

EXHIBIT G

EXHIBIT G



Memorandum

To: Rick Bondar
From: Jason Ardery
Date: August 5, 2015
Re: Vernola Marketplace Apartment Community RTRP Conflict Areas

Rick,

Based on the alignment of the RTRP project, depicted in the attached exhibit, there will be significant impacts to the approved Vernola Marketplace Apartment Community project:

1. The proposed alignment, at a minimum, would require the loss of 8 Buildings (Building 1, 3, 5, 7, 8, 24, 25, & Clubhouse) due to conflicts with the proposed alignment and easement area as shown in Attachment 4 - SCE Visual Simulations – Page 3 “Vernola Marketplace and Riverbend Communities Conflict Areas”.
2. The alignment is located over the storm water quality treatment facilities (underground infiltration) proposed for the project. Redesign of the site would be necessary to locate the proposed storm water quality treatment facilities outside of the easement area that will result in loss of additional buildings.
3. 68th Street is in the vicinity of Caltrans right-of-way, and permission from Caltrans to allow access to 68th Street may be required, and does not appear to have been addressed in the RTRP alignment. Even if the access is allowed, there is a significant change in elevation from 68th Street to the project site. Providing access to the proposed SCE easement from 68th Street would require significant grading on the Vernola Marketplace Apartment Community project site, which does not appear to have been taken into consideration.
4. Based on the alignment provided, the easement overlaps with the existing storm drain easement for the Day Creek Master Drainage Plan Line J Stage 2 storm drain line, a 12' wide by 6' high Reinforced Concrete Box (RCB) owned and operated by Riverside County Flood Control and Water Conservation District (RCFC&WCD). This existing storm drain facility is located in a 38' wide easement running parallel to Caltrans right-of-way with an offset of 2' on Vernola Marketplace Apartment Community project site. The easement deeded to RCFC&WCD does not allow any structures within their easement area. Additionally, the alignment may interfere with operations and maintenance of the storm drain facility. This does not appear to have been taken into consideration in the RTRP alignment proposed.
5. Vernola Marketplace Apartment Community project site drains to Day Creek Master Drainage Plan Line J Stage 2 storm drain line. Drainage facilities would need to cross the proposed RTRP alignment. It is not clear if drainage facilities can be located within the easement area depicted. Without a

drainage connection to Day Creek Master Drainage Plan Line J Stage 2, the project does not have an adequate drainage outlet, and development of the project would be infeasible.

6. Based on the alignment provided, encroachment into the easement area would likely be needed for a water line to provide fire protection to the apartment buildings. This would likely be both a perpendicular and parallel encroachment into the RTRP easement area. It is not clear if these encroachments are allowed or have been taken into consideration in the RTRP alignment.
7. The alignment is located over proposed parking stalls (covered & open) required for the project. It is not clear if parking (covered or open) can be located within the proposed easement area of the alignment. If parking (including covered parking) cannot be located in the easement area of the alignment, redesign of the site would be necessary, potentially resulting in the loss of additional buildings to meet minimum parking requirements.

Without construction drawings for the RTRP alignment, final impacts to the Vernola Marketplace Apartment Community cannot be determined.