



**CITY OF HEMET  
Hemet, California**

**RESOLUTION NO. 3865**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING ENVIRONMENTAL ASSESSMENT NO. 04-15 ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM AND FINDINGS FOR DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION FOR THE MULTIPLE SPECIES HABITAT CONSERVATION PLAN FOR SPECIFIC PLAN AMENDMENT NO. 03-2, VESTING TENTATIVE TRACT MAP NO. 31513 AND DEVELOPMENT AGREEMENT NO. 04-2 LOCATED ON THE NORTHEAST CORNER OF OLD WARREN ROAD AND ROSE ROAD (APN: 441-740-001 thru 005; 441-740-012, 013; and 441-750-001 thru 004).**

**WHEREAS**, an application for Specific Plan Amendment No. 03-2, Vesting Tentative Tract Map No. 31513, and Development Agreement No. 04-2 have been filed by:

**APPLICANT:** Dan Beal, Corman Leigh Communities  
**OWNER:** Corman Leigh Properties  
**LOCATION:** Northeast corner of Old Warren Road and Rose Road  
**APN NO.** 441-740-001 thru 005; 441-740-012, 013; and 441-750-001 thru 004  
**ACREAGE:** 121.3 acres; and

**WHEREAS**, Specific Plan Amendment No. 03-2, Vesting Tentative Tract Map No. 31513, and Development Agreement No. 04-2 were considered a "project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and,

**WHEREAS**, after completion of an Initial Study, the Planning Director determined that it identified potentially significant effects on the environment, but that revisions to the project or the incorporation of mitigation measures would avoid or lessen the effects below the threshold of significance. Therefore staff has proposed a Mitigated Negative Declaration and Mitigation Monitoring Program for this project; and,

1           **WHEREAS**, the proposed Mitigated Negative Declaration consists of the  
2 following documents: Initial Study, Determination Page, Technical Appendices,  
3 Comments and Responses and Mitigation Monitoring Program; and  
4

5           **WHEREAS**, on September 3, 2004, using a method permitted under CEQA  
6 Guidelines Section 15072(b), the City provided notice of its intent to adopt the  
7 proposed Mitigated Negative Declaration to the public, responsible agencies, trustee  
8 agencies, and the Riverside County Clerk; and  
9

10           **WHEREAS**, the City made the proposed Mitigated Negative Declaration  
11 available for public review beginning on September 3, 2004 and closing on October  
12 3, 2004, a period not less than 30 days. During the public review period, the City  
13 received seven (7) written comments concerning the proposed Mitigated Negative  
14 Declaration; and,  
15

16           **WHEREAS**, the Hemet Planning Commission conducted a duly noticed public  
17 hearing on November 2, 2004 at which it received public testimony concerning the  
18 project and the proposed Mitigated Negative Declaration and considered the  
19 proposed Mitigated Negative Declaration and proposed Mitigation Monitoring  
20 Program and recommending the following:  
21

22           **WHEREAS**, at its meeting of November 2, 2004 the Hemet Planning  
23 Commission recommended approval of the proposed Mitigated Negative  
24 Declaration and proposed Mitigation Monitoring Program, and  
25

26           **NOW, THEREFORE**, the City Council now finds, determines and resolves as  
27 follows:  
28

29           **SECTION 1: FINDINGS**  
30

31           The City Council, in light of the whole record before it including but not limited to the  
32 City's local CEQA Guidelines and Thresholds of Significance, the proposed  
33 Mitigated Negative Declaration and documents incorporated therein by reference,  
34 any written comments received and responses provided, the proposed Mitigation  
35 Monitoring Program and other substantial evidence (within the meaning of Public  
36 Resources Code §21080(e) and §21082.2 within the record and/or provided at the  
37 public hearing, hereby finds and determines as follows:  
38

- 39           **A. Review Period:** That the City has provided the public review period for the  
40 Mitigated Negative Declaration for the duration required under CEQA  
41 Guidelines Section 15073 and 15105.  
42  
43

- 1 **B. Compliance with Law:** That the Mitigated Negative Declaration and Mitigation  
2 Monitoring Program were prepared, processed, and noticed in accordance with  
3 the California Environmental Quality Act (Public Resources Code Section  
4 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations  
5 Section 15000 et seq.) And the local CEQA Guidelines and Thresholds of  
6 Significance adopted by the City of Hemet.  
7
- 8 **C. Independent Judgment:** That the Mitigated Negative Declaration reflects the  
9 independent judgment and analysis of the City.  
10
- 11 **D. Mitigation Monitoring Program:** That the Mitigation Monitoring Program is  
12 designed to ensure compliance during project implementation in that changes  
13 to the project and/or mitigation measures have been incorporated into the  
14 project and are fully enforceable through permits conditions, agreements or  
15 other measures as required by Public Resources Code Section 21081.6.  
16
- 17 **E. No Significant Effect:** That revisions made to the project plans agreed to by the  
18 applicant and mitigation measures imposed as conditions of approval on the  
19 project, avoid or mitigate any potential significant effects on the environment  
20 identified in the Initial Study to a point below the threshold of significance.  
21 Furthermore, after taking into consideration the revisions to the project and the  
22 mitigation measures imposed, the City Council finds that there is no substantial  
23 evidence, in light of the whole record, from which it could be fairly argued that  
24 the project may have a significant effect on the environment. Therefore, the  
25 City Council concludes that the project will not have a significant effect on the  
26 environment.  
27

28 **SECTION 2. FINDING OF BIOLOGICALLY EQUIVALENT OR SUPERIOR**  
29 **PRESERVATION**  
30

31 The proposed project will be biologically equivalent or superior to an avoidance  
32 alternative based on the following factors:  
33

- 34 1. The project will include measures to conserve, restore, or create an area of  
35 vernal pools of equal size to those existing on the site. This will include  
36 measures to establish native vernal pool species previously reported and  
37 currently existing on site.  
38
- 39 2. The project will provide for long term conservation and management of the vernal  
40 pools. Under the avoidance alternative, no such conservation or management  
41 would occur.  
42  
43

- 1 3. The project will ensure that the quantity of water moving to MSHCP Habitat Block  
2 7 is not significantly reduced and that the quality of the water is maintained.  
3
- 4 4. Project design and construction will position, direct, and shield street lights,  
5 parking-lot lighting, and other project-related illumination sources so as to avoid  
6 "light spill" into adjacent natural areas. Night lighting will not be used during the  
7 course of construction.  
8
- 9 5. Invasive plant species (as defined by the California Exotic Pest Plant Council) will  
10 not be planted within the proposed project area.  
11
- 12 6. The project will include a restriction recommending limited and responsible use  
13 of pesticides and herbicides.  
14
- 15 7. The project will include an educational/informational program discussing the  
16 vernal pool and other open space conservation areas and adjacent natural areas  
17 including the Salt Creek Vernal Pool Complex to the South. The program will  
18 consist of signage to be installed at appropriate locations and pamphlets to be  
19 distributed to all home buyers of the project.  
20

### 21 **SECTION 3: CITY COUNCIL ACTIONS**

22  
23 Based on the foregoing findings, and on substantial evidence in the whole of the  
24 record, the City Council hereby takes the following actions:  
25

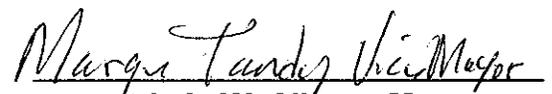
- 26 1. **Adoption of MND:** The Mitigated Negative Declaration for Specific Plan  
27 Amendment 03-2, Vesting Tentative Tract Map No. 31513, and Development  
28 Agreement 04-2 is hereby approved.  
29
- 30 2. **Adoption of MMP:** The Mitigation Monitoring Program for the Mitigated Negative  
31 Declaration is hereby approved.  
32
- 33 3. **Notice of Determination:** In compliance with Public Resources Code §21152 and  
34 CEQA Guidelines §15075, the City Council directs the Planning Director to  
35 prepare a Notice of Determination concerning the approval and adoption of the  
36 Mitigated Negative Declaration, and within five (5) working days of project  
37 approval, file the Notice with the Riverside County Clerk for posting.  
38
- 39 4. **Location:** The Mitigated Negative Declaration, Mitigation Monitoring Program,  
40 and all documents incorporated therein or forming the record of decision  
41 therefore, shall be filed with the Hemet Planning Department at the Hemet City  
42 Hall, 445 E. Florida Avenue, Hemet, California 92543 and shall be made  
43 available for public review upon request.

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CITY COUNCIL RESOLUTION NO. 3865  
EA for SPA 03-2/VTTM 31513/DA 04-2 (Tres Cerritos West)

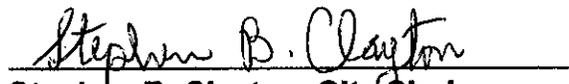
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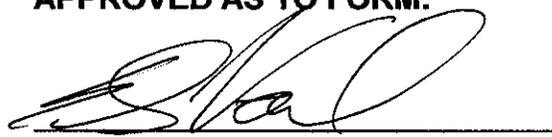
**PASSED, APPROVED AND ADOPTED by the City Council this 23<sup>rd</sup> day of November, 2004.**

  
**Lyle W. Alberg, Mayor**

**ATTEST:**

**APPROVED AS TO FORM:**

  
**Stephen B. Clayton, City Clerk**

  
**Eric S. Vail, City Attorney**

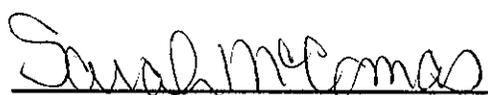
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**CITY COUNCIL RESOLUTION NO. 3865  
EA for SPA 03-2/VTTM 31513/DA 04-2 (Tres Cerritos West)**

1 State of California )  
2 County of Riverside )  
3 City of Hemet )  
4

5 I, Sarah McComas, Deputy City Clerk of the City of Hemet, do hereby certify that the  
6 foregoing Resolution is the actual Resolution adopted by the City Council of the City  
7 of Hemet and was passed at a regular meeting of the City Council on the 23<sup>rd</sup> day of  
8 November, 2004 by the following vote:  
9

- 10 **AYES:** Council Members Lowe, Meadows and VanArsdale and  
11 Vice Mayor Tandy  
12 **NOES:**  
13 **ABSTAIN:**  
14 **ABSENT:** Mayor Alberg  
15

16   
17 \_\_\_\_\_  
18 Sarah McComas, Deputy City Clerk  
19

## EXHIBIT 3A

### **CITY OF HEMET CITY COUNCIL RESIDENTIAL CONDITIONS OF APPROVAL**

**CITY COUNCIL DATE:** November 23, 2004

**PLANNING COMMISSION DATE:** November 2, 2004

**PROJECT NO.:** Vesting Tentative Tract map No. 31513  
**APPLICANT:** Corman Leigh Communities  
**AGENT:** Dan Beal, Project Manager  
**LOCATION:** Northeast corner of Old Warren Road and Rose Road  
**APN:** 441-740-001 thru 055; 441-740-012; and 441-750-001 thru 004.  
**OCCUPANCY:** This project has been reviewed as an R-1 Occupancy, any other use will require further review.

#### PLANNING DEPARTMENT CONDITIONS

##### **General Requirements:**

1. Vesting Tentative Tract Map No. 31513 shall become null and void on **November 23, 2006** (two calendar years from the date of approval), unless the final map is approved by the City Council and recorded with the County of Riverside prior to the expiration date. A time extension may be granted by the Planning Commission in accordance with Hemet Municipal Code and the Subdivision Map Act, provided a written request for a time extension is submitted the Planning Department prior to the expiration date. No formal notice of expiration will be given by the City.
2. Approval of Vesting Tentative Tract Map No. 31513 shall become effective on **November 23, 2004**.
3. The conditions of approval of this project shall supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on the tentative project plans.
4. This project site shall be developed in accordance with the approved plan(s) and the conditions contained herein.
5. This project shall comply with all sections of the Zoning Ordinance, Subdivision Ordinance and all other applicable Local, State and Federal laws and regulations in effect at the time of the building permit application and/or time of recordation, including the I.C.B.O. Uniform Building Code, Uniform Fire Code, and City and State

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

Handicapped Accessibility Requirements (California Code of Regulations, Title 24). This condition does not apply to vesting maps.

6. Prior to the issuance of building permits, the applicant shall be subject to all applicable development fees at the rate in effect at the time of building permit application. Such fees may include, but not be limited to: Park Fees, School Fees, Master Plan Storm Drainage Fees, Permit and Plan Checking Fees, Water and Sewer Service Fees, and Capital Facility Fees.
7. Vesting Tentative Tract Map No. 31513 was deemed substantially complete on February 25, 2003. In accordance with City policy regarding vesting tentative tract maps, this proposed subdivision project is exempt from the required fees related to the Transportation Uniform Mitigation Fee (TUMF) program.
8. Construction activity shall meet the requirements of Hemet Municipal Code Chapter 30, Article II.
9. Signs are not approved as part of this subdivision Project. Signs, in accordance with the Zoning Ordinance, may be approved at a later time prior to the issuance of sign permits.
10. Prior to any grading or drainage activity, a grading and/or drainage plan shall be prepared and submitted to the City Engineer and Planning Department for review and approval. No grading or drainage work shall occur without a grading permit and/or the permission of the City Engineer.
11. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's

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**Vesting Tentative Tract Map No. 31513**

defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

**Subdivision:**

12. The developer shall install U. S. Postal Service approved neighborhood mailboxes prior to occupancy.
13. Prior to or concurrently with the recordation of the Final Map or prior to the issuance of a Certificate of Occupancy, a Lighting & Landscaping Maintenance District or alternative maintenance mechanism acceptable to the City shall be established. In the event that the Lighting & Landscaping Maintenance District (LLMD) is required, the property owner of record shall execute a property owner ballot agreeing to formation of or annexation to an LLMD.
14. The cul-de-sac design shall provide for one on-street parking space (20-foot minimum length) and two on-site-covered spaces. The on-street parking space shall be in front of each cul-de-sac lot.

**Design Review/Buildings:**

15. This project shall comply with the City's Single-Family Residential Design Guidelines approved by the City Council on February 25, 2003 (CC Resolution No. 3700). Prior to the issuance of a building permit, the applicant shall submit a Site Development Review (SDR) application for Planning Commission review and approval. After approval of the Site Development Review project, the Planning Director shall have the authority to adjust up to 20% of the home/plot plans. The Site Development Review application shall provide all submittal information as required by the Single-Family Residential Design Guidelines.
16. The developer shall provide all homes with central air conditioning.
17. The developer shall install in all residential units with fireplaces New Source Performance Standards exempt units as defined by the Environmental Protection Agency (Air Quality Mitigation Measure AQ-1).
18. Roofing materials shall consist of ceramic, clay or concrete roof tiles. (Hazards, H-1).

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**Vesting Tentative Tract Map No. 31513**

19. For structures at the edge of the development, where adjoining lands are to remain as natural open space, the following measures shall apply (Hazard, H-2):
  - (a) Dual pane windows shall be installed along elevations facing open space areas.
  - (b) Open eaves shall be boxed to avoid potential fire contact with internal building spaces.
  - (c) The residences shall have interior fire sprinklers installed in conformance with City standards.

**Landscaping:**

20. This project shall comply with the landscape design requirements outlined in the City's Single-Family Residential Design Guidelines approved by the City Council on February 25, 2003 (CC Resolution No. 3700).
21. The applicant shall provide a disclosure notice to each prospective buyer and to each new property owner within this subdivision. The disclosure notice shall be recorded against all properties within this subdivision which states the following:
  - a. The property owner is aware of any required financing mechanisms for the subdivision project such as Landscape-Lighting & Maintenance District (LLMD), Landscape-Lighting & Parks Maintenance District (LLPMD) or Conditions, Covenants and Restrictions (CC&R's).
  - b. The property owner is responsible for the irrigation of parkway landscaping adjacent to their home as well as any landscaping adjoining their exterior side yard. Any lack of landscape/irrigation maintenance is subject to code violation actions.
22. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, landscaped areas shall have an automatic irrigation system, with automatic timers, installed and operational, unless cash or a bond is posted to guarantee completion.
23. A one-year Faithful Performance bond shall be posted to guarantee installation, plant health, and established growth prior to the issuance of occupancy permits. The bond may be reduced by the City after installation has been approved.
24. All interior residential streets shall have parkways adjacent to curb. Street trees shall be planted at a minimum of one (1) tree for every 40 feet of street frontage in accordance with City guidelines. Parkway areas within the public R-O-W shall include the installation of ground cover (planted a minimum of 12-inches on-center) or turf and the installation of automated irrigation. Maintenance of the street trees

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**Vesting Tentative Tract Map No. 31513**

shall be through a Lighting & Landscaping Maintenance District (LLMD) or alternative maintenance mechanism acceptable to the City.

25. All public landscaped areas shall be maintained by the developer for a minimum of one-year to assure continued growth and health. Continued maintenance of public areas shall be guaranteed by establishment of a home owners association or alternative mechanism approved by the Planning Director.

**Environmental:**

26. The applicant shall offer the 49.9 acres of on-site conservation land consisting of the surrounding hillsides and the 3.5 acre vernal pool conservation area by transfer in fee title to the City of Hemet or acceptable third party conservation agency in perpetuity. This may be in the form of an offer of dedication. The applicant shall provide a copy of the draft offer of dedication to the City of Hemet Planning Director for review and approval prior to issuance of grading permits or final map whichever occurs first. (Biological Resources BR-1).
27. The applicant shall provide documentation to the City of Hemet City Engineer that a deed restriction or perpetual conservation easement has been placed over the 49.9 acre hillside conservation area that specifies that this area is to be retained as open space for the conservation of natural resources, including the maintenance of clean hydrological flows to both the vernal pool south of the project site. The conservation easement shall prohibit all activities that may harm or significantly disturb wildlife or impact their habitat or degrade the quality of surface runoff prior to issuance of site clearing, grading permits or final map whichever occurs first. (Biological Resources BR-7).
28. The applicant shall provide documentation to the City of Hemet Planning Director and City Engineer that a deed restriction or perpetual conservation easement has been placed over the 3.5 vernal pool conservation area that specifies that this area is to be retained as open space for the conservation of natural resources, including the maintenance of clean hydrological flows to both the vernal pool conservation area on-site as well as the vernal pools south of the project site prior to issuance of grading permits or final map whichever occurs first. The conservation easement shall prohibit all activities that may harm or significantly disturb wildlife or impact their habitat or degrade the quality of surface water runoff. (Biological Resources BR-8).
29. Areas to be preserved or protected shall be identified by the project biologist and the construction manager and shall be isolated from construction activities by temporary construction fencing or other suitable materials prior to any clearing or grading activities prior to site clearance or issuance of grading permits whichever

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

occurs first. Construction equipment shall be restricted to the designated construction area. (Biological Resources BR-9).

30. Maintenance and refueling of construction equipment shall be limited to areas specified by the project biologist. Storage of potentially hazardous materials, including but limited to fuel, paint, pesticides, herbicides, solvents, and/or oils shall not be permitted within 50 feet of any habitat area to be retained by the project. During construction, disposal of such material shall occur in a controlled area that is physically separated from potential storm water runoff. (Biological Resources BR -10).
31. Night lighting shall not be used during the course of construction, except as necessary for security or as required by local regulations. Such required lighting shall be shielded or directed away from habitat conservation areas. (Biological Resources BR -11).
32. Street lights and other project-related illumination sources shall be directed away from the habitat conservation areas or shielded so as to avoid light spill into open areas. (Biological Resources, BR -12)
33. The applicant shall mitigate impacts to the Stephens' kangaroo rat through payment of fees in accordance with the Habitat Conservation Program (HCP) for Western Riverside County as approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Game prior to issuance of grading permits. (Biological Resources BR-2).
34. The applicant shall provide documentation to the City of Hemet Planning Director that thirty days prior to clearing and/or grading, a qualified biologist has surveyed the site and made a determination regarding the presence or absence of the burrowing owl. The determination shall be reviewed and accepted by the City of Hemet. If the species is present, measures to mitigate the impacts, at a minimum to include, but not limited to, passive relocation of the species, shall be implemented to the satisfaction of the City of Hemet Planning Director. Passive relocation of the species means to humanely trap the animals and relocate them to the open space portion of the site. (Biological Resources BR-4).
35. If clearing occurs between February 1 and August 31, the applicant shall provide documentation to the City of Hemet Planning Director that 30 days prior to clearing and/or grading, a qualified biologist has surveyed the site and made a determination regarding the presence or absence of nesting raptors. If nesting raptors are present, measures to mitigate the impacts, including maintaining a buffer area until the fledging has occurred, shall be implemented. Once fledging has occurred, no further avoidance is required. Fledging means once the immature birds have left and the next is vacant. (Biological Resources, BR-5)

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**City of Hemet - Conditions of Approval**   
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36. If clearing occurs between March 1 and August 30, the applicant shall provide documentation to the City of Hemet that 7 days prior to initiation of clearing and/or grading, a qualified biologist has surveyed the site and made a determination regarding the presence or absence of nesting birds. If nesting birds are present, appropriate measure to mitigate the impacts, including maintaining a buffer area until fledgling has occurred, shall be implemented. Once fledgling has occurred, no further avoidance is required. Fledgling means once the immature birds have left and the nest is vacant. (Biological Resources, BR-6)
37. Prior to the issuance of grading permits, the applicant shall submit documentation to the City of Hemet Planning Director verifying that the necessary permits required by the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Game (CDFG) and Regional Water Quality Control Board (RWQCB) have been obtained prior to issuance of a clearing and/or grading permit or final map whichever occurs first. (Biological Resources, BR-3).
38. The use of invasive, non-native plants species for landscaping in common areas shall be prohibited. Landscaping plans shall be reviewed and approved by the Planning Director prior to the issuance of any building permits for compliance with the plant list found in Table 6-2 of the MSHCP Plan. (Biological Resources, BR-13).
39. The applicant shall provide a design for the fencing to be installed between the development and the hillside conservation area to the City of Hemet Planning Director for review and approval prior to the issuance of any building permit. The fencing shall prohibit direct access to the conservation area from adjacent uses. Access to the conservation area for maintenance purposes shall be provided by a locked maintenance gate. (Biological Resources, BR -14).
40. The applicant shall provide a design for a double barrier, consisting of sturdy three-rail split rail fencing, or similar fencing, and a four-foot earthen berm between the vernal pool conservation area and the adjacent land to the City of Hemet Planning Director for review and approval prior to the issuance of any building permit. This barrier shall be designed to allow a view of the conservation area while providing a substantial impediment to unauthorized access. Access to the conservation area for maintenance and restoration purposes shall be provided by a locked maintenance gate. (Biological Resources, BR-15).
41. A management plan for the habitat and vernal pool conservation areas shall be prepared by a qualified biologist for review and approval by the City of Hemet Planning Director prior to the issuance of any occupancy permits. The management plan shall document those activities necessary to protect native plant communities and species, as well as how the proposed management plan is consistent with the requirements of the final Riverside County MSHCP. The management plan shall

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also include an estimated annual budget and funding mechanisms. (Biological Resources, BR-17).

42. Signs shall be posted around the perimeter of the vernal pool conservation area. The design and content of the signs shall be approved by the City of Hemet Planning Director prior to the issuance of any occupancy permits. The signs shall indicate that the conservation area is sensitive habitat and shall incorporate photos and text to include the following information:
- (a) A map displaying the conservation area and its boundaries.
  - (b) A description of vernal pool habitat, associated species, and sensitivity of these species to human activities.
  - (c) Legal protection afforded these species and penalties for violation of state and federal laws.
  - (d) A description of prohibited activities.
  - (e) Other federally or state listed sensitive species in the conservation area.
  - (f) A description of potential threats to the species and their habitats.
43. A homeowner's information package shall be developed by a qualified biologist and shall be submitted to the City of Hemet Planning Director for review and approval for ultimate distribution to new homeowners prior to issuance of any occupancy permits. (Biological Resources, BR-18). The package shall contain the following:
- (a) A discussion of habitat values of the conservation areas and adjacent natural areas, including the Salt Creek Vernal Pool Complex to the south.
  - (b) Identification of potential threats to the conservation areas associated with use of invasive plant species, including provision of a list of prohibited plants.
  - (c) Identification of potential issues associated with the use of pesticides and herbicides and their effects on the adjacent natural areas.
44. In the event any archaeological or historical resources are uncovered during the course of project construction, ground disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified archaeologist and in accordance with CR-9, the Soboba and Pechanga Tribes. Earth moving shall be allowed to proceed through the site when consultation with the Soboba and Pechanga tribes, determine the artifacts have been mitigated to the extent necessary. (Cultural Resources, CR -1).
45. Prior to any clearing and grubbing and/or earthmoving activities, a qualified archaeologist retained by the project proponent and approved by the City of Hemet Engineer along with representatives from the Soboba and Pechanga tribes, shall review the approved development plan. The archaeologist shall conduct any pre-construction work recommended and participate in pre-construction meetings with

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- development staff and construction operators to ensure that all construction personnel understand the mitigation measures required during construction. Representatives from the Soboba and Pechanga tribes shall be given the opportunity to monitor all pre-construction work, and to participate in all pre-construction meetings. (Cultural Resources, CR-2).
46. Monitoring shall be conducted on a full-time basis during grading and earthmoving until the project archaeologist determines that resources are not likely to be encountered. (Cultural Resources, CR-3).
  47. If human remains are encountered during any earthmoving activities, all work in the area shall stop, and the Riverside County Coroner shall be notified. State law dictates that the Native American Heritage Commission shall be notified in the event that the remains are determined to be human and of Native American descent. In some instances, grave remains may also include artifacts found in association with a burial. (Cultural Resources, CR-4).
  48. If a previously unknown site is encountered, a qualified archaeologist shall examine the area and determine the actions that may be needed to mitigate potential impacts. The City of Hemet consult with the Tribes regarding the archaeologist's determinations and recommendations in accordance with CR-9, and then review and approve the recommended actions prior to implementation. Work in the area of the previously unknown site shall halt until the impacts to the resources are addressed as directed by the City of Hemet. (Cultural Resources, CR-5).
  49. Any recovered archaeological resources shall be identified, recorded, mapped, and artifacts shall be catalogued as required by standard archaeological practices, except sacred and ceremonial items, which shall be treated in accordance with CR-9. Examination of artifacts shall be conducted by a qualified archaeologist to determine the level of significance of the resources. (Cultural Resources, CR-6).
  50. A final report of the findings of the monitoring process shall be prepared by the archaeologist for submittal to the project proponent, the Eastern Information Center, and the City of Hemet Engineer. The report shall include a description of parcel history, summarize field and laboratory methods used, and include the results of any testing or special analysis that was required to support the findings. (Cultural Resources, CR-7).
  51. Prior to issuance of grading permits, the applicant shall enter into a pre-excavation agreement with the Pechanga Band of Luiseno Indians. This agreement shall address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors and shall be in place prior to issuance of any grading permit. (Cultural Resources, CR-8).

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

52. If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist and representative of the Pechanga Band and Soboba Band of Luiseno Indians shall be notified in order to investigate the find and make recommendations on its disposition. (Cultural Resources, CR-9)
53. The applicant shall allow free access to the project site to monitors sponsored by the Soboba Band of Luiseno Indians and Pechanga Band of Luiseno Indians during grading and other earthmoving, demolition, and excavation activities. (Cultural Resources, CR-10).
54. The landowner shall relinquish ownership of all Luiseno archaeological resources, Native American remains and sacred items that may be discovered in the course of work to the Pechanga Band and Soboba Band of Luiseno Indians for appropriate treatment and disposition. (Cultural Resources, CR-11).
55. All sacred sites, if any, within the project site shall be avoided and preserved in a manner consistent with a pre-excavation agreement between the applicant and the Pechanga Band of Luiseno Indians. (Cultural Resources, CR-12)
56. A qualified paleontologist shall be retained to conduct monitoring during excavations to observe and retrieve any buried fossils that may be uncovered. (Paleontological Resources, PR-1).
57. The paleontologist and paleontological monitor shall attend any pre-grading or pre-construction meetings to explain the monitoring program to the grading contractor's staff and to develop procedures and lines of communication to be implemented if fossil remains are uncovered by earthmoving activities, particularly when a monitor may not be on-site. (Paleontological Resources, PR-2).
58. Prior to any earthmoving on site, a vertebrate paleontologist retained by the developer and approved by the City of Hemet Planning Director shall develop a storage agreement with the Los Angeles County Museum Vertebrate Paleontology Section, Bernardino County Museum, or other acceptable museum repository to allow for permanent storage and maintenance of any fossil remains recovered in the project area as a result of the monitoring program, and for the archiving of associated specimen data and corresponding geologic and geographic site data at the museum repository. (Paleontological Resources, PR-3).
59. Paleontological monitoring of all earthmoving activities shall be conducted on a full-time basis by the monitor during exposure of sensitive strata. Earthmoving activities in portions of the project site where previously undisturbed strata will be buried, but not otherwise disturbed, shall not be monitored. The supervising paleontologist shall have the authority to reduce monitoring once it has been determined that the

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

probability of encountering fossils has dropped below an acceptable level. (Paleontological Resources, PR-4).

60. If the monitor identifies fossil remains, earthmoving activities shall be temporarily diverted around the fossil site until the remains have been recovered. Earthmoving in the area of fossil remains shall not resume until given clearance by the paleontological monitor. (Paleontological Resources, PR-5).
61. If fossil remains are identified, approximately 2,000 pounds of fossiliferous rock shall be recovered from the fossil site and processed to allow the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit. (Paleontological Resources, PR-6).
62. Any recovered fossil remains shall be prepared to the point of identification, and identified to the lowest taxonomic level possible by qualified paleontologists. The remains shall be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate, placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued. Associated data shall be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogues and computerized data bases) at the museum repository by a laboratory technician. The remains shall be accessioned into the museum repository fossil collection, where they shall be permanently stored, maintained, and, along with associated specimens and site data, shall be made available for study by qualified scientific investigators. (Paleontological Resources, PR-7).
63. A final report of the findings of the monitoring process shall be prepared by the paleontologist for submittal to the project proponent, the City of Hemet Planning Director, and the appropriate museum repository. The report shall describe the geology and stratigraphy of the parcel, summarize field and laboratory methods used, include a faunal list and an inventory of any catalogued fossil remains, evaluate the scientific importance of any specimens, and discuss the relationship of any newly recorded fossil sites on the property to other regional fossil bearing sites. (Paleontological Resources, PR-8).
64. This property lies within an Airport Influence area of the Hemet/Ryan Airport (951-343-5493). Prior to the issuance of a Certificate of Occupancy, the property owner shall record an Avigation Easement, in a form acceptable to the City. (Riverside County ALUC - Condition #1)
65. An analysis of the detention basin shall be submitted to the USDA Wildlife Services, and any conditions required by the USDA Wildlife letter shall be accomplished by the project. (Riverside County ALUC - Condition #3)

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

66. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. All lighting plans should be reviewed and approved by the airport manager and the City of Hemet Planning Director prior to the issuance of any grading permit. (Riverside County ALUC - Condition #4)

### **BUILDING DEPARTMENT CONDITIONS**

67. Walkways to the private park and future model home complexes shall be made Handicap Accessible per the California Building Code.

### **PUBLIC WORKS ENGINEERING DIVISION CONDITIONS**

Unless otherwise stated, all improvements shall be installed prior to the issuance of a certificate of occupancy or the clearance of a final building permit.

### **MAPPING**

66. When changes to the approved Tentative Map are proposed, a Substantial Compliance Exhibit consisting of an acetate map, in the same scale of the Tentative Map, shall be submitted for review and approval of the City Engineer.
67. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
68. Digitized drawing files of the Final/Parcel Map, in a City's compatible CAD system, shall be submitted along with original mylar plans.
69. Easement(s) of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, which cannot be relinquished or relocated, shall be redesigned.
70. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
71. Monumentation shall be provided in accordance with City of Hemet Standard Specifications for Public Works Construction Standard M-900 and M-900A. In lieu of Standard M-901, street centerline monuments shall conform with Riverside County Surveyor's Office provided that cross-ties are set in top of curbs and tie sheets are filed with the City Engineer.

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City of Hemet - Conditions of Approval   
Vesting Tentative Tract Map No. 31513

72. Prior to recordation of the Final Map, a reproducible street map of the proposed subdivision, on a scale of 1" = 400-feet and 1" = 800-feet, shall be filed with the Public Works Department.
73. The developer shall submit "Non-interference" letters, to the City, from any utility company that may have rights or easements within the property boundaries.
74. Developer shall make a fair share contribution to future traffic signals in the amount determined by the traffic study. The City Engineer shall determine the final amount of the required fair share contribution.

Unless otherwise stated, all improvements shall be installed prior to the issuance of a certificate of occupancy or the clearance of a final building permit.

## **STREETS**

75. On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project site. (Traffic, T-2)
76. Sight distance at each project access shall be reviewed with respect to standard Caltrans/City of Hemet sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. (Traffic, T-3)

## **Rose Road**

77. Install type "B" curb and gutter on an alignment 22 feet from the centerline in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-201 and ST-103.
78. Install street paving from the new gutter lip to 12 feet south of the centerline, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard Street Sections. (Traffic, T-1).
79. Street structural sections shall be designed for a Traffic Index (TI) of 7.0. Preliminary soils investigations shall be used by the City Engineer to determine an appropriate R-value and the pavement and the base thickness based on the established TI.
80. Install handicap ramp(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-215A and Uniform Building Code Title 24.

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

81. Install a 35-foot minimum radius curb return, spandrel and cross gutter in accordance with the City of Hemet Standard Specifications for Public Works Construction.
82. Temporary turnarounds shall be installed at all dead-end streets in accordance with City of Hemet Standard Specifications for Public Works Construction Standard G-800A.
83. Prior to the issuance of a Certificate of Occupancy, install "No Parking At Any Time" signs at the location(s) specified by the City Traffic Engineer and/or by Caltrans.
84. Install parkway type sidewalk in accordance with the City of Hemet Standard Specifications for Public Works Construction Standard C-215.
85. Install public street lights in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards G-805, G-808, and G-808A. The plans shall be designed by a registered electrical engineer.
86. Install stop signs, street name signs and red curb per instructions of the City Traffic Engineer.
87. Relocate power poles, as necessary, in accordance with the City of Hemet Standard Specifications for Public Works Construction, to a location specified by the City Engineer.
88. Install street trees, 40-feet on-center, in accordance with the City of Hemet Street Tree Master Plan. Install automatic irrigations system to trees.
89. Digitized drawing files of all improvement plans, in a City's compatible CAD system, shall be submitted along with original mylar plans.
90. Existing City roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, to the satisfaction of the City Engineer.

### **Myers Street**

91. Install 28 feet wide street paving (14 feet on each side of centerline) from Rose Road to Devonshire Avenue, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard Street Sections. (Traffic, T-6).
92. Street structural sections shall be designed for a Traffic Index (TI) of 7.0. Preliminary soils investigations shall be used by the City Engineer to determine an appropriate R-value and the pavement and the base thickness based on the established TI.

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

93. Install minimum 10:1 pavement tapers on the North and South ends of project. Indicate on the street improvement plans how the pavement tapers will impact adjacent properties.
94. Install a pavement taper on the North and South ends of the project with Type L guide markers behind the pavement taper.
95. Prior to the issuance of a Certificate of Occupancy, install "No Parking At Any Time" signs at the location(s) specified by the City Traffic Engineer and/or by Caltrans.
96. Install public street lights in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards G-805, G-808, and G-808A. The plans shall be designed by a registered electrical engineer.
97. Install stop signs, street name signs and red curb per instructions of the City Traffic Engineer.
98. Relocate power poles, as necessary, in accordance with the City of Hemet Standard Specifications for Public Works Construction, to a location specified by the City Engineer.
99. Existing City roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, to the satisfaction of the City Engineer.
100. Digitized drawing files of all improvement plans, in a City's compatible CAD system, shall be submitted along with original mylar plans.

#### **Old Warren Road**

101. Install a paved two-lane extension of Old Warren Road from Rose Road to Devonshire Avenue in conjunction with development to provide site access, with a minimum 32 foot pavement section for interim conditions. (Traffic, T-4).

#### **Devonshire Avenue**

102. Construct a paved two-lane extension of Devonshire Avenue from Old Warren Road to Warren Road in conjunction with development to provided site access, with a minimum 32 foot pavement section for interim conditions. (Traffic, T-5).

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**City of Hemet - Conditions of Approval**   
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**Streets "A", "B" (except North of "G" Street), "C", "D", "G", "H", and "I"**

103. Install type "A" curb and gutter, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-200, and ST-104, on an alignment 20 feet on each side of the centerline.
104. Install street paving from the new gutter lip to new gutter lip in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard Street Sections.
105. Street structural sections shall be designed for a Traffic Index (TI) of 5.5. Preliminary soils investigations shall be used by the City Engineer to determine an appropriate R-value and the pavement and the base thickness based on the established TI.
106. Install driveway approach in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards C-208, C-209, and C-210. In accordance with City of Hemet Resolution No. 1783, driveway widths and locations shall be approved by the City Engineer.
107. Install handicap ramp(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-215A and Uniform Building Code Title 24.
108. Install a 25-foot minimum radius curb return, spandrel and cross gutter in accordance with the City of Hemet Standard Specifications for Public Works Construction.
109. Install parkway type sidewalk in accordance with the City of Hemet Standard Specifications for Public Works Construction Standard C-215.
110. Install public street lights in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards G-805, G-808, and G-808A. The plans shall be designed by a registered electrical engineer.
111. Install stop signs, street name signs and red curb per instructions of the City Traffic Engineer.
112. Relocate power poles, as necessary, in accordance with the City of Hemet Standard Specifications for Public Works Construction, to a location specified by the City Engineer.
113. Install street trees (one tree per lot or two per corner lot) in accordance with the City of Hemet Street Tree Master Plan. Install automatic irrigations system to trees.

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**City of Hemet - Conditions of Approval**   
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114. Digitized drawing files of all improvement plans, in a City's compatible CAD system, shall be submitted along with original mylar plans.

**Streets "B" (North of "G" Street), "E", "F", and "J"**

115. Install type "B" curb and gutter on an alignment 18 feet from the centerline in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-201 and ST-106.
116. Install street paving from the new gutter lip to new gutter lip in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard Street Sections.
117. Street structural sections shall be designed for a Traffic Index (TI) of 5.0. Preliminary soils investigations shall be used by the City Engineer to determine an appropriate R-value and the pavement and the base thickness based on the established TI.
118. Install driveway approach in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards C-208, C-209, and C-210. In accordance with City of Hemet Resolution No. 1783, driveway widths and locations shall be approved by the City Engineer.
119. Install handicap ramp(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-215A and Uniform Building Code Title 24.
120. Install a 25-foot minimum radius curb return, spandrel and cross gutter in accordance with the City of Hemet Standard Specifications for Public Works Construction.
121. Install a cul-de-sac section in accordance with the City of Hemet Standard Specifications for Public Works Construction Standard G-800.
122. Install parkway type sidewalk in accordance with the City of Hemet Standard Specifications for Public Works Construction Standard C-215.
123. Install public street lights in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards G-805, G-808, and G-808A. The plans shall be designed by a registered electrical engineer.
124. Install stop signs, street name signs and red curb per instructions of the City Traffic Engineer.

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City of Hemet - Conditions of Approval   
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125. Relocate power poles, as necessary, in accordance with the City of Hemet Standard Specifications for Public Works Construction, to a location specified by the City Engineer.
126. Install street trees (one tree per lot or two per corner lot) in accordance with the City of Hemet Street Tree Master Plan. Install automatic irrigations system to trees.
127. Digitized drawing files of all improvement plans, in a City's compatible CAD system, shall be submitted along with original mylar plans.

### **Traffic Signals**

128. Install or bond for the installation of the following traffic signals and improvements:

Warren Road (NS) at:

- Esplanade Avenue (EW) - Traffic Signal
- Devonshire Avenue (EW) - Traffic Signal

Cawston Avenue (NS) at:

- Esplanade Avenue (EW) - Traffic Signal + Westbound Left Turn Lane
- Devonshire Avenue (EW) - Traffic Signal
- Florida Avenue (EW) - Traffic Signal

### **DRAINAGE**

129. An underground nuisance water storm drain is required in all streets where upstream street lengths exceed 660 lineal feet.
130. The incremental increase in runoff between the developed and undeveloped property for the 100-year/6-hour storm must be retained on site.
131. Prior to the issuance of the Building Permit, the developer shall pay the Master Storm Drain Plan fee, at the currently adopted rate.
132. The HUD Flood Insurance Rate Map shows this project to be in Zone X; (not shaded, areas determined to be outside of the 500-year flood plain). All building foundation pads within the development shall be elevated in accordance with City of Hemet Ordinance No. 754.
133. This project is subject to review for compliance with Sections 401 and 404 of the Clean Water Act, Section 7 and 10 of the Endangered Species Act, the California Environmental Quality Act, and other County, State, and Federal regulations

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

134. Prior to the recordation of the Final Map the Developer shall submit to the City Engineer for review and approval, hydrology and hydraulic calculations sufficient to establish base flood elevations within and immediately adjacent to the project site. Improvements proposed by the Developer shall be taken into account when analyzing impacts to upstream, adjacent and downstream properties.
135. The detention facility shall be a numbered lot on the Final Map and be required to mitigate off-site flows through the project site in accordance with City of Hemet Resolution No. 2108.
136. Construction of the detention basin shall include, but not limited to, the following improvements: concrete driveway, perimeter block wall fencing, screened gates, access ramp, outlet structure and discharge pump.
137. Cross-lot drainage and the designated drainage easements shall not be allowed. All pads shall be designed to drain to the streets. Storm water shall be collected in an appropriate storm drain system. All drainage easements are subject to City acceptance for maintenance.
138. Construction shall comply with Santa Ana Regional Water Quality Control Board Order #01-34 for the San Jacinto Watershed. Board clearance, by approval of a SWPPP and issuance of a WDID number, is required prior to grading permit issuance.
139. Install an on-site drain to the street, in accordance with the City of Hemet Standard Specifications for Public Works Construction.
140. Install underground storm drain lines and appurtenances, in accordance with the City of Hemet Standard Specifications for Public Works Construction.
141. Drainage easement(s), as required by the City Engineer, shall be shown on the improvement plans or grading plans. Recordation of the easement(s) shall be by deed or as part of the Final Map.

## **WATER**

142. Domestic water service will be provided by EMWD.

## **SEWER**

143. Domestic sewer service will be provided by EMWD.

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

## LANDSCAPING

144. Prior to the establishment of the Lighting and Landscape Maintenance District, a landscape plan shall be submitted to Planning and Engineering for review and approval.
145. Prior to the issuance of a Certificate of Occupancy, a Lighting and Landscaping Maintenance District (LLMD) shall be established.

## FIRE DEPARTMENT CONDITIONS

### AGENCY APPROVALS

146. Prior to the issuance of a building permit written proof shall be provided from the water purveyor that sufficient capacity is available for fire protection. The minimum required fire flow for this project is 1000 GPM @ 20psi residual pressure for a duration of 2 hours. Per CFC Appendix III-A, Fire flow and flow duration for dwellings having an area in excess of 3,600 square feet shall not be less than specified in Table A-III-A-1.

### HYDRANTS AND FIRE PROTECTION SYSTEMS

147. An approved water supply capable of supplying the required fire flow for fire protection shall be provided on site when any portion of the building or facility is in excess of 150 feet from an approved water supply on a public street, per UFC Section 903.2. The location of on-site hydrants and mains shall be approved by the Fire Marshall
148. Prior to combustible construction commencing, install, as required by the Uniform Fire Code Section 901.1, street (off-site) fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Distance between fire hydrants shall not exceed 300 feet without approval from the Fire Marshal.
149. In accordance with the Uniform Fire Code Section 901.3, the water system (mains and hydrants) shall be tested and accepted by the Fire Marshal prior to the commencement of combustible construction.

### ACCESS

150. Prior to delivery of combustible materials on site, provide and maintain (an) all weather access roadway(s) 20-feet wide with a 13-foot 6-inch vertical clearance designed to support the imposed loads of fire apparatus in all weather conditions, as approved by the City of Hemet Fire Marshal in accordance with the Uniform Fire

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City of Hemet - Conditions of Approval   
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Code Sections 902.2.1 and 902.2.2.1 (dirt or native soil does not meet minimum requirements). Minimum turning radius for fire apparatus, from center line, is 52 feet (outside) and 32 feet (inside).

151. In accordance with the Uniform Fire Code Section 902.2.2.3, approved turnarounds are required on any access road in excess of 150 feet in length, per City of Hemet Fire Department Standards.
152. All cul-de-sacs shall conform to City Standards for length and turnaround radius. Provide secondary access for emergency vehicles on all streets over 600 feet in length.
153. Prior to final inspection for single family residential or prior to the issuance of a certificate of occupancy for all other development "No Parking - Fire Lane" signs, red curbing and hydrant markers (blue dots) shall be provided to the specifications of the City of Hemet Fire Marshal in accordance with the Uniform Fire Code Section 901.4 and 902.1 and Section 22500.1 of the California Vehicle Code.
154. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the Uniform Fire Code Section 901.4.4.
155. In accordance with the Uniform Fire Code Section 902.4, security gates if installed, shall be installed with a key switch to allow Fire and Police Department access pursuant to the City of Hemet Municipal Code and Fire Department Standards.

#### **MISCELLANEOUS**

156. An emergency exit shall be provided in trap fence (gate shall remain unlocked when sales office is open).
157. Portable fire extinguishers shall be installed in each model home and sales office. The type and spacing shall be set by the City of Hemet Fire Marshal in accordance with Uniform Fire Code Section 1002.
158. This project shall conform to the applicable requirements of the Wildland Interface Ordinance No. 1453. Modification and maintenance of "Defensible space" shall comply with Sect. 603 and 604 of the 2000 Urban-Wildland Interface Code.

**END**

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**City of Hemet - Conditions of Approval**   
**Vesting Tentative Tract Map No. 31513**

# **TRES CERRITOS WEST PROJECT CITY OF HEMET, CALIFORNIA**

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**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION  
MITIGATED NEGATIVE DECLARATION  
CITY OF HEMET INITIAL STUDY  
PROJECT-RELATED GRAPHICS  
MITIGATION MONITORING AND REPORTING PROGRAM  
LETTERS OF COMMENT AND RESPONSES TO LETTERS OF COMMENT  
NOTICE OF DETERMINATION  
DRAFT DETERMINATION OF BIOLOGICALLY EQUIVALENT OR  
SUPERIOR PRESERVATION**

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**OCTOBER 2004**

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**TO:** Cindy Kohler, Supervisor  
Riverside County Clerk  
PO Box 751  
Riverside CA 92502-0751

**FROM:** City of Hemet  
445 E. Florida Ave.  
Hemet, CA 92543

**NOTICE IS HEREBY GIVEN THAT THE CITY OF HEMET INTENDS TO CONSIDER ADOPTION OF A PROPOSED NEGATIVE DECLARATION AT A FUTURE PLANNING COMMISSION AND/OR CITY COUNCIL PUBLIC HEARING(S) FOR THE FOLLOWING PROJECT. THE REVIEW PERIOD FOR THE ATTACHED NEGATIVE DECLARATION BEGINS AS OF AUGUST 27, 2004 AND SHALL CONCLUDE THIRTY CALENDAR DAYS LATER.**

Tres Cerritos West SPA 03-2, VTTM 31513, DA 04-1

**PROJECT TITLE**

<u>2004081192</u>	<u>Ron Running</u>	<u>(951) 765-2375</u>
<b>State Clearinghouse Number (If submitted to Clearinghouse)</b>	<b>Lead Agency Contact Person</b>	<b>Telephone Number</b>

Northwesterly portion of the City of Hemet, north of Rose Road and east of Old Warren Road.

**PROJECT LOCATION**

Development of 178 177 single-family homes on 51.2 acres, 49.9 59.1 acres of natural open space, 12.4 acres including 4.3 1.1 acres of active park, pedestrian paseos, landscaped entries, and a vernal pool conservation area of 3.5 acres in size. Amendment to the Hemet Valley Country Club Estates SP 90-9 and development agreement.

**PROJECT DESCRIPTION**

**Copies of the Mitigated Negative Declaration and supporting material are available at the Planning Department, 445 East Florida Avenue, Hemet, CA 92543, Monday through Friday, between 8:00 a.m. and 5:00 p.m.**

<u>Richard Masyczek</u>	<u>Planning Director</u>	<u>(951) 765-2375</u>
<b>RICHARD MASYCZEK - RESPONSIBLE OFFICIAL</b>	<b>TITLE</b>	<b>TELEPHONE NUMBER</b>

**DATE:** August 27, 2004 - Revised October 25, 2004

**DATE RECEIVED FOR FILING:**

**Attachment:** Initial Study  
Maps  
Reduced Site Plan  
Air Quality Study, Archaeological Study, Biological Study, Geotechnical Report, Phase I  
Hazardous Materials Study, Traffic Study (Available Upon Request)

**cc:** Distribution via U.S. MAIL per Attached Agency List

# MITIGATED NEGATIVE DECLARATION

## CITY OF HEMET

### Planning Department

DATE: August 27, 2004  
Revised October 25, 2004

**NOTICE:** PURSUANT TO THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA - PUBLIC RESOURCES CODE, SECTIONS 21100 ET. SECTIONS 21100 ET. SEQ.), THE CITY OF HEMET HAS DETERMINED THAT THE PROJECT REFERENCED HEREINAFTER WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

**PROJECT TITLE:** Specific Plan Amendment 03-2 of the Hemet Valley Country Club Estates Specific Plan 90-9, Vesting Tentative Tract Map (VTTM) 31513, and Development Agreement

**APPLICANT NAME/ADDRESS:** Corman Leigh Communities, 32823 Highway 79 South, Temecula, California 92592.

**PROJECT LOCATION/AREA:** Northwest portion of Hemet, north of Rose Road and east of Old Warren Road. The Tres Cerritos West (TCW) Specific Plan Amendment (SPA) 03-2 is a proposal to amend the adopted Hemet Valley Country Club Estates (HVCCE) Specific Plan 90-9. The proposed TCW SPA consists of the westerly 121 acres of the adopted HVCCE project. Development would consist of 178 ~~177~~ single-family residential lots on 51.2 acres, ~~49.9~~ 59.1 acres of natural open space, and 12.4 acres that includes ~~4.3~~ 1.1 acres of active park, pedestrian paseos, and landscaped entries for the project site, as well as a vernal pool conservation area of 3.5 acres in size and approval of a development agreement.

### PROJECT DESCRIPTION

A COPY OF THE INITIAL STUDY, DOCUMENTING REASONS TO SUPPORT THE FINDINGS THAT SAID PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT AND CONTAINING ANY MITIGATING MEASURES PROPOSED TO BE INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IS ATTACHED HERETO FOR PUBLIC REVIEW.

AN ENVIRONMENTAL IMPACT REPORT IS NOT PROPOSED TO BE REQUIRED FOR THIS PROJECT.

**APPEALS.** ANY PERSON AGGRIEVED BY THIS DECISION MAY APPEAL IN COMPLIANCE WITH ALL THE PROVISIONS OF SECTION 90-44 OF CHAPTER 90, ZONING ORDINANCE, REGARDING THE FILING OF SUCH APPEALS.

	Planning Director	(951) 765-2375
RESPONSIBLE OFFICIAL - Richard Masyczek	TITLE	TELEPHONE NUMBER