Errata to the Initial Study/Mitigated Negative Declaration (IS/MND)
Lovemore Ranch (TTM NO. 20443, SCH No. 2024101105)
October 2024

This Errata contains revisions to the IS/MND based upon the utilization of an outdated Hydrology Study. The IS/MND was circulated for public review which began on October 23, 2024; no comments were received that required revisions to the Initial Study. The Errata is limited to the hydrology analysis and the revisions do not alter any impact significance conclusions as disclosed in the IS/MND. Additional text as errata to the IS/MND is identified below in underlined text and deleted text is identified with ~~strikethrough~~.

Section X. Hydrology and Water Quality of the October 2024 Initial Study has been revised as follows:

A preliminarily approved Hydrology Study, dated ~~May 30~~ October 30, 2024, was prepared for the Proposed Project by Merrell-Johnson Companies (see Appendix H). The purpose of the study was to determine the impact, if any, of the 100-year storm off-site runoff flow tributary to the Project Site and determine the on-site rate of runoff flow before and after development of the site. The west off-site tributary area flows northward within the Hillview Road right-of-way and encroaches the project slightly at the northwest property corner. There is existing scour at this location from the offsite flow. This existing, unimproved channel is not a "blueline" stream on the U.S.G.S. maps and is local to the runoff in this area.

Under proposed conditions, off-site stormwater tributary to the western property boundary is conveyed north within the right-of-way of Hill View Road, past the Project Site, following its historical flow path. A drainage easement is recommended at the northwest corner of Project Site from the right-of-way to the top of the existing slope of the existing off-site drainage path. The peak flow rate of this tributary flow is 285.9 cubic feet per second (cfs). The results of the off-site flow analysis are summarized below. Refer to the Hydrology Study for node locations.

Sub-Area	Q_{100}([cfs)
Node 11 – Node 16 Off-site	285.9
Node 21 – Node 24 Off-site	72.3

Off-site stormwater tributary to the southern property boundary will be intercepted within the improvements of Alta Loma Road and conveyed east following the historical flow path. This flow will be intercepted by parkway drains along the north side of Alta Loma Road as it approaches the intersection with Sunset Road. This drainage will be conveyed north within a 20-foot' wide drainage easement along the Project Site's eastern boundary and discharged onto

Sunset Road near the northeastern section of the Project Site at the historical flow location. The peak flow rate of this tributary flow is 72.3 cfs.

~~The on-site stormwater flow rate prior to development is estimated at 84.5 cfs and the post-development flow rate is estimated at 74.9 cfs. Runoff volume from the undeveloped site is approximately 5.94 acre-feet, and runoff volume from the developed site is estimated to be 5.27 acre-feet.~~ Post development peak runoff flow rates are required to be less than 90% of the predevelopment peak runoff flow rate. ~~The post-development peak flow rate is approximately 88.6% of the pre-development peak flow rate while the post-development runoff flow volume is approximately 88.7% of the predevelopment runoff volume. Therefore, no on-site retention is required.~~ The post-development peak flow rates and the 90% flow rates are presented in the table below.

Storm	Undeveloped Q (cfs)	90% of Undeveloped Q (cfs)	Developed Q (cfs)
2-year	1.1	0.99	4.8
10-year	14.9	13.4	31.7
25-year	21.6	19.4	47.4
100-year	31.9	28.7	65.9

Since the post-development peak flow rates for each of the evaluated storms are greater than the pre-development peak flow rates, a detention basin or method will need to be incorporated into the final project design. The basin shall be greater than 20,233 cubic feet (CF) to hold the detention required for the 100-year storm event. The Project Site is capable of utilizing a detention basin, which would hold the 20,233 CF at a depth of about 2.5 feet.

Another option would be to construct 1,900 feet of 48" diameter storm drain pipe within the tract which would serve both to collect the on-site runoff and to serve as a detention basin holding the 20,233 CF. The outlet of the storm drain system would outlet at the same spot near the northeast corner of the site as the detention basin option and would have a restricted outlet to limit the peak flow to the 90% flow rate of the various size storms. The storm drain option would not require the large basin but rather a smaller outflow structure to mitigate the peak flow rate.

The final project's stormwater management systems will be designed after County conditions of approval are received for the Tentative Tract Map. The engineered improvement plans shall include infrastructure to conduct the off-site and on-site flows as determined in the Hydrology Study.

On-site runoff flows will exit the site through under-sidewalk (parkway) drains along Sunset Road at the northeast corner of the Project Site. ~~Multiple~~ Two or three parkway drain locations will be spaced along the frontage of Lot A to allow runoff to spread evenly as it flows back onto Sunset Road following its historical flow path.

Therefore, the Proposed Project is not anticipated to have a substantial impact on surface runoff, flood flows, or storm drain systems. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

End of Errata