

Offices located in
Irvine & Palm Desert

January 17, 2014

Mr. Adam Smith
CV Communities, LLC
1900 Quail Street
Newport Beach, CA 92660

**Tentative Tract 32535
Minor Change Hydrology**

Dear Adam:

In response to your request for hydrologic comparison of Tentative Tract 32535, Amendment No. 3 ("Prior Approved Tract"), versus our currently proposed Tentative Tract 32535, Minor Change PA 13-0078 ("Proposed Minor Change"), please note the following:

The Prior Approved Tract included 84 residential lots with 5.83 acres of open space/water quality basins. The Proposed Minor Change includes 81 residential lots with 6.22 acres of open space/water quality basins. The Proposed Minor Change proposes an increase in the open space/water quality basins by 0.39 acre. Because undeveloped open space areas contain less impervious cover than developed areas, and runoff increases with impervious cover, we conclude that the Proposed Minor Change will produce less, or at worst, equivalent runoff than was projected under the more intensely developed Prior Approved Tract.

The Proposed Minor Change will convey its storm water discharge downstream to existing publicly maintained storm drains in Tracts 31837 and 31353. Hydrology for the Proposed Minor Change shows that 100-year runoff from the site into both locations in Tracts 31837 and 31353 will not exceed the capacity of either of these existing downstream storm drains.

The Proposed Minor Change reroutes runoff from 2.5 acres of offsite natural area to the natural watercourse adjacent Clinton Keith Road. The Proposed Minor Change also reroutes from 2.5 acres of onsite developed area to the existing storm drain in Tract 31353. This exchange of watershed area maintains or improves existing water quality and maintains the existing runoff rates to the natural watercourse adjacent Clinton Keith Road.

The Minor Change includes a 1.7-acre diversion of onsite developed area runoff toward the existing Tract 31353 storm drain and away from the natural watercourse adjacent to Clinton Keith Road. This diversion reduces urbanized runoff to the natural watercourse and residential properties located to the south.

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The Hydrology Report for the Proposed Minor Change, including the proposed diversion, has been reviewed by both Riverside County Flood Control and the City of Wildomar. Based upon their comments, we revised the Hydrology Report accordingly and therefore we do not anticipate receiving any additional comments, and we anticipate final approval of the Hydrology Report shortly.

In conclusion, it is my opinion that the post-development hydrologic condition proposed by the Proposed Minor Change creates no impact or less than significant impact and is consistent with or improves the conditions previously approved for Prior Approved Tract.

Please let me know if I can provide any additional information concerning your request.

Sincerely,



Ed Lenth
Senior Vice President

EJL:jr