHCP. The Proposed Project Site is not located within an MSHCP Criteria Cell; the nearest Criteria Cell is approximately 0.25 miles southwest of the Proposed Project Site. Therefore, the Project would not conflict with assembly of the MSHCP Reserve.

Habitat assessments and focused surveys were conducted in accordance with MSHCP requirements. Focused surveys were negative for all the species that required additional surveys. As required by the MSHCP, a pre-construction survey for burrowing owl will be conducted (Mitigation Measure BIO-1). Also as required by the MSHCP, a per-acre mitigation fee will be required by the City of San Jacinto based on unit density (i.e., 5.5 dwelling units per acre), **Mitigation Measure BIO-3**. Lastly, the Project must be constructed following the standard MSHCP Construction Minimization Measures (MSHCP Section 7.5.3), **Mitigation Measure BIO-4**. With implementation of Mitigation Measures BIO-1, BIO-3, and BIO-4, the Project would not conflict with the MSHCP.

The City of San Jacinto is not a participant in the SKR HCP; however, the MSHCP provides take authorization for projects outside the SKR HCP but within the MSHCP boundaries. The Project does not occur within a SKR HCP Reserve area; therefore, the Project does not conflict with the SKR HCP. As such, impacts would be less than significant with mitigation incorporated.

4.4.4 Mitigation Measures

BIO-1 The Project Applicant shall retain a qualified Biologist to conduct a pre-construction survey for burrowing owl on the Proposed Project Site (and including adjacent areas within 500 feet to the extent possible) within 30 days prior to construction. Methods for the pre-construction surveys shall be conducted as a one-day focused survey following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP 2006). Following the survey, the Biologist shall prepare a Memorandum/Letter Report describing the methods and results of the survey for submittal to the City. If burrowing owl are observed, the Report shall also make recommendations for avoidance and minimization measures depending on the timing of construction and the location of the active burrow with respect to planned activities.

If burrowing owl are observed, the Project Applicant (or their designee) shall contact the City to discuss avoidance and minimization options. During the breeding season (i.e., March 1 to August 31), restrictions shall be placed on construction activities in the vicinity of any active burrow until the burrow is no longer active, as determined by a qualified Biologist. The protective buffer shall be 500 feet (or as otherwise approved by the City) around the active burrow. The protective buffer shall be flagged clearly in the field, mapped as an "Environmentally Sensitive Area," and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. During the wintering season, an active burrow may be closed following CDFW-approved procedures with permission from the City. If the wintering burrow would not be directly impacted, a protective buffer of 160 feet (or as otherwise approved by the City) shall be placed around the burrow. The

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protective buffer shall be flagged clearly in the field, mapped as an "Environmentally Sensitive Area," and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. The Project Applicant shall not proceed with construction until the avoidance and minimization measures have been approved by the City and all appropriate protections are in place.

BIO-2 To the extent possible, vegetation removal will be conducted during the non-breeding season (September 12 to January 31)[3] in order to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the peak breeding season for nesting birds/raptors (February 1–June 30), a pre-construction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction (including demolition of structures). The nesting bird/raptor survey area will include a buffer of 100 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors. This survey can be combined with the pre-construction burrowing owl survey described in MM BIO-1. If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed.

If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted, or breeding activities substantially disrupted by increased activity around the nest, the Biologist will determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 100 feet for nesting birds and 300 to 500 feet for nesting raptors. No work will be allowed within the protective buffer until nesting activity has ended, as determined by a qualified Biologist. Any protective buffers will be flagged clearly in the field, mapped as "Environmentally Sensitive Areas," and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. Construction can proceed within the protective buffer when the qualified Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest, or the nest has failed).

BIO-3 Prior to the issuance of a grading permit, the Project Applicant shall pay the MSHCP mitigation fee as directed by the City of San Jacinto based on the most current rates.

BIO-4 The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below.

- Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction.
- Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30.
- Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.

3 These dates are outside the collective dates for the raptor nesting season (February 1 to June 30, peak nesting bird season (March 1 to June 3), and burrowing owl breeding season (March 1 to August 31).

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- Silt fencing or other sediment trapping materials will be installed at the downstream end of construction activities to minimize the transport of sediments off-site.
- The limits of disturbance, including the upstream, downstream, and lateral extents, will be clearly defined and marked in the field. Monitoring personnel will review the limits of disturbance prior to initiation of construction activities.
- Exotic species removed during construction will be properly handled to prevent sprouting or regrowth.
- Training of construction personnel will be provided.
- Ongoing monitoring and reporting will occur for the duration of the construction activity to ensure implementation of best management practices.
- When work is conducted during the fire season (as identified by the Riverside County Fire Department) adjacent to coastal sage scrub or chaparral vegetation, appropriate fire-fighting equipment (e.g., extinguishers, shovels, water tankers) shall be available on the site during all phases of project construction to help minimize the chance of human-caused wildfires. Shields, protective mats, and/or other fire preventative methods shall be used during grinding, welding, and other spark-inducing activities. Personnel trained in fire hazards, preventative actions, and responses to fires shall advise contractors regarding fire risk from all construction-related activities.
- Active construction areas shall be watered regularly to control dust and minimize impacts to adjacent vegetation.
- All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other toxic substances shall occur only in designated areas within the proposed grading limits of the Proposed Project Site. These designated areas shall be clearly marked and located in such a manner as to contain run-off.
- Waste, dirt, rubble, or trash shall not be deposited in the Conservation Area or on native habitat.

4.4.5 Conclusion

Implementation of **Mitigation Measures BIO-1, BIO-2, BIO-3,** and **BIO-4** would reduce potential impacts of the Proposed Project associated with Biological Resources to less than significant.

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4.5 Cultural Resources

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and the Phase I Archaeological and Paleontological Resources Inventory, prepared by Psomas, dated October 2023, and included as **Appendix C**, which includes an Eastern Information Center (EIC) cultural resources literature and records search, a Native American Heritage Commission (NAHC) Sacred Lands Files (SLF) database search, Western Science Center (WSC) Paleontological Record Search, and pedestrian field survey. A Historic Built Environment Assessment, prepared by South Environmental, is included in **Appendix C**.

4.5.1 Environmental Setting

The study in **Appendix C** included a records search through the EIC, intensive-level pedestrian field survey and paleontological resources overview. The EIC record search identified 14 prior cultural resources studies within 0.8 km (one-half mile) of the Proposed Project Site were completed between 1990 and 2014 and are identified on **Table 11: *Prior Cultural Studies Within ½-mile of the Project Site***. Two of the cultural resource studies (RI-06821 and RI-08160) traversed the Proposed Project Site. The 14 studies consisted of archaeological field studies and literature reviews (**Appendix C**).

Table 11: Prior Cultural Studies Within ½-mile of the Project Site

Report No.	Year	Author(s)	Type of Study	Title of Study	Proximity to Proposed Project Site
RI-02885	1990	Arkush, Brooke	Cultural Resources Study	An Archaeological Assessment of Five Potential Sites for the Perris Water Treatment Plant, Located Near Lakeview in Western Riverside County, California	Outside
RI-04404	2000	Jones and Stokes Associates	Cultural Resources Study	Final Cultural Resources Inventory Report for the Williams Communications, Inc., Fiber Optic Cable System Installation Project, Riverside to San Diego, California Vol I–IV.	Outside
RI-04981	2003	McKenna et al.	Cultural Resources Study	A Phase I Cultural Resources Survey of the Esplanade Specific Plan Project Area Near Hemet, Riverside County, California	Outside
RI-05103	2002	Applied Earthworks	Cultural Resources Study	Cultural Resources Survey of Tentative Tract 30560, Hemet, California	Outside
RI-05555	2003	Applied Earthworks	Cultural Resources Study	Cultural Resources Survey of Tentative Tract 31184, Hemet, California	Outside
RI-06821	2006	Dudgeon-Commendador, Amy and Beth Padon	Cultural Resources Study	Phase I Cultural Resource Assessment for the Proposed Cawston Avenue Development Project, San Jacinto, Riverside County, California	Within
RI-06824	2007	Austerman, Virginia	Cultural Resources Study	Cultural Resources Assessment, Sanderson Avenue Development Project, San Jacinto, Riverside, California	Outside
RI-06846	2006	Padon, Beth and Sheila McElroy	Cultural Resources Study	Letter Report: Phase I Architectural Assessment for 40-Acre Parcel, San Jacinto, California	Outside

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Report No.	Year	Author(s)	Type of Study	Title of Study	Proximity to Proposed Project Site
RI-06944	2006	Demcak, Carol R.	Cultural Resources Study	Report of Phase I Archaeological Assessment of West Esplanade Project (APN 431-190-010 & APN 431-190-011), City of San Jacinto, Riverside County, California	Outside
RI-07558	2008	Joan, George	Cultural Resources Study	Phase I Cultural Resources Survey KZ Holdings Project, San Jacinto, California	Outside
RI-07883	2008	Smallwood, Josh and Laura Hensley Shaker	Cultural Resources Study	Historical & Archaeological Resources Survey Report: Cottonwood Avenue Mixed-Use Project, City of San Jacinto, Riverside County, California	Outside
RI-08160	2008	Hogan, Michael and Bai Tong	Cultural Resources Study	Historical & Archaeological Resources Survey Report San Jacinto Master Drainage Plan in and near the City of San Jacinto Riverside County, California	Within
RI-08495	2010	Joan George, Vanessa Mirro, and Elizabeth Dennison	Cultural Resources Study	Supplemental Cultural Resources Survey Report: Cultural Resources in Southern San Jacinto Valley: Realign State Route 79 between Domenigoni Parkway and Gilman Springs Road in the Cities of Hemet and San Jacinto and the County of Riverside, Riverside County, California	Outside
RI-09689	2014	Delu, Antonina M., John J. Eddy, and Gabrielle Duff	Cultural Resources Study	First Supplemental Historic Property Survey Report Realign State Route 79 Between Domenigoni Parkway and Gilman Sprinfs Road in the Cities of Hemet and San Jacinto and the County of Riverside, Riverside County, California	Outside

Source: Appendix C

Previously Recorded Cultural Resources

The EIC records searches also identified five previously recorded cultural resources within 0.8 km (1/2-mile) of the Proposed Project Site and are identified on **Table 12: Previously Recorded Cultural Resources Within ½ Mile of the Project Site** (**Appendix C**). The previously recorded resources include historic buildings and structures. No precontact cultural resources (before the arrival of Europeans) were identified by the EIC. None of the five historic buildings and structures are located within the Proposed Project Site.

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Table 12: Previously Recorded Cultural Resources Within ½ Mile of the Project Site

Primary No.	Trinomial No.	Resource Description	Year Recorded/Recorder(s)	Proximity to Proposed Project Site
P-33-006287	–	Historic: building, structure	1982 (Warner, Jim); 2007 (Tibbet, Casey)	Outside
P-33-007301	–	Historic: building	1982 (Swift, Laura), 2006 (McElroy, Sheila)	Outside
P-33-014791	–	Historic: building, structure	2003 (Livingstone, D.)	Outside
P-33-015267	–	Historic: building	2006 (McElroy, Sheila)	Outside
P-33-017928	–	Historic: structure	2010 (Dice, Michael)	Outside

Source: Appendix C

Native American Heritage Commission Sacred Lands File Search

On September 19, 2022, Psomas requested that the NAHC conduct a search of its SLF database to determine if cultural resources important to Native Americans have been recorded in the Proposed Project Site or in the immediate vicinity. The results of the NAHC SLF search were received on November 22, 2022, and were negative; however, it should be noted that the records maintained by the NAHC, and the CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. Furthermore, a tribe may be the only source of information regarding the existence of a tribal cultural resource. The review included a list of tribes affiliated with the Proposed Project Site. If these tribal governments have requested to be listed on the City's Assembly Bill (AB) 52 contact list the tribal governments will be contacted by the City and offered an opportunity to consult on the Project to comply with the requirements of AB 52. The SLF search results summary letter from the NAHC is provided in the Phase I Archaeological and Paleontological Resources Inventory (**Appendix C**).

Field Survey

Psomas cultural resource specialist Heather Garnett, RPA, surveyed the Proposed Project Site on February 9, 2023. The cultural resources field survey did not identify archaeological resources; however, it should be noted ground visibility was obscured by dense vegetation and recent flooding from rain. Additionally, the structures located on at the northern end of the Proposed Project Site date to 1940s. A separate historic built environment assessment of the structures and report has been prepared by South Environmental, included in the Phase I Archaeological and Paleontological Resources Inventory (**Appendix C**).

4.5.2 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

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Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less Than Significant Impact. Public Resources Code Section 15064.5(a) defines historical resources, which includes: A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 14 CCR, Section 4850 et seq.). The EIC record search results identified five cultural resources located within a half-mile of the Proposed Project Site. These resources consist of five historic-era buildings and associated structures that establish historic-era land use within the generalized area. None of the five cultural resources are within the Proposed Project Site; therefore, the proposed Project will not impact these cultural resources. One built environment resource over 45 years old was identified within the Proposed Project Site: a residential farm located at 710 Cawston Avenue North comprising several buildings and structures. The Proposed Project Site was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements. The Proposed Project Site was found not eligible under all State and local designation criteria due to a lack of significant historical associations, a lack of architectural merit, and compromised integrity. No historical resources were identified within the Proposed Project Site as a result of this analysis. Therefore, with respect to a historical resource pursuant to Section 15064.5, the proposed Project would not impact a historical resource under CEQA. No mitigation is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact With Mitigation Incorporated. A significant impact would occur if grading or excavation activities associated with the Project were to disturb archaeological resources that presently exist within the Proposed Project Site. The EIC record search results identified five cultural resources located within one-half-mile of the Proposed Project Site. These resources consist of five historic-era buildings and associated structures that establish historic-era land use within the generalized area. None of the five cultural resources are archaeological resources. However, there is the possibility that undiscovered intact archaeological resources may be present below the surface in native (alluvial) sediments. These potential effects would be mitigated to a less than significant level with the implementation of **Mitigation Measure CUL-1**, which recommends archaeological monitoring when excavations are required in native sediment.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact With Mitigation Incorporated. A significant adverse effect could occur if grading or excavation activities associated with the Project were to disturb previously interred human remains. The Proposed Project Site is located within a developed area that has been subject to earth-moving activities in the past, and no known burial sites are located on or adjacent to the Proposed Project Site. In the unlikely event of an unanticipated discovery of human remains in the Proposed Project Site during construction, the California Health and Safety Code and the California Public Resources Code require that any activity in the area of a potential find be halted and the Orange County Coroner be notified, as described in **Mitigation Measure CUL-2**. Implementation of CUL-2 would ensure impacts related to this threshold are less than significant, and no mitigation is required

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4.5.3 Mitigation Measures

CUL-1 The Project proponent shall retain a Project Archaeologist prior to the initiation of ground-disturbing activities to monitor ground-disturbing activities occurring within native sediment (in situ material).

In the event that archaeological resources are discovered at the Proposed Project Site, the handling of the discovered resources shall occur, as described below. All artifacts discovered shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop, and the Project Archaeologist shall notify the property owner and tribes identified by the NAHC as being affiliated with the area. The Project Archaeologist and Tribal Representative will analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the affiliated tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. After analysis and reporting, these artifacts shall be subjected to curation or returned to the property owner, as deemed appropriate.

Once grading activities have ceased or the Project Archaeologist, in consultation with the lead agency and Tribal Representative, determines that monitoring is no longer necessary, monitoring activities can be discontinued. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. A copy of the report shall also be filed with the EIC.

CUL-2 All discovered human remains shall be treated with respect and dignity. California State law (California Health & Safety Code Section 7050.5) and federal law and regulations ([*Archaeological Resources Protection Act 16 United States Code* (USC) 470 & 43 Code of Federal Regulations (CFR) 7], [*Native American Graves Protection & Repatriation Act* 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1–7]) require a defined protocol if human remains are discovered in the State of California regardless of whether the remains are modern or archaeological in origin.

If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified.

In accordance with Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination

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has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.

4.5.4 Conclusion

Implementation of Mitigation Measure **CUL-1** and **CUL-2,** would reduce potential impacts of the Proposed Project associated with Cultural Resources to less than significant.

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4.6 Energy

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and from the Air Quality, Greenhouse Gas, and Energy Impact Study prepared by MD Acoustics and dated April 28, 2025, and included as **Appendix A-1**.

Information from the CalEEMod 2022.1.1.22 Daily and Annual Outputs contained in **Appendix A-1** was utilized for this analysis, and the CalEEMod outputs detail Project related construction equipment, transportation energy demands, and facility energy demands.

4.6.1 Regulatory Setting

The discussion below provides a summary of key standards relative to this Project. A more detailed list of standards is provided in **Appendix A-1.**

Building Energy Efficiency Standards

California Code of Regulations (CCR) Title 24, Part 6. CCR Title 24, Part 6, which is California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) was first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The Energy Commission adopted 2008 Standards on April 23, 2008 and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. 2013 and 2016 standards have been approved and became effective July 1, 2014 and January 1, 2016, respectively.

California Code of Regulations (CCR) Title 24, Part 11, commonly referred to as the CALGreen Code, states that all buildings for which an application for a building permit is submitted on or after January 1, 2023 must follow the 2022 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions.

The CALGreen Code includes mandatory measures for non-residential development related to site development; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. Specifically, the code requires the following measures that are applicable to energy use:

- New buildings with tenant spaces that have 10 or more tenant-occupants to provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.
- New buildings that require 10 or more parking spaces to provide a specific number of spaces to facilitate the future installation of electric vehicle supply equipment. The raceways are required to be installed at the time of construction.

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the goal of the California RPS Program to achieve at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

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4.6.2 Environmental Setting

California is one of the lowest per capita energy users in the United States, ranked 48th in the nation, due to its energy efficiency programs and mild climate (United States Energy Information Administration [EIA] 2018). California consumed 292,039 gigawatt-hours (GWh) of electricity and 2,110,829 million cubic feet of natural gas in 2017 (California Energy Commission [CEC] 2019; EIA 2018). In addition, Californians consume approximately 18.9 billion gallons of motor vehicle fuels per year (Federal Highway Administration 2019). The single largest end-use sector for energy consumption in California is transportation (39.8 percent), followed by industry (23.7 percent), commercial (18.9 percent), and residential (17.7 percent) (EIA 2018).

Most of California's electricity is generated in-state with approximately 30 percent imported from the Northwest (Alberta, British Columbia, Idaho, Montana, Oregon, South Dakota, Washington, and Wyoming) and Southwest (Arizona, Baja California, Colorado, Mexico, Nevada, New Mexico, Texas, and Utah) in 2017. In addition, approximately 30 percent of California's electricity supply comes from renewable energy sources such as wind, solar photovoltaic, geothermal, and biomass (CEC 2018). Adopted on September 10, 2018, SB 100 accelerates the State's Renewables Portfolio Standards Program by requiring electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

To reduce statewide vehicle emissions, California requires that all motorists use California Reformulated Gasoline, which is sourced almost exclusively from refineries located in California. Gasoline is the most used transportation fuel in California with 15.5 billion gallons sold in 2017 and is used by light-duty cars, pickup trucks, and sport utility vehicles (California Department of Tax and Fee Administration 2018). Diesel is the second most used fuel in California with 4.2 billion gallons sold in 2015 and is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles (CEC 2016). Both gasoline and diesel are primarily petroleum-based, and their consumption releases greenhouse gas (GHG) emissions, including CO_2 and NO_X. The transportation sector is the single largest source of GHG emissions in California, accounting for 41 percent of all inventoried emissions in 2016 (California Air Resources Board [CARB] 2018).

4.6.3 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
ENERGY: Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact.

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Construction Energy Demand

Construction Equipment Electricity Usage. Electrical service will be provided by SCE. Based on the 2017 National Construction Estimator, the typical power cost per 1,000 square feet of building construction per month is estimated to be $2.32. The energy analysis provided in **Appendix A-1** was prepared assuming project plans to develop the site with approximately 817,050 square feet of new residential space over the course of approximately 39 months. Based on **Table 13, *Project Construction Power Cost and Electricity Usage***, the total power cost of the on-site electricity usage during the construction of the Proposed Project is estimated to be approximately $73,926.68 and the total electricity usage from Project construction related activities is estimated to be approximately 1,344,122 kilowatt-hours (kWh).

Table 13: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square feet of building per month of construction)	Total Building Size (1,000 Square Foot)*	Construction Duration (months)	Total Project Construction Power Cost	Cost per kWh	Total Project Construction Electricity Usage (kWh)
$2.32	817.050	39	$73,926.68	$0.06	1,344,122

* Assumes the project will be under the GS-1 General Service rate under SCE.
Source: Appendix A-1

Construction Equipment Fuel Estimates. Using the CalEEMod data input, the Project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 horsepower hours per gallon (hp-hr/gal). As presented in **Table 14, *Construction Equipment Fuel Consumption Estimates*** below, the Proposed Project construction activities would consume an estimated 108,685 gallons of diesel fuel.

Table 14: Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/ day	Total Fuel Consumption (gal diesel fuel)[1]
Demolition	30	Concrete/Industrial Saws	1	8	33	0.73	193	313
	30	Excavators	3	8	36	0.38	328	532
	30	Rubber Tired Dozers	2	8	367	0.4	2,349	3,809
Site Preparation	40	Rubber Tired Dozers	3	8	367	0.4	3,523	7,618
	40	Tractors/Loaders/Backhoes	4	8	84	0.37	995	2,150
Grading	110	Excavators	2	8	36	0.38	219	1,301
	110	Graders	1	8	148	0.41	485	2,886
	110	Rubber Tired Dozers	1	8	367	0.4	1,174	6,983
	110	Scrapers	2	8	423	0.48	3,249	19,316
	110	Tractors/Loaders/Backhoes	2	8	84	0.37	497	2,957
Building Construction	500	Cranes	1	7	367	0.29	745	20,135
	500	Forklifts	3	8	82	0.2	394	10,638
	500	Generator Sets	1	8	14	0.74	83	2,240
	500	Tractors/Loaders/Backhoes	3	7	84	0.37	653	17,640

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Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/ day	Total Fuel Consumption (gal diesel fuel)[1]
	500	Welders	1	8	46	0.45	166	4,476
Paving	75	Pavers	2	8	81	0.42	544	2,207
	75	Paving Equipment	2	8	89	0.36	513	2,078
	75	Rollers	2	8	36	0.38	219	887
Architectural Coating	90	Air Compressors	1	6	37	0.48	107	518
Construction Fuel Demand (gallons of diesel fuel)								108,685

Notes:

[1] Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp.

Construction Worker Fuel Estimates. It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated vehicle miles travelled (VMT), the construction worker trips would generate an estimated 3,772,243 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analysis using information generated using CARB's EMFAC model (see **Appendix A-1** for details). **Table 15: *Construction Worker Fuel Consumption Estimates***, shows that an estimated 121,882 gallons of fuel would be consumed for construction worker trips.

Table 15: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	30	15.0	18.5	8,325	30.95	269
Site Preparation	40	17.5	18.5	12,950	30.95	418
Grading	110	20.0	18.5	40,700	30.95	1,315
Building Construction	500	385.0	18.5	3,561,250	30.95	115,065
Paving	75	15.0	18.5	20,813	30.95	672
Architectural Coating	90	77.0	18.5	128,205	30.95	4,142
Total Construction Worker Fuel Consumption						121,882

Notes:

1 Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.22 defaults.

Construction Vendor/Hauling Fuel Estimates. **Table 16: *Construction Vendor Fuel Consumption Estimates (MHD Trucks)*** and **Table 17: *Construction Hauling Fuel Consumption Estimates (HHD Trucks)*** show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 1,000,455 VMT. For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles. Table 16 and Table 17 show that an estimated 134,056 gallons of fuel would be consumed for vendor and hauling trips.

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Table 16: Construction Vendor Fuel Consumption Estimates (MHD Trucks)

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	30	0	10.2	0	9.22	0
Site Preparation	40	0	10.2	0	9.22	0
Grading	110	0	10.2	0	9.22	0
Building Construction	500	68.4	10.2	348,840	9.22	37,835
Paving	75	15.0	10.2	11,475	9.22	1,245
Architectural Coating	90	0	10.2	0	9.22	0
Total Vendor Fuel Consumption						39,080

Notes:
1 Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.22 defaults.

Table 17: Construction Hauling Fuel Consumption Estimates (HHD Trucks)

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	30	10.9	20	6,540	6.74	970
Site Preparation	40	0.0	20	0	6.74	0
Grading	110	288.0	20	633,600	6.74	94,006
Building Construction	500	0	20	0	6.74	0
Paving	75	0	20	0	6.74	0
Architectural Coating	90	0	20	0	6.74	0
Total Construction Hauling Fuel Consumption						94,976

Notes:
1 Assumptions for hauling trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.22 defaults.

Construction Energy Efficiency/Conservation Measures. Construction equipment used over the approximately 39 month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the Project has been designed in compliance with California's Energy Efficiency Standards and 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen).

Construction of the proposed residential development would require the typical use of energy resources. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or equipment that would not conform to current emissions standards (and related fuel efficiencies). Therefore, the proposed construction activities would not result in inefficient, wasteful, or unnecessary fuel consumption and no mitigation is required.

Operational Energy Demand

Transportation Fuel Consumption. The largest source of operational energy use would be vehicle operation of customers. The site is located in an urbanized area just in close proximity to transit stops.

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Using the CalEEMod output, it is assumed that an average trip length would be 9.944 miles. To show a worst-case analysis, as the Proposed Project is a residential project, it was assumed that vehicles would operate 365 days per year. **Table 18: *Estimated Vehicle Operations Fuel Consumption***, shows the worst-case estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks. Table 18 shows that an estimated 571,336 gallons of fuel would be consumed per year for the operation of the proposed Project.

Table 18: Estimated Vehicle Operations Fuel Consumption

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles)[2]	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	2,194	9.944	21,813	31.82	685.52	250,215
Light Truck	Automobile	229	9.944	2,280	27.16	83.96	30,645
Light Truck	Automobile	706	9.944	7,024	25.6	274.37	100,145
Medium Truck	Automobile	564	9.944	5,613	20.81	269.74	98,454
Light Heavy Truck	2-Axle Truck	106	9.944	1,051	13.81	76.08	27,769
Light Heavy Truck 10,000 lbs +	2-Axle Truck	29	9.944	292	14.18	20.57	7,507
Medium Heavy Truck	3-Axle Truck	47	9.944	464	9.58	48.46	17,688
Heavy Heavy Truck	4-Axle Truck	77	9.944	761	7.14	106.61	38,913
Total		3,952	--	39,298	--	1565.30	--
Total Annual Fuel Consumption							571,336

Notes:
1 The project is to generate 3,952 total net new trips after reduction of existing uses. Default CalEEMod vehicle fleet mix utilized.
2 Based on the size of the site and relative location, trips were assumed to be local rather than regional.

Trip generation generated by the proposed Project are consistent with other similar residential uses of similar scale and configuration as reflected in the traffic data. That is, the Proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Facility Energy Demands (Electricity)

The annual electricity demands were provided per the CalEEMod output and are provided in **Table 19: *Project Unmitigated Annual Operational Energy Demand Summary***. The Project will be 100 percent electric and will not require natural gas.

Table 19: Project Unmitigated Annual Operational Energy Demand Summary

Electricity Demand	kWh/year
Single Family Housing	8,280,326
Total	8,280,326

Notes:
1 Taken from the CalEEMod 2022.1.1.22 annual output.

As shown in Table 19, the estimated electricity demand for the Proposed Project is approximately 8,280,326 kWh per year. In 2022, the residential sector of the County of Riverside consumed approximately 9,061 million kWh of electricity. Therefore, the increase in electricity demand from the proposed Project is insignificant compared to the County's 2022 demand. However, electricity for the

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homes in the Project will also be provided by onsite solar which will not affect the County's demand. Therefore, the increase in electricity demand from the proposed Project is insignificant compared to the County's 2022 demand, and impacts would be less than significant. No mitigation is required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. This analysis considers whether the Project would conflict with applicable federal transportation regulations, the State's Energy Plan, and the State's Renewable Energy Portfolio Standards.

Regarding federal transportation regulations, the Proposed Project Site is located in an already developed area. Access to/from the Proposed Project Site is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or Projects that may be proposed pursuant to the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) because SCAG is not planning for intermodal facilities in the Project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the CALGreen Code. CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Therefore, the Project would not conflict with or obstruct a State or the General Plan policies for energy efficiency, and less than significant impacts would occur. No mitigation is required.

4.6.4 Mitigation Measures

No mitigation measures associated with impacts to Energy apply to the Proposed Project.

4.6.5 Conclusion

There would be less than significant of the Proposed Project associated with Energy resources, and no mitigation would be required.

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4.7 Geology and Soils

4.7.1 Environmental Setting

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and from an updated, Project-specific Preliminary Geotechnical Investigation (Geotechnical Evaluation) prepared by Geocon West Inc., dated November 4, 2022, and included as **Appendix D-1**. An updated geotechnical evaluation was prepared in January 2024 and it is provided in **Appendix D-2**.

4.7.2 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
GEOLOGY AND SOILS: Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
• Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
• Strong seismic ground shaking?			X	
• Seismic-related ground failure, including liquefaction?			X	
• Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

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Discussion

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- *Rupture of a known earthquake fault, as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

  Less Than Significant Impact. According to the Geotechnical Evaluation, the Proposed Project Site is not located within a currently established State of California Alquist-Priolo Earthquake Fault Zone or Riverside County Fault Hazard Zone for surface fault rupture hazards (**Appendix D-1**). No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, impacts would be less than significant, and no mitigation is required.

- *Strong seismic ground shaking?*

  Less Than Significant Impact. The Proposed Project Site is located in a seismically active area, as is the majority of southern California, and there is potential for strong ground motion in the Project areas during the Project's lifetime. The closest active fault to the site is the Casa Loma branch of the San Jacinto fault located approximately ¾ mile northeast of the site. This fault, among others within the area, would have the potential to produce an earthquake estimated up to 6.9 on the Richter Scale (**Appendix D**). In the event an earthquake of this magnitude occurs, the Proposed Project Site could experience periodic shaking, possibly of considerable intensity. The Project's proposed structures would be required to meet the City's construction development standards and the seismic design parameters of the California Uniform Building Code to withstand potential seismic shaking impacts caused by an earthquake within an acceptable level of risk. In addition, the specific recommendations of the Geotechnical Evaluation prepared for the Project would be fully incorporated in the design and construction of the Project. Compliance with the California Uniform Building Code Seismic Safety Standards and Geotechnical Investigation recommendations would minimize risks related to seismic shaking impacts and reduce the potential for adverse effects to less than significant, and no mitigation is required.

- *Seismic related ground failure, including liquefaction?*

  Less Than Significant Impact. Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations. The County of Riverside indicates that the site is located within a zone of moderate liquefaction potential. However, based on historic well records, static groundwater is more than 100 feet below ground surface in the vicinity of the site and the Geotechnical Investigation concluded the potential for liquefaction to occur beneath the site is considered very low (**Appendix D**). In addition, the specific recommendations of the Geotechnical Evaluation prepared for the Project would be fully incorporated in the design and construction of the Project. Therefore, impacts related to liquefaction would be less than significant levels, and no mitigation is required.

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- *Landslides?*

  No Impact. Landslides may be induced by strong vibratory motion produced by earthquakes. The Proposed Project Site would not be subject to landslides. According to the California Department of Conservation Earthquake Zones of Required Investigation mapper (CDC 2024), the Proposed Project Site is not identified as being within an area susceptible to landslides. The Proposed Project Site is relatively flat, with elevations ranging from 1,505 feet above mean sea level (AMSL) on the northwestern portion of the site to approximately 1,515 feet AMSL on the southwestern corner of the site. In addition, the specific recommendations of the Geotechnical Evaluation prepared for the Project, including slope stability features, would be fully incorporated in the design and construction of the Project. Due to the relatively low topography, and since the Project does not propose to create slopes or features that would increase the potential for landslides, no adverse impacts are anticipated, and no mitigation is required.

Based on the above, the Project will have a less than significant impact regarding exposure people or structures to potential substantial adverse effects of earthquakes, ground shaking, liquefaction and landsides, and no mitigation is required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The largest source of erosion and topsoil loss is uncontrolled drainage during construction. As discussed in more detail in Section XI, Hydrology and Water Quality, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into "waters of the U.S." Construction activities shall be conducted in compliance with the statewide NPDES General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities (Order No 2022-0057-DWQ, NPDES No. CAS000002), adopted by the State Water Resources Control Board on September 8, 2022. In compliance with the NPDES permit, erosion potential during construction of the proposed Project would be managed with Best Management Practices (BMPs) implemented on the Proposed Project Site as part of a Storm Water Pollution Prevention Plan (SWPPP) during construction activities in accordance with NPDES requirements. Implementation of the BMPs would reduce construction-related erosion impacts to less than significant levels. Additionally, the specific recommendations of the Geotechnical Evaluation prepared for the Project, including grading and earthwork related recommendations, would be fully incorporated in the design and construction of the Project. Therefore, impacts related to soil erosion would be less than significant, and no mitigation is required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. As discussed above, the potential for liquefaction at the Proposed Project Site is considered low and the Proposed Project Site is not located in a potential landslide zone. The proposed Project would not introduce any new topographical features or elements that would change the existing geologic setting of the Project area, and the majority of the area is relatively flat. As such, on-site geologic and soils issues such as on-site soil stability including landslides, lateral spreading, liquefaction, and collapse are not significant due to the nature of the Project. The report in **Appendix D-2** also identified that the potential for subsidence was low because: the site is not located in an Area of Land Subsidence in California according to the United States Geological Survey (USGS); the San Jacinto Valley is not included in an area currently undergoing a USGS subsidence study; Riverside County does include the site in an area of active subsidence; the California Geological Survey does not address subsidence risk on its website; and a search of the City of the San Jacinto website GIS system did not yield results when the term "subsidence" was searched. Additionally, the specific

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recommendations of the Geotechnical Investigation prepared for the Project (**Appendix D-1** and **Appendix D-2**) would be fully incorporated in the design and construction of the Project. Therefore, implementation of the proposed Project would not result in impacts associated with unstable geologic conditions. Impacts related to geologic unit stability that could result in lateral spreading, subsidence, liquefaction, or collapse would be less than significant. No mitigation is required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content the onsite fill consists of sandy silt within the soils encountered near the ground surface. Expansive soils are a contributing factor to building foundation settlement. According to the Geotechnical Evaluation, the upper five feet of existing site soils encountered during the investigation were considered to have a "very low" expansive potential and are classified as "non-expansive" (**Appendix D-1**). Additionally, the specific recommendations of the Geotechnical Evaluation prepared for the Project would be fully incorporated in the design and construction of the Project. Therefore, Project impacts related to expansive soils would be less than significant, and no mitigation is required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project does not propose to install septic tanks or alternative wastewater disposal systems. No impacts would occur, and no mitigation is required.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact With Mitigation Incorporated. Psomas requested a literature and records search from the WSC on November 21, 2022 (refer to the *Phase I Archaeological and Paleontological Resources Inventory* in **Appendix C**). The WSC houses records regarding paleontological resources recorded in Riverside County. The records search included a 1.6-km (1-mile) search radius around the Proposed Project Site and consisted of a detailed examination of the USGS' 7.5-minute Lakeview Quadrangle. The purpose of the literature search was to identify paleontological resources and/or unique geological units previously recorded within and around the Proposed Project Site. The WSC paleontological literature review and record searches did not identify paleontological resources within the Proposed Project Site or the 1-mile search buffer/radius. Furthermore, the WSC noted that the geologic units underlying the Proposed Project Site are mapped entirely as active valley deposits dating to the Holocene which is estimated to be between 5,000 years old and present. While Holocene alluvial units are of high preservation value, material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, the WSC also noted that if development requires any substantial depth of disturbance, the likelihood of reaching older Holocene or Late Pleistocene alluvial sediments would increase. The paleontological search results summary letter from WSC is presented in **Appendix C**.

Psomas surveyed the Proposed Project Site on February 9, 2023. The results of the field survey were negative for paleontological resources. However, the negative results only include an examination of the surface. Therefore, there is a possibility that intact paleontological resources may be present below the surface. A significant impact could occur if grading or excavation activities associated with the Project were to disturb paleontological resources that presently exist within the Project site. These potential effects may be mitigated to a less than significant level with the implementation of **Mitigation Measure GEO-1**, which requires retention of a qualified Paleontologist to be available "on-call"

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throughout the duration of grading activities, would reduce potential impacts to less than significant levels.

4.7.3 Mitigation Measures

GEO-1 In the event that potential paleontological resources are discovered during ground-disturbing activities, work will stop in that area and within 30 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include monitoring by a qualified paleontologist during construction-related ground- disturbing activities. The monitor will retain the option to reduce monitoring if it is determined that the sediments were previously disturbed. Monitoring may also be reduced if potentially fossiliferous units are not present or, if present, are determined to have a low potential to contain fossil resources. The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the mitigation.

4.7.4 Conclusion

Implementation of **Mitigation Measure GEO-1** would reduce potential impacts of the Proposed Project associated with Geology and Soils to less than significant.

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4.8 Greenhouse Gas Emissions

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and the Greenhouse Gas Analysis prepared for the Project as part of the Air Quality, Greenhouse Gas, and Energy Impact Study (**Appendix A-1**), and all information in this section is derived from **Appendix A-1**.

4.8.1 Environmental Setting

Constituent gases of the Earth's atmosphere, called atmospheric GHGs, play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO_2), methane (CH_4), ozone, water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO_2 and N_2O are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO_2, where CO_2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. **Table 20: *GHG Descriptions***, provides a description of each of the greenhouse gases and their global warming potential.

Table 20: GHG Descriptions

Greenhouse Gas	Description and Physical Properties	Sources
Nitrous oxide	Nitrous oxide (N_2O), also known as laughing gas is a colorless gas. It has a lifetime of 114 years. Its global warming potential is 298.	Microbial processes in soil and water, fuel combustion, and industrial processes. In addition to agricultural sources, some industrial processes (nylon production, nitric acid production) also emit N_2O.
Methane	Methane (CH_4) is a flammable gas and is the main component of natural gas. It has a lifetime of 12 years. Its global warming potential is 25.	A natural source of CH4 is from the decay of organic matter. Methane is extracted from geological deposits (natural gas fields). Other sources are from the decay of organic material in landfills, fermentation of manure, and cattle farming.
Carbon dioxide	Carbon dioxide (CO_2) is an odorless, colorless, natural greenhouse gas. Carbon dioxide's global warming potential is 1. The concentration in 2005 was 379 parts per million (ppm), which is an increase of about 1.4 ppm per year since 1960.	Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood.

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Greenhouse Gas	Description and Physical Properties	Sources
Chlorofluorocarbons	CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). They are gases formed synthetically by replacing all hydrogen atoms in methane or methane with chlorine and/or fluorine atoms. Global warming potentials range from 3,800 to 8,100.	Chlorofluorocarbons were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. They destroy stratospheric ozone, therefore their production was stopped as required by the Montreal Protocol.
Hydrofluorocarbons	Hydrofluorocarbons (HFCs) are a group of greenhouse gases containing carbon, chlorine, and at least one hydrogen atom. Global warming potentials range from 140 to 11,700.	Hydrofluorocarbons are synthetic manmade chemicals used as a substitute for chlorofluorocarbons in applications such as automobile air conditioners and refrigerants.
Perfluorocarbons	Perfluorocarbons (PFCs) have stable molecular structures and only break down by ultraviolet rays about 60 kilometers above the Earth's surface. They have a lifetime 10,000 to 50,000 years. They have a global warming potential range of 6,200 to 9,500.	Two main sources of perfluorocarbons are primary aluminum production and semiconductor manufacturing.
Sulfur hexafluoride	Sulfur hexafluoride (SF6) is an inorganic, odorless, colorless, and nontoxic, nonflammable gas. It has a lifetime of 3,200 years. It has a high global warming potential, 23,900.	This gas is manmade and used for insulation in electric power transmission equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Source: MD Acoustics 2024.

4.8.2 Regulatory Background

Federal

Greenhouse Gas Endangerment**.** On December 2, 2009, the EPA announced that GHGs threaten the public health and welfare of the American people. The EPA also states that GHG emissions from on-road vehicles contribute to that threat. The decision was based on Massachusetts v. EPA (Supreme Court Case 05-1120) which argued that GHGs are air pollutants covered by the Clean Air Act and that the EPA has authority to regulate those emissions.

Clean Vehicles**.** Congress first passed the Corporate Average Fuel Economy law in 1975 to increase the fuel economy of cars and light duty trucks. The law has become more stringent over time. On May 19, 2009, President Obama put in motion a new national policy to increase fuel economy for all new cars and trucks sold in the United States. On April 1, 2010, the EPA and the Department of Transportation's National Highway Safety Administration announced a joint final rule establishing a national program that would reduce greenhouse gas emissions and improve fuel economy for new cars and trucks sold in the United States.

The first phase of the national program would apply to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. They require these vehicles to meet an estimated combined average emissions level of 250 grams of carbon dioxide per mile, equivalent to 35.5 miles per gallon if the automobile industry were to meet this carbon dioxide level solely through fuel economy improvements. Together, these standards would cut carbon dioxide emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years

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2012-2016). The second phase of the national program would involve proposing new fuel economy and greenhouse gas standards for model years 2017-2025 by September 1, 2011.

On October 25, 2010, the EPA and the U.S. Department of Transportation proposed the first national standards to reduce greenhouse gas emissions and improve fuel efficiency of heavy- duty trucks and buses. For combination tractors, the agencies are proposing engine and vehicle standards that begin in the 2014 model year and achieve up to a 20 percent reduction in carbon dioxide emissions and fuel consumption by the 2018 model year. For heavy-duty pickup trucks and vans, the agencies are proposing separate gasoline and diesel truck standards, which phase in starting in the 2014 model year and achieve up to a 10 percent reduction for gasoline vehicles and 15 percent reduction for diesel vehicles by 2018 model year (12 and 17 percent respectively if accounting for air conditioning leakage). Lastly, for vocational vehicles, the agencies are proposing engine and vehicle standards starting in the 2014 model year which would achieve up to a 10 percent reduction in fuel consumption and carbon dioxide emissions by 2018 model year.

Mandatory Reporting of Greenhouse Gases**.** On January 1, 2010, the EPA started requiring large emitters of heat-trapping emissions to begin collecting GHG data under a new reporting system. Under the rule, suppliers of fossil fuels or industrial greenhouse gases, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of greenhouse gas emissions are required to submit annual reports to the EPA.

Climate Adaption Plan. The EPA Plan identifies priority actions the Agency will take to incorporate considerations of climate change into its programs, policies, rules and operations to ensure they are effective under future climatic conditions.

State

California Code of Regulations (CCR) Title 24, Part 6. CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008 and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. 2013 and 2016 standards have been approved and became effective July 1, 2014 and January 1, 2016, respectively.

California Code of Regulations (CCR) Title 24, Part 11. All buildings for which an application for a building permit is submitted on or after January 1, 2023 must follow the 2022 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions.

California Green Building Standards**.** On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Housing and Community Development (HCD) updated CALGreen through the 2015 Triennial Code Adoption Cycle, during the 2016 to 2017 fiscal year. During the 2022-2023 fiscal year, the HCD updated CALGreen through the 2023 Triennial Code Adoption Cycle.

The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. CCR Title 24, Part 11: California Green Building Standards (Title 24) became effective in 2001 in response to continued efforts to reduce GHG emissions associated with energy consumption. CCR Title 24,

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Part 11 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. One focus of CCR Title 24, Part 11 is water conservation measures, which reduce GHG emissions by reducing electrical consumption associated with pumping and treating water. CCR Title 24, Part 11 has approximately 52 nonresidential mandatory measures and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

The CEC estimates that over 30 years the 2022 Energy Code will provide $1.5 billion in consumer benefits and reduce 10 million metric tons of GHG. Changes compared to the 2019 Energy Code include increases to on-site renewable energy generation from solar, increases to electric load flexibility to support grid reliability, reduction of emissions from newly constructed buildings, reduction of air pollution for improved public health, and increased adoption of environmentally beneficial efficient electric technologies.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided, they provide a minimum 50- percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy.

Executive Order S-3-05**.** California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following targets:

- By 2010, California shall reduce greenhouse gas emissions to 2000 levels;
- By 2020, California shall reduce greenhouse gas emissions to 1990 levels.
- By 2050, California shall reduce greenhouse gas emissions to 80 percent below 1990 levels.

The executive order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs.

Executive Order S-01-07**.** Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009, CARB approved the proposed regulation to implement the low carbon fuel standard. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 million metric tons (MMT) per year by 2020. The low carbon fuel standard is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet each year beginning in 2011. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are "back-loaded," with more reductions required in the last five years, than the first five years. This schedule

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allows for the development of advanced fuels that are lower in carbon than today's fuels and the market penetration of plug- in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

SB 97. Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. SB 97 directed the Governor's Office of Planning and Research (OPR), which is part of the State Resource Agency, to prepare, develop, and transmit to CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009 the Natural Resources Agency adopted amendments to the CEQA guidelines that address GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporate GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance are provided and no specific mitigation measures are identified. The GHG emission reduction amendments went into effect on March 18, 2010 and are summarized below:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.
- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation."
- OPR's emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

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AB 32. The California State Legislature enacted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires that greenhouse gases emitted in California be reduced to 1990 levels by the year 2020. "Greenhouse gases" as defined under AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. ARB is the state agency charged with monitoring and regulating sources of greenhouse gases. AB 32 states the following:

Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

The ARB Board approved the 1990 greenhouse gas emissions level of 427 million metric tons of carbon dioxide equivalent ($MTCO_2e$) on December 6, 2007 (CARB 2007). Therefore, emissions generated in California in 2020 are required to be equal to or less than 427 million $MTCO_2e$. Emissions in 2020 in a "business as usual" scenario are estimated to be 596 million $MTCO_2e$.

Under AB 32, the ARB published its Final Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California. Discrete early action measures are currently underway or are enforceable by January 1, 2010. The ARB has 44 early action measures that apply to the transportation, commercial, forestry, agriculture, cement, oil and gas, fire suppression, fuels, education, energy efficiency, electricity, and waste sectors. Of these early action measures, nine are considered discrete early action measures, as they are regulatory and enforceable by January 1, 2010. The ARB estimates that the 44 recommendations are expected to result in reductions of at least 42 million $MTCO_2e$ by 2020, representing approximately 25 percent of the 2020 target.

The ARB's Climate Change Scoping Plan (Scoping Plan) contains measures designed to reduce the State's emissions to 1990 levels by the year 2020 (CARB 2008). The Scoping Plan identifies recommended measures for multiple greenhouse gas emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 greenhouse gas target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;
- Establishing targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing State laws and policies, Including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long- term commitment to AB 32 implementation.

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In addition, the Scoping Plan differentiates between "capped" and "uncapped" strategies. "Capped" strategies are subject to the proposed cap-and-trade program. The Scoping Plan states that the inclusion of these emissions within the cap-and trade program will help ensure that the year 2020 emission targets are met despite some degree of uncertainty in the emission reduction estimates for any individual measure. Implementation of the capped strategies is calculated to achieve a sufficient amount of reductions by 2020 to achieve the emission target contained in AB 32. "Uncapped" strategies that will not be subject to the cap-and-trade emissions caps and requirements are provided as a margin of safety by accounting for additional greenhouse gas emission reductions.

The 2022 Scoping Plan was adopted by CARB in November 2022 and expands upon earlier plans with a target of reducing GHG emissions to 85 percent below 1990 levels by 2045.

Senate Bill 100. Senate Bill 100 (SB 100) requires 100 percent of total retail sales of electricity in California to come from eligible renewable energy resources and zero-carbon resources by December 31, 2045. SB 100 was adopted September 2018.

The interim thresholds from prior Senate Bills and Executive Orders would also remain in effect. These include Senate Bill 1078 (SB 1078), which requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. Senate Bill 107 (SB 107) which changed the target date to 2010. Executive Order S-14-08, which was signed on November 2008 and expanded the State's Renewable Energy Standard to 33 percent renewable energy by 2020. Executive Order S-21-09 directed the CARB to adopt regulations by July 31, 2010 to enforce S-14-08. Senate Bill X1-2 codifies the 33 percent renewable energy requirement by 2020.

SB 375. Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a Sustainable Communities Strategy (SCS) or Alternate Planning Strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's Sustainable Communities Strategy or Alternate Planning Strategy for consistency with its assigned targets.

The Proposed Project is located within the Southern California Association of Governments (SCAG), which has authority to develop the SCS or APS. For the SCAG region, the targets set by CARB are at eight percent below 2005 per capita GHG emissions levels by 2020 and 13 percent below 2005 per capita GHG emissions levels by 2035. On April 4, 2024, SCAG adopted the 2024-2050 RTP/SCS, which meets the CARB emission reduction requirements.

City and County land use policies, including General Plans, are not required to be consistent with the RTP and associated SCS or APS. However, new provisions of CEQA would incentivize, through streamlining and other provisions, qualified projects that are consistent with an approved SCS or APS and categorized as "transit priority projects."

Assembly Bill 939 and Senate Bill 1374. Assembly Bill 939 (AB 939) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1, 2004 suitable for adoption by any local agency to require 50 to 75 percent diversion of construction and demolition of waste materials from landfills.

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Executive Order S-13-08. Executive Order S-13-08 indicates that "climate change in California during the next century is expected to shift precipitation patterns, accelerate sea level rise and increase temperatures, thereby posing a serious threat to California's economy, to the health and welfare of its population and to its natural resources." Pursuant to the requirements in the order, the 2009 California Climate Adaptation Strategy (California Natural Resource Agency 2009) was adopted, which is the "... first statewide, multi-sector, region-specific, and information-based climate change in California, identifying and exploring strategies to adapt to climate change, and specifying a direction for future research.

Executive Order B-30-15. Executive Order B-30-15, establishing a new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030, was signed by Governor Brown in April 2015.

Executive Order B-29-15. Executive Order B-29-15, mandates a statewide 25 percent reduction in potable water usage and was signed into law on April 1, 2015.

Executive Order B-37-16. Executive Order B-37-16, continuing the State's adopted water reduction, was signed into law on May 9, 2016. The water reduction builds off the mandatory 25 percent reduction called for in EO B-29-15.

Regional

The Project is within the South Coast Air Basin, which is under the jurisdiction of the SCAQMD. SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

SCAQMD Threshold Development

The SCAQMD has established recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"). SCAQMD has published a five-tiered draft GHG threshold which includes a 10,000 metric ton of CO_2e per year for stationary/industrial sources and 3,000 metric tons of CO_2e per year significance threshold for residential/commercial projects. Tier 3 is anticipated to be the primary tier by which the SCAQMD will determine significance for projects. The Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90-precent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to CEQA analysis. The 90-percent capture rate GHG significance screening level in Tier 3 for stationary sources was derived using the SCAQMD's annual Emissions Reporting Program.

The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.

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- Tier 2 consists of determining whether or not the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 $MTCO_2e$ per year
  - Based on land use types: residential is 3,500 $MTCO_2e$ per year; commercial is 1,400 $MTCO_2e$ per year; mixed use is 3,000 $MTCO_2e$ per year; and industrial is 10,000 $MTCO_2e$ per year
- Tier 4 has the following options:
  - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
  - Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans;
  - Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.

WRCOG Subregional Climate Action Plan

The City of San Jacinto is part of the Western Riverside Council of Government (WRCOG). The WRCOG adopted the WRCOG Subregional Climate Action Plan (CAP) in September 2014. Twelve cities in the subregion joined efforts to develop the Subregional CAP, which set forth a subregional emissions reduction target, emissions reduction measures, and action steps to assist each community to demonstrate consistency with California's Global Warming Solutions Act of 2006 (AB 32). The CAP consists of an emissions reduction target of 15 percent below 2010 levels by 2020, and 49 percent below 2010 levels by 2035. As indicated in the CAP the emission reduction target of 15 percent from 2010 levels equates to a GHG emissions reduction of nearly 2,330,647 metric tons below business-as-usual (BAU) conditions by 2020. In order to reach these goals, the CAP provides feasible strategies, while affording its communities other economic and environmental benefits.

Therefore, to determine whether the Project's GHG emissions are significant, this analysis uses the WRCOG CAP.

The Project will be subject to the latest requirements of the California Green Building and Title 24 Energy Efficiency Standards (currently 2022) which would reduce project-related greenhouse gas emissions.

Significance Criteria

To determine if a project would have a significant impact on greenhouse gases, the type, level, and impact of emissions generated by the project must be evaluated. The following greenhouse gas significance thresholds are contained in Appendix G of the CEQA Guidelines, and a significant impact would occur if the project would:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

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However, despite this, currently neither the CEQA statutes, the OPR guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency. The SCAQMD has adopted draft interim thresholds. The Project was compared to the Tier 4 per service population threshold, interpolated for opening year 2027 at 3.96 $MTCO_2e$ per year per service population. The Project was also compared to the goals of the WRCOG CAP for this analysis.

4.8.3 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction GHG Impact

Less Than Significant Impact. The greenhouse gas emissions from Project construction equipment and worker vehicles are shown in **Table 21: *Construction Greenhouse Gas Emissions***. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 97.95 metric tons of CO_2e per year. Annual CalEEMod output calculations are provided in **Appendix A-1**.

Table 21: Construction Greenhouse Gas Emissions

Activity	Emissions ($MTCO_2e$)[1]		
	Onsite	Offsite	Total
Demolition	46.80	13.52	60.32
Site Preparation	96.40	4.23	100.63
Grading	330.00	1,050.30	1,380.30
Building Construction	545.00	765.30	1,310.30
Paving	51.60	22.32	73.92
Coating	3.39	9.74	13.13
Total	1,073.19	1,865.41	2,938.60
Averaged over 30 years[2]	35.77	62.18	97.95

Notes:
1. $MTCO_2e$=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).
2. The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD.

* CalEEMod output (Appendix A)

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Operational GHG Impact

Operational emissions occur over the life of the Proposed Project. The operational emissions for the Project are 5,354 metric tons of CO2e per year or 3.957 metric tons of CO2e per service population as shown in **Table 22: *Opening Year Unmitigated Project-Related Greenhouse Gas Emissions***. The Project would be below the 2027 interpolated SCAQMD threshold of 3.96 metric tons of CO2e per service population, and therefore the Project would have a less than significant impact.

Table 22: Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]						
	Bio-CO2	Non Bio-CO_2	CO_2	CH_4	N_2O	R	CO_2e
Area Sources[2]	0.00	7.21	7.21	0.00	0.00	0.00	7.23
Energy Usage[3]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources[4]	0.00	4,873.00	4,873.00	0.21	0.23	6.35	4,954.00
Solid Waste[5]	34.20	0.00	34.20	3.42	0.00	0.00	120.00
Water[6]	5.41	150.00	155.41	0.56	0.01	0.00	174.00
Refrigeration	0.00	0.00	0.00	0.00	0.00	0.97	0.97
Construction[7]	0.00	95.24	95.24	0.00	0.01	0.07	97.95
Total Emissions	39.61	5,124.01	5,163.62	4.19	0.25	7.39	5,354.15
Service Population							1,353
Total Emissions per Service Population (MTCO2e/yr/SP)							3.957
2027 Interpolated SCAQMD Threshold (MTCO2e/yr/SP)							3.960
Exceeds Threshold?							No

Notes:
1 Source: CalEEMod Version 2022.1.1.22
2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
3 Energy usage consist of GHG emissions from electricity and natural gas usage.
4 Mobile sources consist of GHG emissions from vehicles.
5 Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7 Construction GHG emissions based on a 30-year amortization rate.

b) Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The proposed Project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. The City of San Jacinto is participating the WRCOG Subregional Climate Action Plan. The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15 percent below 2010, following guidance from CARB and the Governor's Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the state-wide AB 32 goal of reducing emissions to 1990 levels.

As shown in **Table 23: *Applicable WRCPG Subregional CAP Local Reduction Measure Project Comparison***, below, the Project is consistent with applicable local reduction measures identified in the WRCOG Subregional CAP and would result in a less than significant impact.

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Table 23: Applicable WRCPG Subregional CAP Local Reduction Measure Project Comparison

WRCOG Local Reduction Measure	Measure Description	Project Compliance with Measure
E-1: Energy Action Plan	Improve municipal and community wide energy efficiency and reduce energy consumption through the adoption of local Energy Action Plans (EAP).	Not directly applicable to the Proposed Project; however, the Proposed Project will be compliant with the current Title 24 standards, including solar PV installations.
E-3: Shade Trees	Strategically plant trees to reduce the urban heat island effect.	The Proposed Project is to include trees per City requirements for new developments.
T-2: Bicycle Parking	Provide additional options for bicycle parking.	The Proposed Project will follow City requirements for bicycle parking.
T-8: Density	Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	The Proposed Project is residential and located within 0.5 miles of a multiple schools and commercial uses.
T-10: Design/Site Planning	Design neighborhoods and sites to reduce VMT.	The Proposed Project is residential and located within 0.5 miles of a multiple schools and commercial uses.
T-14: Voluntary Transportation Demand Management	Reduce demand for roadway travel through incentives for alternative modes of transportation and disincentives for driving	The Proposed Project is residential and located within 0.5 mile of a multiple schools and commercial uses.
SW-1: Yard Waste Collection	Provide green waste collection bins community-wide.	The Proposed Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
SW-2: Food Scrap and Paper Division	Divert food and paper waste from landfills by implementing collection system.	The Proposed Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

Source: Appendix A-1

CARB Scoping Plan Consistency

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (CARB 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.

In May 2014, CARB released its First Update to the Climate Change Scoping Plan (CARB 2014). This Update identifies the next steps for California's leadership on climate change. While California

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continues on its path to meet the near-term 2020 greenhouse gas limit, it must also set a clear path toward long-term, deep GHG emission reductions. This report highlights California's success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

In November 2017, CARB release the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. In addition, Chapter 4 provides a broader description of the many actions and proposals being explored across the sectors, including the natural resources sector, to achieve the State's mid and long-term climate goals.

Guided by legislative direction, the actions identified in the 2017 Scoping Plan reduce overall GHG emissions in California and deliver policy signals that will continue to drive investment and certainty in a low carbon economy. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Plan includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and Trade Program, which constrains and reduces emissions at covered sources.

As the latest, 2022 Scoping Plan builds upon previous versions, project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in Table 24. As shown in **Table 24: *Project Consistency with CARB Scoping Plan Policies and Measures***, the Project is consistent with the applicable strategies and would result in a less than significant impact.

Therefore, the Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Furthermore, the Project will also comply with applicable Green Building Standards and City of San Jacinto's policies regarding sustainability (as dictated by the City's General Plan). With incorporation of regulatory compliance and credit for reductions due to CAPCOA location-based efficiency measures, impacts are considered to be less than significant, further analysis is not warranted.

Table 24: Project Consistency with CARB Scoping Plan Policies and Measures

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards would comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	**Consistent.** The Project would be compliant with the current Title 24 standards.

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Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are **required** to comply with the standards would comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards would comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards would comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	**Consistent.** The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The Project would be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	**Consistent.** CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the Project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	**Consistent.** The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The Proposed Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	**Consistent.** The Project would comply with all applicable City ordinances and CAL Green requirements.
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	**Project Compliance with Recommended Action**
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light- duty electric vehicles by 2030.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero- emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards will comply with the strategy.

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Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3-7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	**Consistent.** The Project will be compliant with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	**Consistent.** The Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

Source: Appendix A-1

The Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and would be consistent with the GHG reduction policies adopted in the WRCOG CAP and consequently would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The impact would be less than significant, and no mitigation is required.

4.8.4 Mitigation Measures

No mitigation measures associated with impacts to Greenhouse Gas apply to the Proposed Project.

4.8.5 Conclusion

Potential impacts of the Proposed Project associated with Greenhouse Gas Emissions would be less than significant, and no mitigation would be required.

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4.9 Hazards and Hazardous Materials

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and from the Project-specific Phase I Environmental Site Assessment (Phase I ESA) prepared by Partner Engineering and Science Inc., dated September 30, 2024 and included as **Appendix E**.

4.9.1 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard or excessive noise to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Demolition and construction activities for the proposed Project would involve the use of chemical substances such as solvents, paints, fuel for equipment, and other potentially hazardous materials. Hazards to the environment or the public would typically occur with the transport, use, storage, or disposal of hazardous materials. Demolition and construction activities would be relatively short-term and the transport, use, and disposal of hazardous materials as part of

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these activities would utilize small quantities and be temporary. The contractor would be required to comply with existing regulations for the transport, use, storage, and disposal of hazardous materials to prevent public safety hazards. These regulations include the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, California Hazardous Waste Control Act, and California Accidental Release Prevention Program, among others.

Long-term Project operation is not expected to involve the routine transport, use, or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment. No industrial uses or facilities are proposed that might be associated with such routine use, transport, or disposal of such materials. Proposed residential operations would involve the use of cleaning products and occasional use of pesticides and herbicides for landscape maintenance. These materials are common for general maintenance and would not be stored in large quantities that pose a significant health hazard to the public or environment. Therefore, potential impacts would be less than significant.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less than Significant With Mitigation Incorporated. As discussed in the Phase I ESA, review of historic sources indicates the site has been used for agricultural purposes since the early 1930s. The Proposed Project Site was initially developed with an ostrich farm and residence which operated as such until the 1940s. The Proposed Project Site was occupied by a cattle ranch between the 1940s until 1976 when Chacon Farms purchased the Proposed Project Site. Operations at Chacon Farms included cattle farming; cultivation of onions, hay, banana squash, carrots, and potatoes; and onion processing and packaging. Formal operation of Chacon Farms concluded in circa 1995 and the agricultural portion of the Proposed Project Site has been leased to various tenant farmers since then and up to the present. Bruno Ranches is the current tenant farmer leasing the agricultural portion of the Proposed Project Site, which cultivates a "Roundup ready" strain of alfalfa not requiring application of pesticides **Appendix E**).

The objective of a Phase I ESA is to identify the presence of Recognized Environmental Conditions (RECs), defined by the American Society for Testing and Materials as: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions which pose a material threat of future release to the environment. As stated above, agricultural chemicals such as pesticides and fertilizers have likely been applied to crops grown on the Proposed Project Site. However, the Phase I ESA does not consider the legal application of agricultural chemicals as an REC, since agricultural chemicals in use today are typically regulated by State or local agencies and experience with surface soil sampling and analysis from properties with similar agricultural histories has typically revealed non-detectable or very low concentrations of environmentally persistent agricultural chemicals. In addition, the Phase I ESA notes that no specific areas of concern (e.g. product mishandling, releases, spills, incidents, etc.) related to agricultural chemical storage and use at the Proposed Project Site were identified. Based on the continued use of the Proposed Project Site for agricultural purposes and the absence of specific areas of concern associated with agricultural chemical storage and use, the current and historical agricultural use of the Proposed Project Site is not expected to represent a significant environmental concern (**Appendix E**).

During site reconnaissance, hydraulic oil, propane, and gasoline tanks were found on-site. However, the materials were found to be properly labeled and stored with no signs of leaks, stains, or spills. Based on the nature of use and overall small quantities and lack of violations on-file with the local health department, these materials are not expected to represent a significant environmental concern. Three 250-gallon diesel aboveground storage tanks (ASTs) were also observed stored atop a truck bed

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parked east of the barns. The ASTs were not in use and do not appear to have been used in the last decade or more. No evidence of leakage, surface staining, or petroleum hydrocarbon odors was identified in the area of the ASTs. Based on the absence of evidence of a release, the presence of the ASTs on the Proposed Project Site is not expected to represent a significant environmental concern at this time.

Due to the age of the residential building on-site, which was constructed in 1946, there is potential for Asbestos-Containing Materials (ACMs) and Lead Based Paint to be present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a hazard. As such, the Project would implement **Mitigation Measure HAZ-1**, which would require a comprehensive survey prior to the disturbance of any suspect ACMs to determine if the subject materials are regulated. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted further.

Additionally, due to the historical presence of cattle farming on-site, the Project would be required to conduct methane testing prior to the issuance of building permits to reduce concentration of methane to an acceptable level if found on-site. Therefore, with implementation of **Mitigation Measure HAZ-2**, the Project would result in less than significant impacts related to methane.

Overall, the Phase I ESA did not identify evidence of RECs, Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs) at the Proposed Project Site. With implementation of Mitigation Measure HAZ-1 and Mitigation Measure HAZ-2, Project impacts related to creation of a significant hazard to the public involving release of hazards into the environment would be less than significant.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact. The nearest school to the Proposed Project Site is Tahquitz High School, located approximately 0.27 mile south of the most southern Project boundary. As stated above, hazardous materials used during temporary construction activities and residential occupation would be common in type and of low-concentration properties. Therefore, the potential impacts associated with the transport and use of hazardous materials during construction and operations would be less than significant, and no mitigation is required.

D) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. Government Code Section §65962.5(a)(1) requires that Department of Toxic Substance Control (DTSC) "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: (1) all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code ("HSC")." The hazardous waste facilities identified in HSC Section 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC Section 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment. This is known as the "Cortese List." This is a very small and specific subgroup of facilities and they are not separately posted on the DTSC or Cal/EPA's website. The following databases that meet the "Cortese List" requirements were reviewed for this Project.

Envirostore Database. There are no sites listed in the Envirostore Database within 1,000 feet of the Proposed Project Site.

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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF SAN JACINTO)

PC RESOLUTION NO. 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JACINTO RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLANNED DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP 39076 (PROJ23-0029)

WHEREAS, the applicant, Chacon Farms, submitted applications for a General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots, along with lettered lots for internal roadways, a detention basin, parks, and landscape areas, located between 7th Street to the north, Esplanade Avenue to the south, and west of Cawston Avenue (Project); and

WHEREAS, the City, as Lead Agency, prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, and a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, together with all comments received thereon, and finds that the MND reflects the independent judgment of the City; and

WHEREAS, on March 24, 2026, the Planning Commission conducted a duly noticed public hearing on the Project, at which time all interested persons were given the opportunity to be heard and the Project was fully considered; and

WHEREAS, the Planning Commission has considered the entire record of proceedings, including the staff report, technical studies, public testimony, and all other evidence presented.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JACINTO:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

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Section 2. Environmental Determination. Based upon the whole of the record before it, including the Initial Study and all supporting information, the Planning Commission finds that:

A. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA);

B. The Mitigated Negative Declaration reflects the independent judgment of the City;

C. There is no substantial evidence, in light of the whole record, that the Project, as mitigated, will have a significant effect on the environment; and

D. The mitigation measures identified in the Mitigated Negative Declaration are hereby adopted and shall be implemented through the Mitigation Monitoring and Reporting Program.

Section 3. Findings. Based upon the entire record, including all written and oral evidence presented, and the findings set forth in the staff report and incorporated herein by reference, the Planning Commission finds that:

A. The Project is consistent with the General Plan and all applicable provisions of the Municipal Code;

B. The Tentative Tract Map is consistent with the Subdivision Map Act and the City's Development Code, and the site is physically suitable for the type and density of development proposed;

C. The Project satisfies all applicable findings required for approval of the General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map; and

D. The Project will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Section 4. Recommendation of Approval. Based upon the foregoing, the Planning Commission hereby recommends that the City Council:

A. Adopt the Mitigated Negative Declaration for the Project and adopt and implement the Mitigation Monitoring and Reporting Program;

B. Approve a General Plan Amendment to change the land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR);

C. Approve a Change of Zone from Rural Residential (RR) to Residential Low Density (RL);

D. Approve a Planned Development Permit to allow modifications to the Residential Low Density (RL) development standards, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference;

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E. Approve Tentative Tract Map No. 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots and associated lettered lots for roadways, drainage, parks, and landscape areas, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference; and,

F. Direct staff to file a Notice of Determination in accordance with the California Environmental Quality Act.

Section 5. Record of proceedings. The documents and materials that constitute the record of proceedings upon which this Resolution is based are located at the City of San Jacinto, 595 South San Jacinto Avenue, San Jacinto, California 92583. The custodian of the record is the Community Development Department. This information is provided pursuant to Public Resources Code Section 21081.6.

Section 6. Recommendation to city council. As the Project includes a General Plan Amendment, Change of Zone, and Planned Development Permit, final action on the Project rests with the City Council. The Planning Commission's action on this item constitutes a recommendation to the City Council.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission on the 24th day of March 2026 by the following vote:

AYES:	Awad, Gagnepain, Jones, Peterson, Scott
NAYS:	None
ABSENT:	None
ABSTAIN:	None

CITY OF SAN JACINTO:

Planning Commission Chair

ATTEST:

Planning Commission Secretary

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