PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION
City Council Chambers
450 East Latham Avenue, Hemet CA 92543

June 21, 2011
6:00 PM

If you wish to make a statement regarding any item on the agenda, please complete a Speaker Card and hand it to the clerk. When the Chairman calls for comments from the public on the item you wish to address, step forward to the lectern and state your name and address. ***Only testimony given from the lectern will be heard by the Planning Commission and included in the record.***

1. CALL TO ORDER:

Roll Call: Chairman John Gifford, Vice Chairman Sharon Deuber, and Commissioners Vince Overmyer, David Rogers and Chauncey Thompson.

Invocation and Flag Salute: Commissioner Thompson

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of May 3, 2011

3. PUBLIC COMMENTS:

Anyone who wishes to address the Commission regarding items ***not on the agenda*** *may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. Please complete a Speaker Card and hand it to the Clerk so that we have an accurate recording of your name and address for the minutes.*

PUBLIC HEARINGS

Meeting Procedure for Public Hearing Items:

1. *Receive Staff Report Presentation*
2. *Commissioners Report Regarding Any Site Visit or Applicant Contact*
3. *Open the Public Hearing and receive comments from the applicant and the public.*
4. *Close the Public Hearing*
5. *Planning Commission Discussion and Motion*

4. CONDITIONAL USE PERMIT NO. 11-001 (VERIZON @ APPLE URGENT CARE) – *Continued from May 17, 2011*

APPLICANT: Los Angeles SMSA LP dba Verizon Wireless
AGENT: Randi Newton – Spectrum Surveying & Engineering
LOCATION: 1001 South State Street
PLANNER: Carole Kendrick
DESCRIPTION: A request for Planning Commission review and approval of a conditional use permit to install and operate a ground-mounted wireless facility and associated equipment, consisting of a 60-foot pole camouflaged as a monopalm tree, and equipment.

Recommended Actions:
Adopt Planning Commission Resolution Bill No. 11-013*, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 11-001 FOR A MAJOR TELECOMMUNICATIONS FACILITY CONSISTING OF A GROUND-MOUNTED SIXTY (60) FOOT HIGH MONOPALM WITH ACCESSORY EQUIPMENT LOCATED ON THE WEST SIDE OF STATE STREET, NORTH OF STETSON AVENUE AND SOUTH OF JOHNSTON AVENUE (APN: 446-280-010)."*

5. CONDITIONAL USE PERMIT NO. 11-002 (FAITH WORLD HARVEST CHURCH)

APPLICANT: Faith World Harvest Church
AGENT: Jeremy Swizek
LOCATION: 630 West Latham Avenue
PLANNER: Soledad Carrisoza – (951) 765-2375
DESCRIPTION: A request for Planning Commission review and approval of a conditional use permit to partially convert an existing 29,619 square-foot structure to a community church that will include administrative offices, classrooms, a nursery, and a multipurpose room on a 1.29-acre parcel located on the north side of Latham Avenue between Gilbert and Tahquitz Streets, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

Recommended Actions:
Adopt Planning Commission Resolution Bill No. 11-008*, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 11-002 FOR THE PARTIAL CONVERSION OF AN EXISTING 29,619 SQUARE FOOT*

STRUCTURE PREVIOUSLY USED AS A FITNESS CENTER TO A COMMUNITY CHURCH WITH ADMINISTRATIVE OFFICES, CLASSROOMS, NURSERY, ASSEMBLY AREA AND PARKING LOT AND LANDSCAPE IMPROVEMENTS ON A 1.29-ACRE PARCEL, LOCATED AT 630 WEST LATHAM AVENUE (APN 443-181-034)..."

6. TENTATIVE TRACT MAP NO. 35990 (MAP NO. 11-001 – CORWIN RANCH)

APPLICANT: Corwin, Inc.
AGENT: Matt Brudein – Engineering Resources of So CA, Inc.
LOCATION: 895 North Hemet Street
PLANNER: Carole Kendrick – (951) 765-2375
DESCRIPTION: A request for Planning Commission review and approval of a tentative tract map for the subdivision of 2.54 acres into 12 lots for the future development of single-family residential units located at the northwest corner of Hemet Street and Annisa Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

Recommended Actions:
***Adopt Planning Commission Resolution Bill No. 11-014**, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO 35990 (MAP 11-001) FOR THE SUBDIVISION OF 2.54 ACRES INTO 12 LOTS FOR FUTURE DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL UNITS, LOCATED ON THE NORTHWEST CORNER OF HEMET STREET AND ANNISA AVENUE (APN 551-423-015 AND 551-423-018)"*

7. SPECIFIC PLAN AMENDMENT NO. 06-001 & ENVIRONMENTAL ASSESSMENT NO. 06-019 (Tres Cerritos East)

OWNERS: Signal Family Hemet, LLC; Omni Financial, LLC; and MJ&M, LLC
AGENT: Mel Mercado
LOCATION: Northwest corner of Cawston and Devonshire Avenues
(APN: 448-100-001 thru 018 and 448-110-001 thru 022)
PLANNER: Ron Running – (951) 765-2375
DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding a proposed amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-009) modifying the eastern 146 acres adding 221 residential units to the existing Specific Plan, for a total of 931 dwelling units, allocating the dwelling units in various density categories, providing for public and private park sites and trails, and the addition of a 16.9 acre site, with readoption as the Tres Cerritos Specific Plan 90-009, along with an Environmental Impact Report for the proposed changes.

Recommended Actions:

1. ***Adopt Planning Commission Resolution Bill No. 11-001**, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2006071002) AND ADOPT A STATEMENT OF OVERRIDING*

CONSIDERATIONS, A MITIGATION MONITORING PROGRAM, AND STATEMENT OF FACTS AND FINDINGS FOR THE TRES CERRITOS EAST PROJECT (SPA 06-001)."

2. ***Adopt Planning Commission Resolution Bill No. 11-002**, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF SPECIFIC PLAN AMENDMENT NO. 06-001 AMENDING THE EASTERN 162.8 ACRE PORTION OF THE HEMET VALLEY COUNTRY CLUB ESTATES SPECIFIC PLAN (SP 90-009) LOCATED ON THE NORTHWEST CORNER OF CAWSTON AVENUE AND DEVONSHIRE AVENUE AND CAWSTON AVENUE (APN 448-100-001, et. al.)"*

DEPARTMENT REPORTS

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on City Council actions from the May 24th and June 14th meetings
B. Upcoming events and informational items
C. Cancellation of July 5, 2011 meeting

9. CITY ATTORNEY REPORTS: *Verbal reports from Assistant City Attorney Tom Jex on items of interest to the Planning Commission*

10. PLANNING COMMISSIONER REPORTS: *Commissioner reports on meetings attended or other matters of Planning interest*

A. Chairman Gifford
B. Vice Chairman Deuber
C. Commissioner Overmyer
D. Commissioner Rogers
E. Commissioner Thompson

11. FUTURE AGENDA ITEMS: *Items to be scheduled for upcoming Planning Commission Meetings*

A. Report on "Human Signs" and other temporary signage in the City
B. Amendment to the Development Agreement for Stoney Mountain Ranch
C. Zoning Ordinance Amendment for Special Housing Classifications
D. Comprehensive General Plan Update & Draft EIR

12. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***July 19, 2011 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

NOTICE TO THE PUBLIC:

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours. Agendas for Planning Commission meetings are posted at least 72 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate I the meeting, please contact the Planning Department office at (951) 765-2375. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to the meeting. (28 CFR 35.102-35.104 ADA Title II).

AGENDA ITEM #2

PLANNING COMMISSION

MEETING MINUTES

DATE: May 3, 2011 **CALLED TO ORDER: 6:00 P.M.**

MEETING LOCATION: City Council Chambers
450 East Latham Avenue
Hemet, CA 92543

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice Chairman Sharon Deuber, and Commissioners Vince Overmyer, David Rogers and Chauncey Thompson

ABSENT: None

Invocation and Flag Salute: Commissioner Overmeyer

2. APPROVAL OF MINUTES: None

3. PUBLIC COMMENTS: None

PUBLIC HEARINGS

4. ZONING ORDINANCE AMENDMENT 10-005 – AMENDMENTS TO THE ZONING CODE REGARDING THE DOWNTOWN OVERLAY ZONE AND THE D-1 AND D-2 ZONES

APPLICANT: City-initiated
LOCATION: Downtown area between Inez Street and Buena Vista Street; and Kimball Avenue and properties north of Devonshire Ave.
PLANNER: Ron Running
DESCRIPTION: A zoning ordinance amendment of Chapter 90, Articles II, XXVI and XXVII, of the Hemet Municipal Code to revise the development standards, permitted uses, and review procedures for the D□1 and D□2 zones.

The staff report was presented by City Planner Running.

Community Development Director (CDD) Elliano handed out a revision list and stated that none of the revisions were substantive, but more for clarification purposes. The 10-foot setback, she explained, would be an average of 10 feet, as some of the sidewalks or insets are less than 10 feet. Also on page 11, she pointed out, it refers to downtown zones development standards, which essentially are the same as they were in the D-1 and D-2 zones, but she suggests adding, in note 3 regarding alleyways, *"In locations where the existing adjacent properties are set back less than 10 feet, a reduced setback may be considered, provided that clear visibility for vehicular travel is maintained."*

Chairman Gifford reminded the audience and Commission that this is the continuation of an item begun in April, and that the discussion should be restricted to the ordinance itself, and not specific projects in the area. He asked Planner Running if the downtown design guidelines had been prepared yet.

Planner Running responded that they were still in process; however, the commercial design guidelines had been established, and next would be to modify and expand the HUB of the Valley guidelines for downtown.

Chairman Gifford also wanted to know about existing uses that would not be allowed under the revised zoning ordinance, such as pawn shops, and what would be done with them.

Planner Running responded that they would be able to continue in operation until such time that they ceased. Then there is a six-month period during which they can reactivate, and if they don't, then they are unable to re-establish.

There ensued a discussion regarding prohibition of signs painted on buildings and can signs, defined as a sign affixed to a wall within a frame, plexiglass, with text painted on, but illuminated from within. Most Commission members were in favor of murals or paintings on walls of historic buildings depicting the historic background of the city, further delineated as art and culture versus advertising.

CDD Elliano suggested that, for tonight, in subsection B, the first portion should simply be deleted and should say, ***"can signs are prohibited."*** When staff comes back with the sign ordinance for the downtown and with the downtown guidelines, they will have appropriate examples of what "painted on the building" would mean.

Vice Chair Deuber asked if it would be appropriate to say *"signs painted on buildings for the purpose of advertising are with city approval only."*

Planner Running stated that perhaps painted signs could be allowed with Planning Commission review.

Vice Chair Deuber also inquired about the 1920-vintage historic bungalows on Harvard Street, asking if adding the verbiage in A-1 of "refurbish" (or restore the history) would be more accurate than "remodel" (or change the architecture).

CDD Elliano clarified that in the D-1 and D-2 zones, which were established in 2001, no residential structures had been built because it is a commercial zone, but if somebody wanted to refurbish, restore, or rehabilitate their single-family home that was

already existing before 2001, they could do so. However, if it is torn down and no walls are left standing, then it's a new home and that type of construction would not be allowed.

Planner Running suggested inclusion, in the site development section, of a paragraph explaining the limitations that pertain to the refurbishing of existing single-family structures.

Chairman Gifford felt that page 14, Section 90-47.1 already covers that issue, as it states that a reconstruction of any existing structure or facade of more than 20 percent requires a permit for conditional use.

City Attorney Jex agreed that this section would apply to both commercial and residential structures.

Commissioner Thompson asked about natural disasters (fire, earthquake) rendering a house structurally unsound. Would the owner have to rebuild as commercial?

Planner Running stated that they could rebuild because it is a permitted use existing prior to 2001 and would be under the legal nonconforming section.

CDD Elliano explained that what the plan is trying to accomplish was a recognition of what is on the ground – to let people enjoy the use of their property. However, when they are ready to transition to some other use, then it needs to be consistent with the goals and code requirements for downtown. In case of a natural disaster, the rebuild would essentially be replacing the structure. Planner Running further explained that in the HUB of the Valley section under parking, page 11, Section 90-935, there is a provision that in case of a fire, a property owner could rebuild up to 120 percent of what had been existing prior to the fire, but he felt there should probably be a paragraph in the ordinance relating to residential uses.

Chairman Gifford suggested that because timing was critical and there were a few changes that the Commission wanted made, that staff be allowed to make the changes and apply them correctly. Then, if Commissioners disapprove, they could go to the City Council when the item appears and object at that time.

Commissioner Rogers asked why the downtown collaborative was being eliminated and why it was established in the first place.

Planner Running responded that the downtown collaborative was unwieldy and they were trying to streamline the review process. He explained that while it was established in the spirit of community involvement and concern for the downtown area, it was not a review body, like the Commission or Council, the way it was written. The review process and community involvement are now facilitated here, by the public review process in place, which is more in keeping with planning practices.

Chairman Gifford inquired as to whether the residents and businesses had been given notice of the meeting.

Planner Running responded that they had.

Chairman Gifford opened the public hearing and invited James Calkins to approach the lectern.

Mr. Calkins, 1631 Calathea Rd., Hemet, California approached the lectern and addressed the Commission, stating that he felt the ordinance would be a big help not only to developers, but also to staff in order to accelerate the development process, which had been cumbersome, misleading, inconsistent and incompatible. He also mentioned that the collaborative effort had never materialized, partly because so many of the property owners resided out of town.

Paul Wutzler, 296 North Cornell, Hemet, California indicated the location of his property on the map, and asked if it would be affected by the ordinance. He was told by Planner Running that his property was outside the D-1/D-2 zones, so the ordinance would not govern his property.

Chairman Gifford closed the public hearing and asked for a motion.

It was MOVED by Commissioner Rogers and SECONDED by Vice Chair Deuber to adopt Planning Commission Resolution Bill No. 11-007, **approving** Zoning Ordinance Amendment No. 10-005 with revision to Chapter 90-934, Subsection B, removing the painted sign provision, and adding a paragraph dealing with natural disaster destruction of residential structures.

The **MOTION** was carried by the following vote:

AYES:	Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer, Rogers and Thompson
NOES:	None
ABSTAIN:	None
ABSENT:	None

(Adopted Planning Commission Resolution No. 11-004.)

DEPARTMENT REPORTS

5. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on City Council actions from the April 26, 2011 meeting

CDD Elliano reported that the City Council had adopted the shopping cart ordinance with a fee that covers about 50 percent of the City's cost to review and inspect the cart retrieval plan. Although there was an amnesty period before the fees were enacted, no retailer picked up abandoned carts that had been taken to the city yard, so they were all taken to a recycler.

Another item discussed at City Council meeting as the Redevelopment Agency was the governor's proposal to end redevelopment. The city took action to support some of the alternative proposals being advanced.

B. Upcoming events and informational items

CDD Elliano reported that Patricia Yepremian, current operator of the Saturday morning Farmer's Market, had requested a Wednesday night market. This requires an administrative use permit, and the applicant is hoping to start the market by the end of May or beginning of June.

6. CITY ATTORNEY REPORTS: None

7. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford:

Chairman Gifford reported that he had attended the grand opening of the rebuilt McDonald's on Florida Avenue, assessing it as a big success, particularly the landscaping. He also wondered about the progress of the acute care hospital that had been approved for 18 months.

CDD Elliano responded that the last staff had heard, they weren't making much progress.

B. Vice Chair Deuber: Nothing to report.

C. Commissioner Overmyer:

Commissioner Overmyer requested that a report be given regarding the "human signage" in the downtown area. He was told that staff and the City Attorney would return with a report on that because there are some free speech constitutional issues involved.

D. Commissioner Rogers:

Reported that he had been through the McDonald's also and commended the landscaping, lighting, and the wrought iron gate recommended by Vice Chair Deuber.

E. Commissioner Thompson: Nothing to report.

8. FUTURE AGENDA ITEMS:

A. Extension Of Time 11-001 for CUP 05-002 (Senior Apartments at NWC of Sanderson & Devonshire Aves.)
B. CUP 10-008 for an addition at the Inland Valley Baptist Fellowship
C. CUP 10-014 for a Europrecast Concrete (a manufacturer of walls)
D. CUP 11-001 (Verizon at Apple Urgent Care at 1011 S. State Street)
E. Site Development Review (Downtown Project Review) 11-001 for the burned building at NWC of Florida & Carmelita Aves.
F. Tres Cerritos will probably be ready in June

9. ADJOURNMENT: It was the consensus of the Planning Commission that the meeting be adjourned at 6:53 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, May 17, 2011 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 East Latham Avenue, Hemet, CA 92543.

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Records Secretary
Hemet Planning Commission

AGENDA ITEM #4

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director
Carole L. Kendrick, Assistant Planner

DATE: June 21, 2011

RE: **CONDITIONAL USE PERMIT NO. 11-001 (VERIZON @ APPLE URGENT CARE)**
A request for Planning Commission review and approval of a Conditional Use Permit allowing the construction and operation of a major ground mounted telecommunication facility and associated equipment consisting of a 60' pole camouflaged as a monopalm located on the west side of State Street, north of Stetson Avenue and south of Johnston Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

PROJECT APPLICANT INFORMATION

Owner:	Reddy Management Inc.
Applicant:	Los Angeles SMSA LP dba Verizon Wireless
Authorized Agent:	Randi Newton – Spectrum Surveying & Engineering
Project Location:	1001 South State Street
Lot Area:	1,153 square-feet of leased area

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission:

1. Adopt the attached Planning Commission Resolution Bill No. 11-013 (Attachment No. 1), entitled:

   " A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 11-001 FOR A MAJOR TELECOMMUNICATIONS FACILITY CONSISTING OF A GROUND-MOUNTED SIXTY (60) FOOT HIGH MONOPALM WITH ACCESSORY EQUIPMENT LOCATED ON THE WEST SIDE OF STATE STREET, NORTH OF STETSON AVENUE AND SOUTH OF JOHNSTON AVENUE (APN: 446-280-010)."

UPDATE:

On May 17, 2011, the Planning Commission, at it's regularly scheduled and publicly noticed meeting, heard public testimony and considered the proposed project. This item was continued as an open public hearing to allow the applicant an opportunity to contact property owners for potential alternative sites. The Planning Commission expressed concern regarding the location of the proposed cell tower adjacent to a vacant, R-3 zoned property to the west that has a pending application for an apartment project. Attachment 11 contains letters and a map from the applicant noting the additional properties that were contacted.

The applicant sent certified letters to five (5) of the surrounding property owners listed below and shown in Attachment 11:

- ❑ K-Mart Corporation – 446-290-006
- ❑ Hemet Center Land Company – 446-290-007
- ❑ Tumanyan – 446-280-011
- ❑ Sherlock – 446-280-018
- ❑ Boney – 451-062-039

At the time that the staff report was prepared, only the K-Mart Corporation letter was confirmed as delivered. The letters for Mr. & Mrs. Boney and Mr. Sherlock were returned to the applicant (see Attachment No. 11). The K-Mart Corporation has been unresponsive to the multiple letters sent by the applicant.

Many surrounding properties were not feasible for the location of the cell tower due to either the location of residential uses, the failure to meet coverage objectives, or the properties were zoned residential, where major facilities are not permitted (Hemet Municipal Code § 90-1617a). Staff had requested that the applicant include the commercial properties located on the east side of State Street, however those properties are on the outer edge of the search ring and will not achieve the coverage objective.

The applicant for the adjacent R-3 property was notified by a public hearing notice regarding the proposed application. In addition to the notice, staff advised the applicant of the project at the time of their project submittal. The applicant indicated that they were in favor of the proposed wireless tower and indicated that they felt it would be a benefit to their project by providing communication services. The applicant also questioned if there were any avenues to have it located on the R-3 property. Major facilities are not permitted in the R-3 zone and the applicant was advised that zoning would not allow for wireless facilities on their property.

The Conditional Use Permit and Tentative Parcel Map applications that were submitted on the R-3 properties indicate that the proposed senior apartment complex will not be adjacent to the proposed wireless tower. The adjacent properties will be subdivided and designated as areas

reserved for later construction. Based on the preliminary plans that have been submitted the proposed apartments will be approximately 140 feet from the proposed wireless facility.

Based upon the evidence contained in the attached staff report and exhibits, and the detailed findings contained in Resolution Bill No. 11-013 (Attachment No. 1), staff recommends approval of Conditional Use Permit No. 11-001, as described in the May 17, 2011 staff report attached as Exhibit No. 10.

CEQA REVIEW

The project is exempt from CEQA under CEQA Guidelines Section 15332 in that the staff report submitted by the Planning Department and other findings made in the attached Resolution demonstrate that the project meets the criteria for application of a Class 32 (In-fill Development) Categorical Exemption under the CEQA Guidelines for the following reasons:

- Conditional Use Permit No. 11-001 is consistent with the South Central Hemet Neighborhood Planning Area of the General Plan's Community Development Element, and all applicable General Plan policies as well as with the applicable zoning designation.

- The proposed development occurs within City limits on a project site of no more than 5 acres substantially surrounded by vacant property and commercial uses. The project site comprises a 1,153 square-foot portion of a 1.41 acre lot (APN: 446-280-010).

- The project site has no value as habitat for endangered, rare or threatened species. Based on the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) database, the site is not a part of an identified cell. The entire project site is developed. Therefore, no sensitive species or other protected biological resources were observed or are likely to be present.

- Approval of the project would not result in any significant effects relative to traffic, noise, air quality or water quality. There is no indication that the project would materially affect traffic, noise, air quality or water quality, or result in any significant effects.

- The project is located south of Stetson Avenue, west of State Street and north of Johnston Avenue, is not within the Hemet Ryan Airport Influence area, and is outside the area that may be subject to Airport Land Use Commission review. Therefore, the project can be considered compatible.

- Finally, the site can be adequately served by all required utilities and public services. All utilities and services are present at the streets fronting the site. Public Services, including public safety, currently exist= and are adequate for the proposed project.

PUBLIC COMMUNICATIONS RECEIVED

At the time of report preparation, the Planning Department has not received any letters of comment from the public. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

Property owners located within 1,000-foot radius of the project site were notified of the public hearing on May 5, 2011 with a 10-day hearing notice in addition to a public notice in the Press Enterprise.

Respectfully submitted,

Carole L. Kendrick

Carole L. Kendrick
Assistant Planner

Reviewed By:

Deanna Elliano
Community Development Director

CK/s

ATTACHMENTS

1) Planning Commission Resolution No. 11-013
   - Exhibit 1A - Development Plan
   - Exhibit 1B - Conditions of Approval
2) Adjacent Zoning Map
3) Neighborhood Context Worksheet
4) Aerial Map
5) Photographs of Site
6) Before and After Visual Appearances
7) Existing/Proposed Area Service
8) Justification Letter
9) Our Lady of the Valley photo simulation
10) May 17, 2011 Planning Commission Staff Report (without attachments)
11) Applicant's Letter and Site Contact Documentation & Map

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet General Plan EIR
City of Hemet Zoning Ordinance
City of Hemet Subdivision Ordinance
Contents of City of Hemet Planning Department Project File CUP 11-001

Attachment No. 1

Resolution Bill No. 11-013

Planning Commission
Meeting of
June 21, 2011

CITY OF HEMET
PLANNING COMMISSION

RESOLUTION BILL NO. 11-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 11-001 FOR A MAJOR TELECOMMUNICATIONS FACILITY CONSISTING OF A GROUND-MOUNTED SIXTY (60) FOOT HIGH MONOPALM WITH ACCESSORY EQUIPMENT LOCATED ON THE WEST SIDE OF STATE STREET, NORTH OF STETSON AVENUE AND SOUTH OF JOHNSTON AVENUE (APN: 446-280-010).

WHEREAS, an application for Conditional Use Permit No. 11-001, for the construction and operation of a 60-foot high, camouflaged, major telecommunications facility project located on the west side of State Street, north of Stetson Avenue and south of Johnston Avenue has been duly filed by:

Applicant:	Los Angeles SMSA LP dba Verizon Wireless
Owner:	Reddy Management Inc.
Authorized Agent:	Randi Newton – Spectrum Surveying & Engineering
Project Location:	1001 South State Street
APN Numbers:	446-280-010
Lot Area:	1,153 square feet; and,

WHEREAS, the Planning Commission has the authority per section 90-1531 et seq. of the Hemet Municipal Code to take action on Conditional Use Permit No. 11-001 to allow a 60-foot high, camouflaged, major telecommunications facility project; and,

WHEREAS, on May 5, 2011, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet of the project site regarding the holding of a public hearing at which the project would be considered by the Planning Commission; and,

WHEREAS, on May 17, 2011, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and,

WHEREAS, on May 17, 2011, the Planning Commission continued the public hearing until June 21, 2011; and

WHEREAS, the Community Development Director has reviewed the project's potential effects on the environment and has recommended that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15332 "In-Fill Development", and that the exceptions to the categorical exemptions contained in CEQA Guidelines section 15300.2 are not applicable to this project.

NOW, THEREFORE, the Planning Commission of the City of Hemet does Resolve, Determine, Find and Order as follows:

SECTION 1: ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the direction of the Planning Commission at its meeting of June 21, 2011 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. **CEQA:**

   (a) The project is exempt from CEQA under CEQA Guidelines Section 15332 in that the staff report submitted by the Planning Department and other findings made in this Resolution demonstrate that: Conditional Use Permit No. 11-001 is consistent with the Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Hemet; the area within Conditional Use Permit No. 11-001 comprises approximately 1,153 square-feet, which is less than five acres, and has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit No. 11-001 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effects; and, the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 32 (In-fill Development) Categorical Exemption under the CEQA Guidelines.

   (b) None of the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15300.2 prevent CEQA Guidelines Section 15332 from exempting the project for the following reasons:

(i) The project is not a Class 3, 4, 5, 6, or 11 project, and therefore is not subject to the exception pertaining to projects located in particularly sensitive environments.

(ii) The nature of the project is such that significant cumulative impacts will not occur from successive projects of this type occurring in the same location over time. No information has been presented that this project would have impacts that would contribute to a level of cumulative impacts that would be considered significant.

(iii) There is no reasonable possibility that unusual circumstances will cause the project to have a significant effect on the environment. No information is known or has been presented to indicate that there are unusual circumstances related to this project that would cause a significant effect.

(iv) The project will not result in damage to scenic resources within a designated state scenic highway. The project is not located in proximity to such a highway.

(v) The project site has not been listed as a hazardous waste and substance facility or site by the Department of Toxic Substances Control pursuant to California Government Code Section 659625.

(vi) The project will not cause a substantial adverse change to the significance of a historical resource. There are no historical resources on the project site.

The Community Development Director has reviewed the project's potential effects on the environment and has recommended that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15332 "In-Fill Development", and that the exceptions to the categorical exemptions contained in CEQA Guidelines section 15300.2 are not applicable to this project.

2. **Multi-Species Habitat Conservation Plan (MSHCP):** The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 2: REQUIRED CONDITIONAL USE PERMIT FINDINGS

Pursuant to Hemet Municipal Code Section 90-1537(c) and in light of the record before it including the staff report dated June 21, 2011 and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

1. That the proposed location, use and operation of the conditional use is in accord with the objectives of Chapter 90 of the Hemet Municipal Code, the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

   The proposed major telecommunications facility with appurtenant accessory equipment cabinets and emergency backup generator inside a block walled 1,153 square-foot area is allowed in the C-1 zone and, under the Wireless Telecommunications Facilities Article XLVI, subject to the approval of a conditional use permit. Conditional Use Permit No. 11-001 is consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards of the C-1 (Neighborhood-Commercial) zone relative to setbacks, lot coverage, and parking, as discussed in the zoning consistency section of the related staff report.

   With regard to building heights, Conditional Use Permit No. 11-001 is exempt from the 35-foot height standard for buildings and structures because Section 90-1621(a)(2)(e), additional development standards, and guidelines for major facilities, of Hemet Municipal Code Article XLVI provides for height exceptions. The exception requires that the applicant satisfactorily demonstrate that exceeding the height limitation is necessary for the operation of the facility; and that the facility is co-locatable.

   The applicant has provided a letter of justification demonstrating that the proposed height is necessary for coverage to the surrounding area. The 60-foot height is necessary to maximize coverage. A reduced height may facilitate a future need for another site.

   The facility therefore contains adequate space suitable for future collocation, and the height in excess of zoning requirements is necessary to the proposed shared use in that each carrier requires its own rad center height, i.e., 43 feet for an additional wireless carrier and 53 feet for Verizon.

   Additionally, conditions of approval have been added to the project to ensure that all of the minimum requirements of Chapter 90 of the Hemet Municipal Code are met. Furthermore, the applicant will be required to comply with these conditions prior to obtaining building or grading permits. Condition of Approval No. 5 requires that the project comply with all sections of the Zoning Ordinance as well

as all other applicable local regulations in effect at the time of the building permit application.

The General Plan land use designation for the site location is Commercial. The nature of proposed uses on the project site involves public utilities and thus is complementary to the Community Development Element Goals A and B, as recommended by the General Plan.

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity.

The site has been designed to meet all of the development standards of the C-1 (Neighborhood-Commercial) zone relative to setbacks, lot coverage and parking, as discussed in the zoning consistency section of the project analysis, such that it will not be detrimental to the public health, safety or welfare and will not conflict with on-site circulation.

Additionally, conditions of approval have been added to the project to ensure that all of the minimum requirements of Chapter 90 of the Hemet Municipal Code are met. Furthermore, the applicant will be required to comply with these conditions prior to obtaining building or grading permits. Condition of Approval No. 5 requires that the project comply with all sections of the Zoning Ordinance as well as all other applicable local regulations in effect at the time of the building permit application.

This project meets the intent of the Wireless Telecommunication Facilities Article XLVI of the Hemet Municipal Code in that the project proposes a monopalm to mitigate impacts upon views and a block wall to mitigate possible obtrusive and unsightly accessory structures and equipment. Staff believes that the proposed monopalm telecommunication facility with a block wall and equipment shelter for screening the equipment will be appropriate and compatible with the materials and colors of surrounding structures and the surrounding environment.

3. That the proposed conditional use will comply with each of the applicable provisions of Chapter 90 of the Hemet Municipal Code and with other relevant city regulations, policies and guidelines.

The project complies with the development standards and guidelines for major facilities:

The facility will not bear any signs or advertising devices other than certification, public safety, warning, or other required seals or signage. The applicant is also proposing to screen all accessory equipment associated with the operation of the

facility within a block wall enclosure and radio equipment shelter. The proposed antennas will be painted and camouflaged to blend into the surrounding land to minimize any potential visual impact.

The project complies with the Commercial Design Guidelines in terms of building height and materials, landscaping, and required walls and fences:

First, the Guidelines require that the height of structures relate to adjacent open space and that building products imitating natural materials be durable and avoid the impression of being artificial. The monopalm construction materials consist of a galvanized steel pole with simulated bark and palm fronds. The bark is molded, flexible and durable polyurethane. The tree is designed with materials to withstand any adverse weather conditions.

Secondly, the Guidelines also require the utilization of landscaping to screen unsightly features and utility equipment, and to decrease heat gain. The proposed project's monopalm tower will screen the pole and antennas from short and long distances, respectively. In addition, the project has been conditioned to provide adjacent landscaping to screen the use from State Street.

Lastly, the Commercial Design Guidelines require the use of walls for screening or security functions that are compatible with the architectural character of the primary structures and the surrounding area. The project's block wall is necessary for security functions. A six (6) foot block wall surrounds the base of the facility which will provide security and screening, and the equipment shelter will screen associated equipment cabinets, several power and telephone cabinets, and small global positioning antennas.

<u>SECTION 3</u>: REQUIRED WIRELESS TELECOMMUNICATION FACILITIES FINDINGS

1. A ground mounted facility shall not be permitted unless the approving authority finds that, based upon evidence submitted by the applicant, no existing building or support structure can reasonably accommodate the proposed facility. Evidence supporting this finding may consist of any of the following:

   a. No ground mounted facility shall exceed the maximum building height for the applicable zone in which it is located unless both of the following findings are made by the approving authority:

      i. The applicant has satisfactorily demonstrated that exceeding the height limitation is necessary for operation of the facility;

      The height limit for the C-1 Neighborhood zoning district in this area is up to 35 feet for buildings. The proposed facility is proposing a height

limit of 60 feet. However, the project is exempt from the 35-foot height standard for buildings and structures pursuant to Section 90-385(c) of the Hemet Municipal Code. The exception states that "*Structures permitted above a specified height may be erected as follows: Structures or walls for the housing of elevators, stairways, tanks, ventilating fans or similar structures, skylights, towers, steeples, flagpoles, chimneys, smokestacks, wireless masts, radio and television masts, water tanks, silos or similar structures, provided that no roof structure, as listed in this subsection, or any space above the height limit specifically prescribed for particular zones, shall be allowed or used for the purpose of providing useable floor space in excess of that reasonably required to maintain such structures and shall not be used for signage*".

The Verizon RF Engineer has indicated that a minimum 60-foot top of antenna height is needed to ensure adequate RF signal propagation to the surrounding area. The requested height will ensure that the signal reaches the surrounding community as well as the surrounding Verizon sites, as is required for comprehensive, consistent wireless phone coverage.

A monopalm with antennas mounted at a height of 60 feet (top of antennas) and faux palm fronds will extend up to 60 feet. Based on the RF Engineer's recommendation, lowering the height of the proposed facility will not allow for adequate RF signal propagation and adequate wireless phone coverage for the area. The applicant has also stated that a lower facility may not provide sufficient height for a future carrier's co-located antennas below the Verizon antennas, and may compromise the co-locatability of the proposed site.

The information provided by the applicant provides a reasonable justification for the proposed facility height of 60 feet and evidences that this height will not be detrimental to the health, safety and welfare of the public.

ii. The facility is collocated, or contains adequate space suitable for future collocation, and the height in excess of zoning requirements is necessary to the proposed shared use.

The new facility will accommodate additional wireless carrier antennas. Whether this height is adequate for a future carrier depends on the location of the carrier's existing nearby sites and the area to be provided coverage.

The facility will require a minimum height of 60-foot top of antennas (and pole) to ensure the RF signals emitting from the antennas propagate for a distance that will connect to adjacent cell sites and serve cell phone users in the area. There are no buildings in the area of the search ring that will allow for a 60-foot top of antenna height. For this reason, a new ground-mounted facility is proposed.

The facility, therefore, contains adequate space suitable for future collocation, and the height in excess of zoning requirements is necessary to the proposed shared use in that each carrier requires its own rad center height, i.e., 43 feet for an additional wireless carrier and 53 feet for Verizon.

2. If the approving authority finds that collocation is not a feasible option and that a new facility may be located less than 1,500 feet from an existing major facility, the new facility should be located at least 500 feet from the existing facility.

There are no co-locatable facilities within 1,500 feet of the proposed facility. The facility meets this separation distance between proposed and existing facilities. The proposed facility is slightly over 1,500 feet from the nearest existing major facility, which is located at the southeast corner of State Street and Whittier Avenue to the south of the project site.

SECTION 4: PLANNING COMMISSION ACTIONS

The Planning Commission hereby takes the following actions:

1. **Notice of Exemption**. In accordance with Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062, the Planning Commission hereby approves a categorical exemption for the project under CEQA Guidelines Section 15332 and directs the Community Development Director to prepare and file with the Clerk for the County of Riverside a notice of exemption as provided under Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062.

2. **Approves Conditional Use Permit**. Conditional Use Permit No. 11-001 is hereby approved as shown in Exhibit A which is attached hereto and incorporated herein by reference, and subject to the Conditions of Approval in Exhibit B which are attached hereto and incorporated herein by reference.

PASSED, APPROVED, AND ADOPTED this 21st day of June, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Records Secretary
Hemet Planning Commission

Exhibit
No. 1A
Development Plan

Planning Commission
Meeting of
June 21, 2011

verizon wireless

STARLIGHT

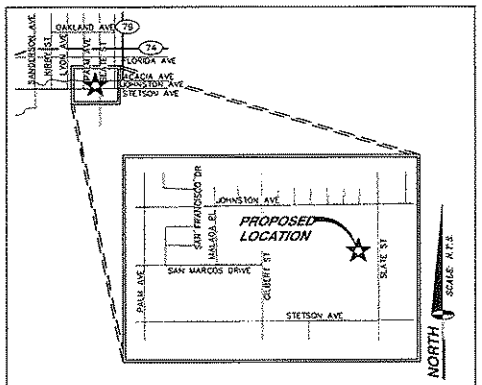
1001 SOUTH STATE STREET
HEMET, CALIFORNIA 92543

15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF (15) VERIZON WIRELESS PANEL ANTENNAS AT A 53' CENTERLINE MOUNTED ON A NEW 55' MONOPALM. TOP OF FRONDS NOT TO EXCEED 60'
- INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA
- INSTALLATION OF VERIZON WIRELESS 11'-6" X 16' EQUIPMENT SHELTER
- INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS
- INSTALLATION OF A VERIZON WIRELESS 6' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS (1) 3' WIDE AND (2) 7' WIDE WROUGHT IRON GATE
- INSTALLATION OF A VERIZON WIRELESS GENERATOR MOUNTED ON A 5' X 8' CONCRETE PAD
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949)286-7000

PROPERTY INFORMATION

OWNER:	REDDY MANAGEMENT INC. 1001 SOUTH STATE STREET HEMET, CALIFORNIA 92543
CONTACT: PHONE:	SURYA REDDY (951) 566-6608
AREA OF CONSTRUCTION:	695± SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	C-1
JURISDICTION:	CITY OF HEMET
LOCATION:	LAT: 33° 43' 54.457" N, NAD 83 LONG: 116° 58' 21.100" W, NAD 83
APN:	446-260-010
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION:	☐ OUTDOOR ■ INDOOR
EQUIPMENT SHELTER:	■ YES ☐ NO
ANTENNA LOCATION:	■ NEW MONOPALM ☐ SELF SUPPORT TOWER ☐ EXISTING MONOPOLE ☐ ROOF TOP ☐ EXISTING TOWER ☐ OTHER

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2010 CALIFORNIA ADMINISTRATIVE CODE
2. 2010 CALIFORNIA BUILDING STANDARDS CODE
3. 2010 CALIFORNIA ELECTRICAL CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CALIFORNIA ENERGY CODE
7. 2010 CALIFORNIA FIRE CODE

CODE COMPLIANCE

SITE ACQUISITION/ PLANNING
SPECTRUM SURVEYING & ENGINEERING
8390 MAPLE PL, SUITE 110
RANCHO CUCAMONGA, CALIFORNIA 91730
RANDI NEWTON
PHONE: (909) 944-5471
FAX: (909) 944-5971

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	2
A3	NORTH & EAST ELEVATIONS	2
A4	SOUTH & WEST ELEVATIONS	2

ISSUED FOR:

SHEET INDEX | ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
STARLIGHT
1001 SOUTH STATE STREET
HEMET, CALIFORNIA 92543

CURRENT ISSUE DATE:
04/19/11

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	04/19/11	ZONING COMMENTS	C.P.
1	01/11/11	100% ZONING	J.Z.
0	12/20/10	90% ZONING	C.P.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
C. PANGANIBAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1
REVISION: 2

LAX-176-B

LEGAL DESCRIPTION

BEING PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 54 OF PARCEL MAPS IN THE RIVERSIDE COUNTY RECORDER'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA; LYING WITHIN SECTION 15, TOWNSHIP 5S SOUTH, RANGE 1 WEST, S.B.M., CITY HEMET, RIVERSIDE COUNTY, CALIFORNIA.

BASIS OF BEARINGS:
NORTH 00°46'10" EAST, BEING THE CENTERLINE OF STATE STREET AS SHOWN BY MAP THEREOF ON FILE IN FILE 13, PAGE 80 OF PARCEL MAPS IN THE RIVERSIDE COUNTY RECORDER'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA.

BENCHMARK
NGS MONUMENT "H 1 10 RESET", PID DX5342, BEING A STANDARD 3.25" ALUMINUM DISK, LOCATED IN RIVERSIDE COUNTY, ON THE NORTHWEST CORNER OF THE INTERSECTION OF STETSON AVENUE AND SANDERSON AVENUE SET FLUSH IN A CONCRETE SIDEWALK THAT CROSSES THE FLOOD CONTROL CHANNEL STAMPED H-1-10-RESET.

ELEVATION: 1527.05 FEET (NAVD 1988)
465.447 METERS (NAVD 1988)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT NO. 1067420111-X02, DATED NOVEMBER 23, 2010, PREPARED BY CHICAGO TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

1. A RIGHT OF WAY OVER AND THROUGH, ACROSS AND UNDER STREETS AND AVENUES FOR STREET CARS, STEAM AND ELECTRIC RAILWAYS, TELEGRAPH AND TELEPHONE LINES, SEWERS AND GAS CONDUITS, FLUMES AND WATER PIPES FOR DOMESTIC USE OR IRRIGATING PURPOSES AS RESERVED BY HEMET LAND COMPANY ON THE MAP OF SAID TRACT ON FILE IN BOOK 1, PAGE 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY. AFFECTS ENTIRE SUBJECT PROPERTY.

2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN DOCUMENT. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: JULY 18, 1980 AS INSTRUMENT NO. 130581 OF OFFICIAL RECORDS.
AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.

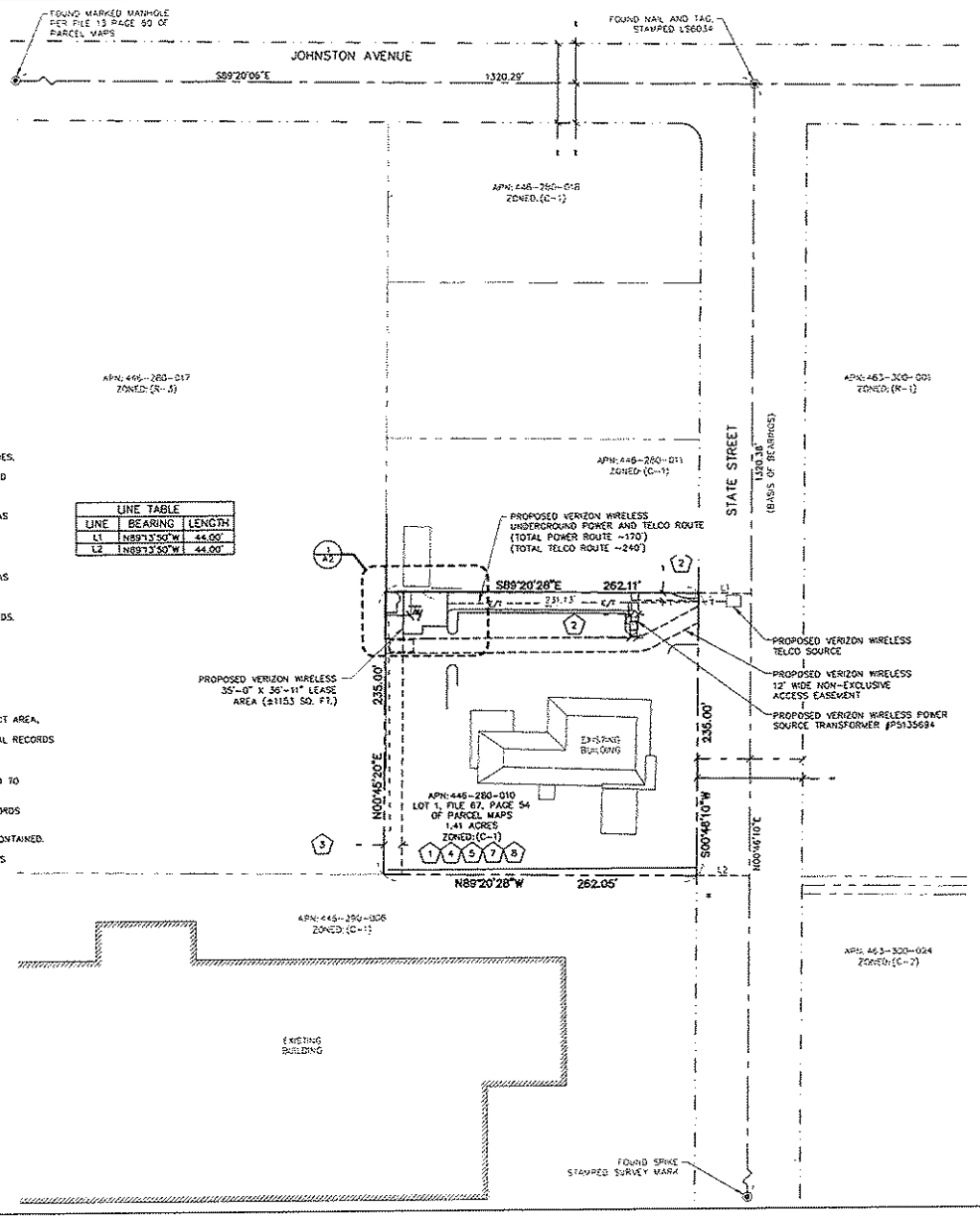
3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN DOCUMENT.
IN FAVOR OF: HEMET ASSOCIATES
PURPOSE: UTILITY
RECORDED: NOVEMBER 17, 1989 AS INSTRUMENT NO. 404023 OF OFFICIAL RECORDS.
AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.

4. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.
LESSOR: SURYA M. REDDY, LESSEE: SURYA M. REDDY, M.D. INC., DISCLOSED BY ASSIGNMENT OF RENTS
RECORDED: APRIL 15, 1997 AS INSTRUMENT NO. 127643, OF OFFICIAL RECORDS.
AFFECTS ENTIRE SUBJECT PROPERTY.

5. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE HEMET REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED.
RECORDED: NOVEMBER 30, 2007 AS INSTRUMENT NO. 2007-0722206, OF OFFICIAL RECORDS
AFFECTS ENTIRE SUBJECT PROPERTY.

7. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE, AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST REFERRED TO THEREIN.
ASSIGNEE: THE BANK OF HEMET, A CALIFORNIA CORPORATION
RECORDED: JULY 9, 2010 AS INSTRUMENT NO. 2010-0323274, OF OFFICIAL RECORDS
AFFECTS ENTIRE SUBJECT PROPERTY.

8. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ENTITLED: HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT
RECORDED: JULY 9, 2010 AS INSTRUMENT NO. 2010-0323275, OF OFFICIAL RECORDS
AFFECTS ENTIRE SUBJECT PROPERTY.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°13'50"W	44.00'
L2	N89°13'50"W	44.00'

PARKING NOTE:
1 SPACE/200 SQ. FT. OFFICE SPACE

APPROXIMATE BLDG. SIZE 6000 SQ.FT. REQUIRES 30 PARKING STALLS. THERE ARE CURRENTLY 70 PARKING STALLS. 2 PARKING STALLS WILL BE ELIMINATED.

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE

SITE PLAN

SCALE: 1" = 100' 1

verizonwireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
STARLIGHT
1001 SOUTH STATE STREET
HEMET, CALIFORNIA 92543

CURRENT ISSUE DATE:
04/19/11

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	04/19/11	ZONING COMMENTS	C.P.
1	01/11/11	100% ZONING	J.Z.
0	12/20/10	90% ZONING	C.P.

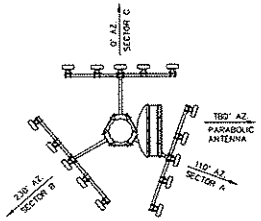
PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: C.PANGANIBAN | CHK.: M. CEFALU | APV.: C. WENER

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: A1
REVISION: 2
LAX-176-B



ANTENNA LAYOUT

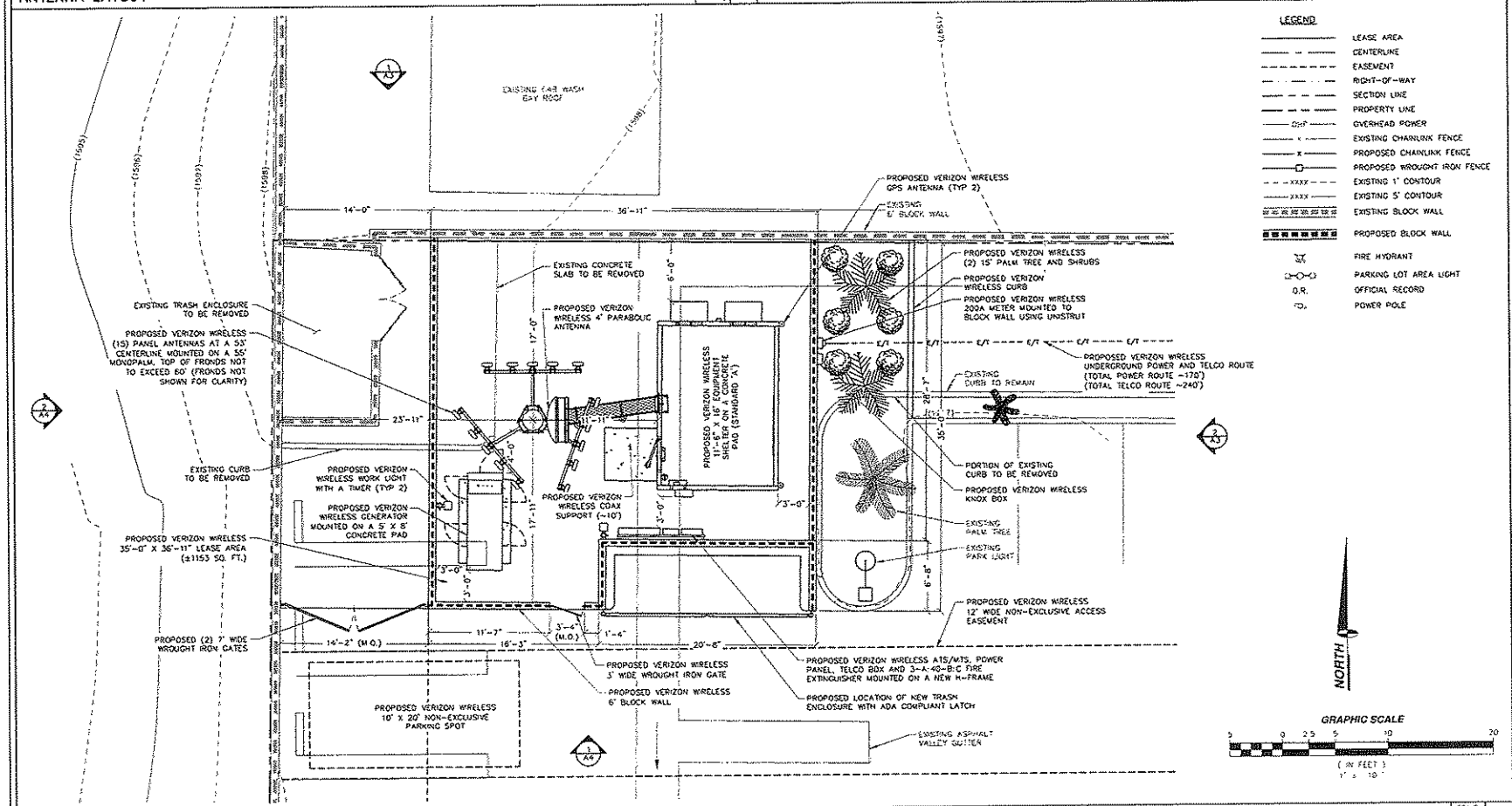
SCALE: 3" = 10' 3

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	CENTERLINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	110°	5	53'	65'	(10) 7/8" COAX	RED/GREEN RED/RED	5'	15'	-
SECTOR B	230°	5	53'	65'	(10) 7/8" COAX	BLUE/GREEN BLUE/RED	5'	15'	-
SECTOR C	0°	5	53'	65'	(10) 7/8" COAX	YELLOW/GREEN YELLOW/RED	5'	15'	-
PARABOLIC ANTENNA	-	-	-	-	-	-	-	-	-
GPS	N/A	2			1/2" COAX	GRAY	-	-	-

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
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- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE

SITE DETAIL

SCALE: 1" = 10' 1

verizon wireless
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STARLIGHT
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HEMET, CALIFORNIA 92543

CURRENT ISSUE DATE: 04/19/11

ISSUED FOR: ZONING

REV.	DATE	DESCRIPTION	BY
2	04/19/11	ZONING COMMENTS	C.P.
1	01/11/11	100% ZONING	J.Z.
0	12/20/10	90% ZONING	C.P.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

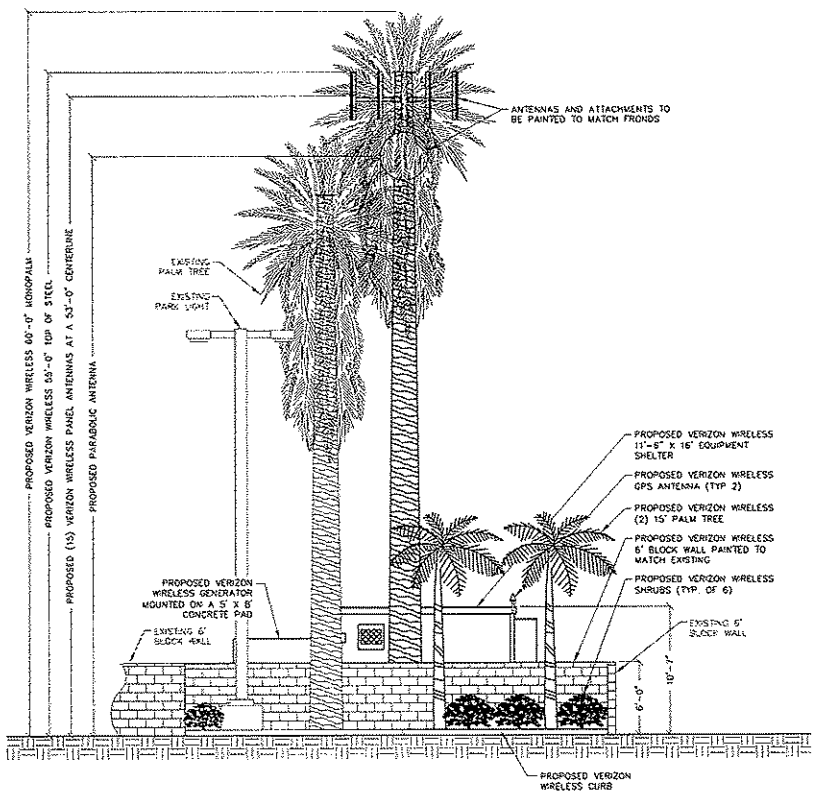
DRAWN BY: C.PANGANIBAN | CHK.: M. CEFALU | APV.: C. WENER

LICENSURE:

SHEET TITLE: SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

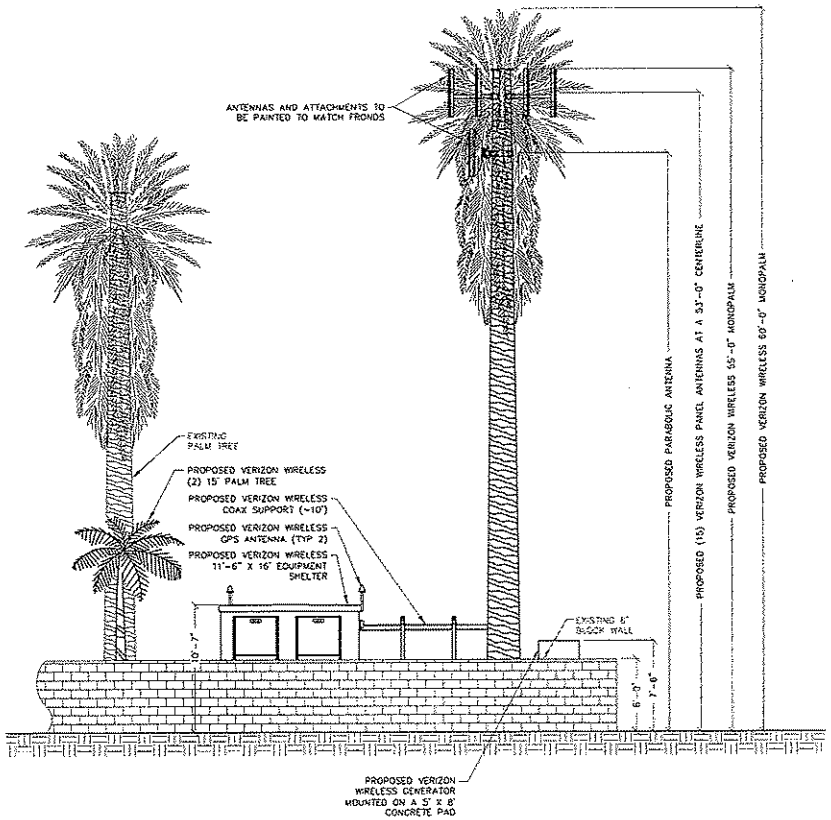
SHEET NUMBER: A2 | REVISION: 2

LAX-176-8



EAST ELEVATION

SCALE: 1" = 10' 2



NORTH ELEVATION

SCALE: 1" = 10' 1

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92518

PROJECT INFORMATION:

STARLIGHT

1001 SOUTH STATE STREET
HEMET, CALIFORNIA 92543

CURRENT ISSUE DATE:

04/19/11

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	04/19/11	ZONING COMMENTS	C.P.
1	01/11/11	100% ZONING	J.Z.
0	12/20/10	90% ZONING	C.P.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
C.PANGANIBAN	M. CEFALU	C. WENER

LICENSURE:

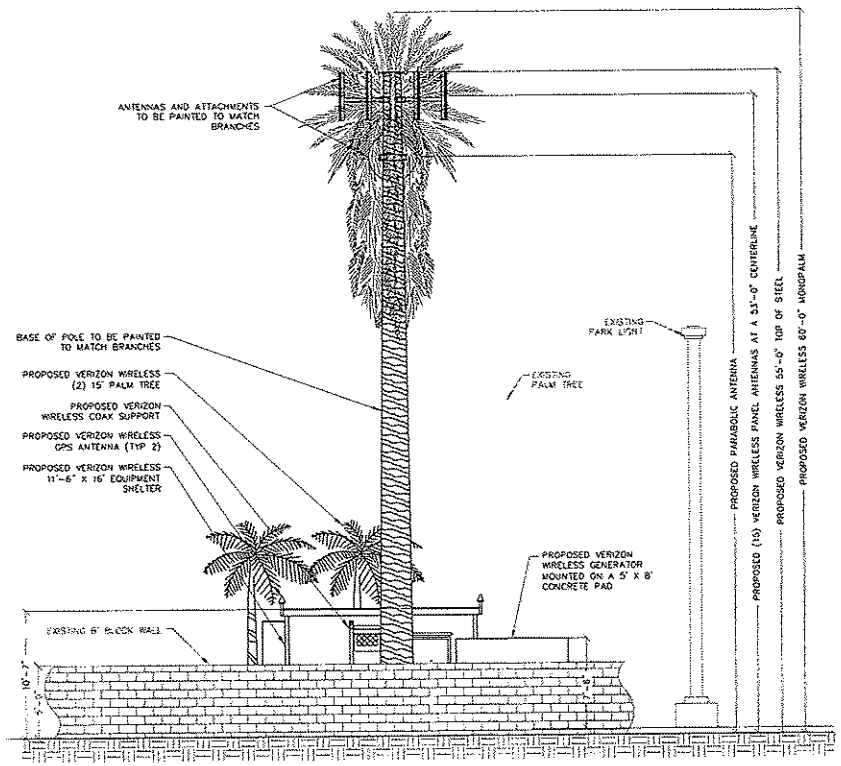
SHEET TITLE:

NORTH & EAST ELEVATIONS

SHEET NUMBER: A3

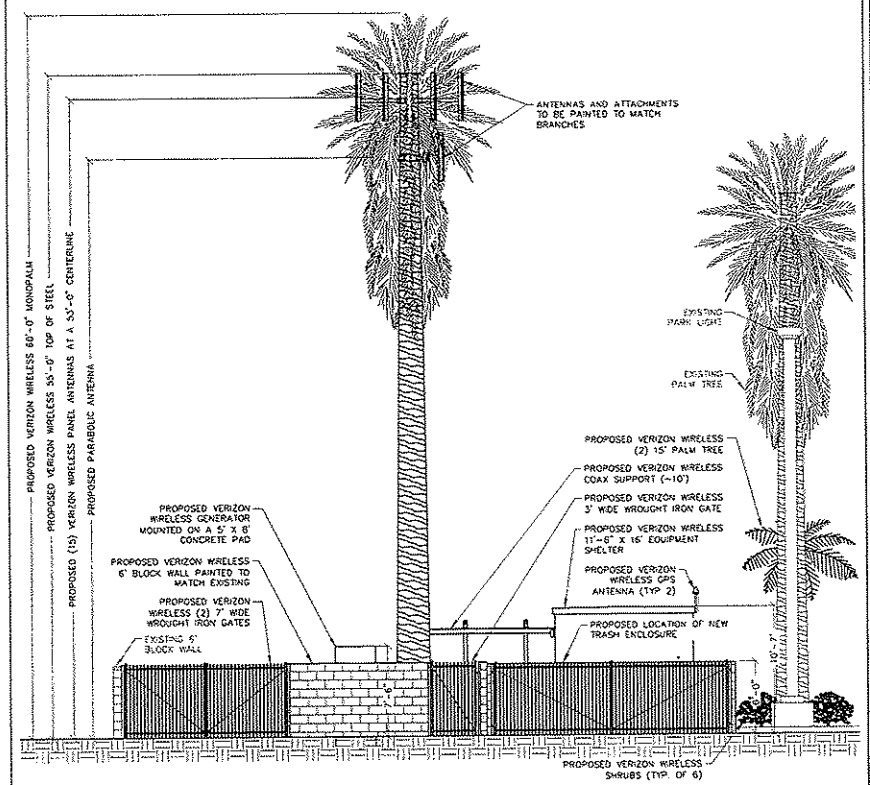
REVISION: 2

LAX-176-B



WEST ELEVATION

SCALE: 1" = 10' 2



SOUTH ELEVATION

SCALE: 1" = 10' 1

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:

STARLIGHT

1001 SOUTH STATE STREET
HEMET, CALIFORNIA 92543

CURRENT ISSUE DATE:

04/19/11

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	04/19/11	ZONING COMMENTS	C.P.
1	01/11/11	100% ZONING	J.Z.
0	12/20/10	90% ZONING	C.P.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
C.PANGANIBAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:

SOUTH & WEST ELEVATIONS

SHEET NUMBER: A4

REVISION: 2

LAX-176-B

Exhibit
No. 1B
Conditions of Approval

Planning Commission
Meeting of
June 21, 2011

CITY OF HEMET

PROPOSED
CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: **June 21, 2011**

PROJECT NO.: **Conditional Use Permit No. 11-001**
APPLICANT: **Los Angeles SMSA LP dba Verizon Wireless**
AGENT: Randi Newton – Spectrum Surveying & Engineering
LOCATION: 1001 South State Street
DESCRIPTION: A proposed ground mounted telecommunication facility and associated equipment consisting of a 60' pole camouflaged as a monopalm and a 1,153 square foot leased area, equipment area screened by a six (6) foot high block wall.
OCCUPANCY: This project has been reviewed as a **U Occupancy;** any other use will require further review.

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

The following conditions of approval were approved by the City Council as standard conditions of approval for all projects. Questions regarding compliance with these conditions should be directed to the Planning Department at (951) 765-2375.

General Requirements

1. Conditional Use Permit No. 11-001 shall become null and void on **June 21, 2013** (two calendar years from the date of approval), unless use in reliance on the approved Conditional Use Permit is established prior to the expiration date. A time extension may be granted by the Planning Commission in accordance with Hemet Municipal Code, 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 Conditional Use Permit No. 11-001 shall become effective on **July 1, 2011** unless appealed to the City Council by **June 30, 2011** (10 calendar days after action by the Planning Commission). The appeal shall be in writing and shall be accompanied by the required fee.

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 and Subdivision Ordinances and all other applicable Local regulations in effect at the time of the building permit application and/or time of recordation, including the I.C.B.O. California Building Code, California Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24).

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. Prior to or concurrent with the submittal of building plans for plan check review on this Project, the conditions of approval contained herein shall be photocopied onto the first sheet of the building plans. A copy of the building plans shall be submitted to the Planning Department prior to the issuance of building permits to verify compliance with the conditions of approval and the approved plans.

8. Construction activity shall meet the requirements of Hemet Municipal Code Chapter 30, Article II.

9. 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.

10. 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 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.

Site Development

11. Prior to the issuance of a Certificate of Occupancy for the project site or activity being commenced thereon, pursuant to Conditional Use Permit No. 11-001, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Department.

12. All electrical and mechanical equipment, including but not limited to air conditioning units, electrical boxes, transformers, backflow preventers, and any roof mounted equipment shall be visually screened from public view. Screening shall be to the satisfaction of the Planning Department and in compliance with the Hemet Building Code.

13. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to the City of Hemet Planning Department.

Landscaping

14. The premises of the facility shall be kept free from weeds, trash, disease, vermin, and debris, during the term of this Project.

Environmental

15. During construction, should any archaeological artifacts be discovered, the Planning Department shall be notified immediately, and all work shall cease until a qualified archaeologist has examined the artifacts and the site and submitted findings and recommendations to the Planning Department. Recommencement of construction shall be upon the approval of the Planning Department.

PLANNING CONDITIONS

The following conditions of approval are project specific and were recommended by the Planning Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Planning Department at (951) 765-2375.

Planning – General

16. Any uses not specifically permitted as part of, or not determined to be in substantial conformance by the Planning Director, to this Conditional Use Permit No. 11-001, shall require submittal and approval of an application for the modification of Conditional Use Permit No. 11-001.

17. A co-location shall be permitted, unless a modification of the Conditional Use Permit No. 11-001 is approved.

18. Prior to the issuance of a building permit, the applicant and the property owner, if different from the applicant, shall provide a letter of consent agreeing to future colocation of other facilities on or with the applicant's facility, unless technological or structural requirements preclude that colocation and that co-location must be on commercially reasonable terms. Colocation means the location of multiple antennas, which are either owned or operated by more than one service provider at a single location and mounted to a common supporting structure, wall, or building. The Planning Director shall determine any future cases where technological or structural requirements preclude collocation attempts.

Planning – Site Development

19. Any structures, fences, walls, equipment cabinets with a volume of greater than five cubic feet, antennas or antenna mounting apparatus, or uses not specifically permitted as part of this Conditional Use Permit No. 11-001, shall require review and approval of an application for the modification of Conditional Use Permit No. 11-001.

20. Utility lines shall be underground.

21. The proposed facility shall not bear any signs or advertising devices other than certification, public safety, warning, or other required seals or required signage.

22. The proposed equipment shelter shall be surrounded by a six (6) foot high split face block wall. Color and materials of the wall to be approved by the Planning Department.

23. The structure shall consist of a 60 foot ground mounted telecommunication tower camouflaged as a monopalm and a 1,153 square foot leased equipment area.

Planning – Landscaping

24. Landscaping shall be provided on the eastern elevation of the structure. The landscaping shall include two (2) 15 foot palm trees and six (6) 5 gallon shrubs that are acceptable to the Planning Department. The shrubs shall be spaced at 30 inches on center.

25. Prior to the issuance of building permits for the Project, the applicant shall submit for review and approval by the Planning Department a detailed on-site landscape and irrigation plan consistent with the project site plan. The landscape plans shall include a landscape palette that contains the botanical and common names, quantity for each specie proposed in the plans.

Planning - Operational

26. Prior to the issuance of a building permit, the applicant shall provide documentation that the Federal Aviation Administration has reviewed and approved the height and location of the proposed wireless facility.

27. Lighting shall be turned off unless except when maintenance personnel are present, except as may be required by the Federal Aviation Administration, and except for any security lighting activated by motion sensors.

28. All outdoor lighting shall be shielded or designed to direct the lighting downward. All lighting shall be adjusted so that all lighting is contained within the boundaries of the site. Lighting shall be turned off unless except when maintenance personnel are present.

29. In the event that the operator of the facility is changed from the applicant, including changes in corporate name, or if additional carriers' antennas are included with the project, the project proponent shall provide written notice, including contact information, for inclusion in the CUP 11-001 case file.

30. In the event that the facility is to be no longer used, the entirety of the facility shall be removed within 30 days. Proper permits shall be required.

31. Prior to the issuance of a building permit, all application requirements, pursuant to Article XLVI - Wireless Telecommunication Facility of the Hemet Municipal Code, shall be submitted to satisfaction of the Planning Department Director, i.e., Maintenance, Security, and Anti-Graffiti Plan, and Evidence of Required License and Approvals.

32. The Applicant/Developer shall maintain the subject property after the start of construction and during the lifetime of the project, free of weeds, debris and trash.

33. The monopalm shall contain a dead palm tree skirt in order to blend in with the adjacent palm trees.

34. Bollards shall be placed at the throat of the northerly driveway to prevent vehicular access.

ENGINEERING CONDITIONS

The following conditions of approval are project specific and were recommended by the Engineering Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Public Works - Engineering Division at (951) 765-2360.

35. A City of Hemet Encroachment Permit shall be obtained prior to performing any work within public right-of-way. City approved plans will not relieve the Contractor from responsibility for obtaining an encroachment permit. A copy of the permit shall be kept on the construction site at all times.

36. The Contractor shall notify the City inspector 72 hours before commencing work.

37. The relocation of the trash enclosure, subject to Public Works Department's approval, shall not encroach into the existing drainage facilities on the property.

BUILDING CONDITIONS

The following conditions of approval are project specific and were recommended by the Building Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Building Department at (951) 765-2475.

Building – Building Code Requirements

38. This project shall comply with the 2010 California Building Codes.

39. As part of the plans for plan check, a detailed structural analysis, in compliance with Chapter 16 of the Uniform Building Code for the building's intended use, shall be provided.

40. The electrical systems shall be installed in accordance with applicable adopted codes.

FIRE PREVENTION CONDITIONS

The following conditions of approval are project specific and were recommended by the Fire Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Fire Department, FIRE PREVENTION DIVISION at (951) 765-2450.

Unless specifically stated herein, these conditions shall not be construed to permit or allow deviation from any Federal or State laws nor any of the local codes and ordinances adopted by this jurisdiction.

Agency Approvals

41. The final Conditions of Approval for this project shall be included in any site plan or construction plans submitted for permit issuance. Plans will not be approved without reference to these "conditions".

42. This project is subject to review and approval in accordance with the California Code of Regulations, Title 19 for Fire and Life Safety. This project is subject to an annual inspection and permit from the Hemet Fire Department for this type of occupancy (use).

43. Provision for the storage or handling of hazardous materials, as defined by Federal, State, and Local Law, shall be in accordance with CFC, Chapter 27.

44. Storage and handling of flammable and combustible liquids shall be in accordance with the 2010 California Fire Code, Chapter 34 and NFPA 30 (2003), Flammable and Combustible Liquids Code.

Hydrants and Fire Protection Systems

45. Portable fire extinguishers shall be installed and maintained in accordance with 2010 CFC section 906 and Chapter 3, Title 19 CCR. The type and spacing shall be approved by the City of Hemet Fire Marshal prior to installation.

Miscellaneous

46. An annual permit and a "Hazardous Materials Management Plan" (HMMP) will be required pursuant to 2010 CFC Section 2701. This facility shall be subject to the standards of NFPA 704 or some other means of identifying hazardous materials for emergency responders as approved by the Fire Marshal.

47. Cabinet Signage – manufacture, model number of system, electrical rating of battery system. Signs shall be in cabinet that indicate the relevant electrical, chemical and fire hazard.

POLICE DEPARTMENT CONDITIONS

The following conditions of approval are project specific and were recommended by the Police Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Police Department at (951) 765-2400.

The Police Department has no conditions.

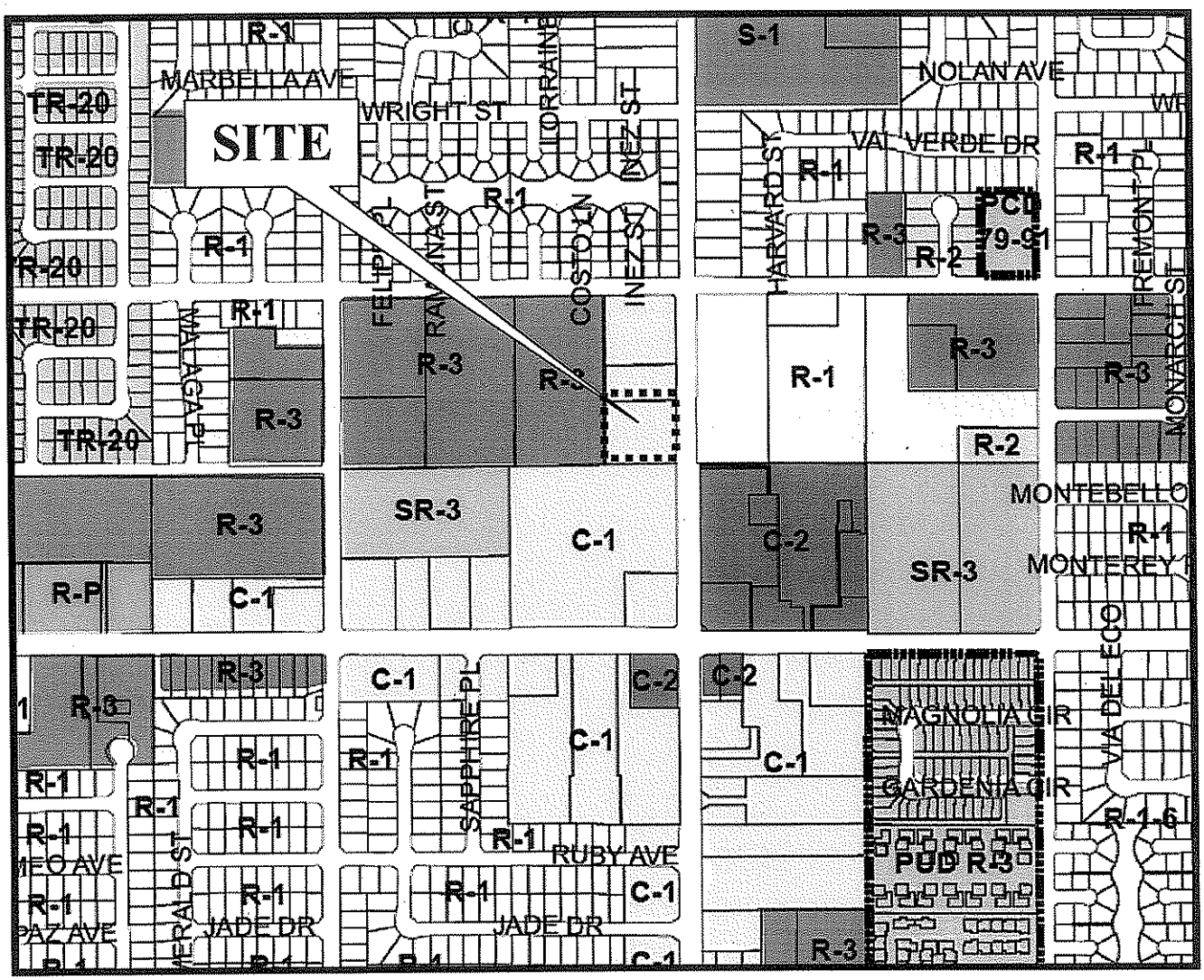
END

Attachment No. 2

Zoning Map

Planning Commission
Meeting of
June 21, 2011

CONDITIONAL USE PERMIT NO. 11-001
ZONING MAP



Attachment No. 3

Neighborhood Context Worksheet

Planning Commission Meeting of June 21, 2011

City of Hemet Planning Department
Neighborhood Context Review Worksheet

Project Information

Project Name: Verizon at Apple Urgent Care

Case #: Conditional Use Permit No. 11-001

Location: 1001 South State Street

Lot Characteristics

Average Building Height: 15-20 Feet Average Setback: 35-40 Feet

Lot: 1.41 Acres/1,153 sq. ft. leased area Lot Width: 235 Feet Lot Depth: 262 Feet

Neighborhood Characteristics

Age of Homes: N/A Style of Homes: N/A

Neighborhood Type (e.g. rural, urban, suburban): Suburban

Sidewalk Type (e.g. monolithic or parkway): Parkway

Street width: 33 Feet to Centerline Curb Type: Standard

Mature trees on site: Yes

Street trees: Yes

Other (describe distinguishing characteristics such as condition of neighborhood):

The project site has an existing building that currently operates as an urgent care center and dental office.

Other Info:

Distance to nearest park: 1.43 miles (R.C. Park)
Distance to nearest school: 0.65 miles (Diamond Valley Middle School)

Staff Info:

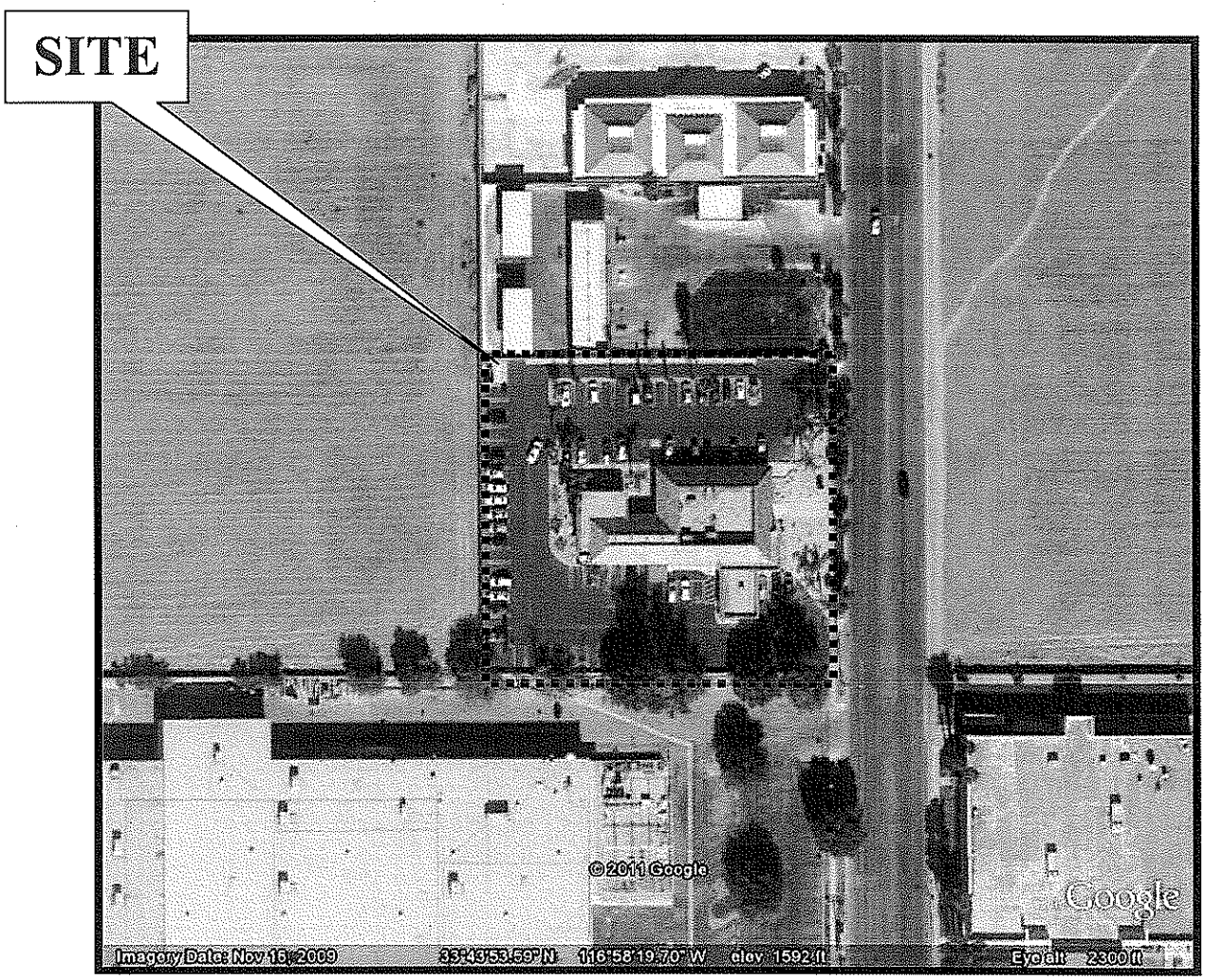
Planner: C. Kendrick Date of Neighborhood Visit: Various 2011

Attachment No. 4

Aerial Map

Planning Commission
Meeting of
June 21, 2011

CONDITIONAL USE PERMIT NO. 11-001
AERIAL MAP



Attachment No. 5

Photographs of Site

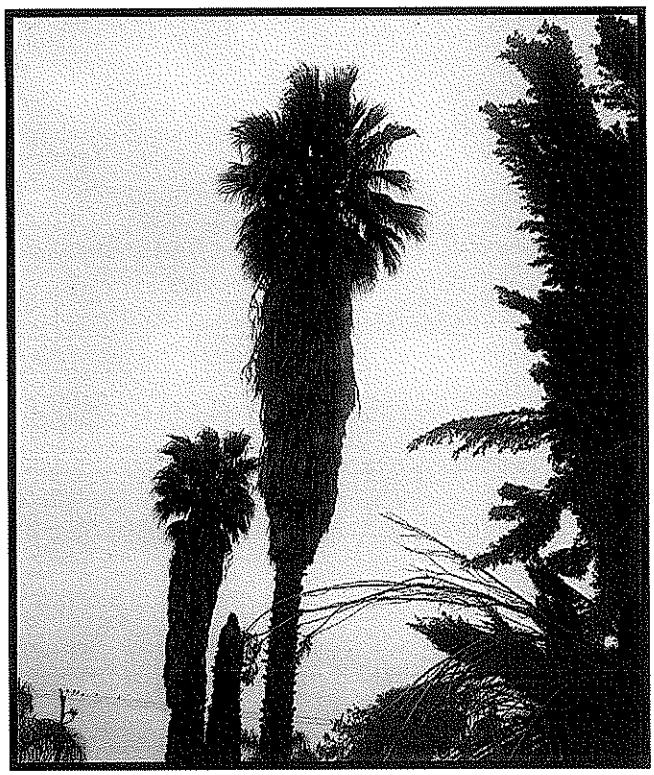
Planning Commission
Meeting of
June 21, 2011

Conditional Use Permit No. 11-001
Site Photographs

Looking west from the parking area

Looking east along the third access drive

Looking south from northwest corner of property



Existing palm trees on site

Attachment No. 6

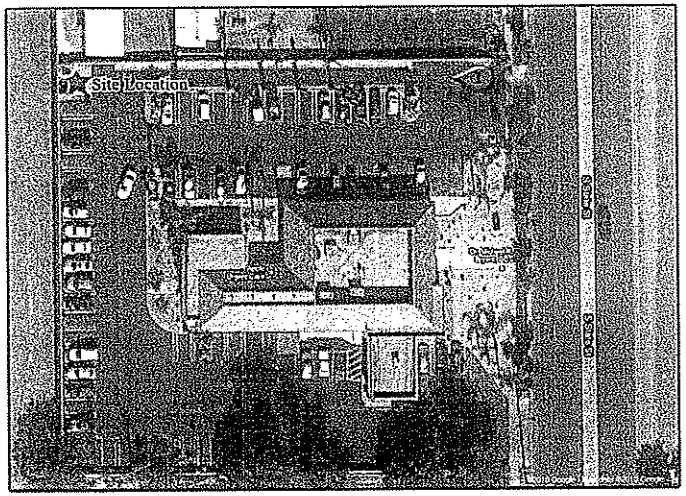
Before and After Visual Appearances

Planning Commission Meeting of June 21, 2011

STARLIGHT

1001 SOUTH STATE STREET HEMET, CALIFORNIA 92543

VIEW 1



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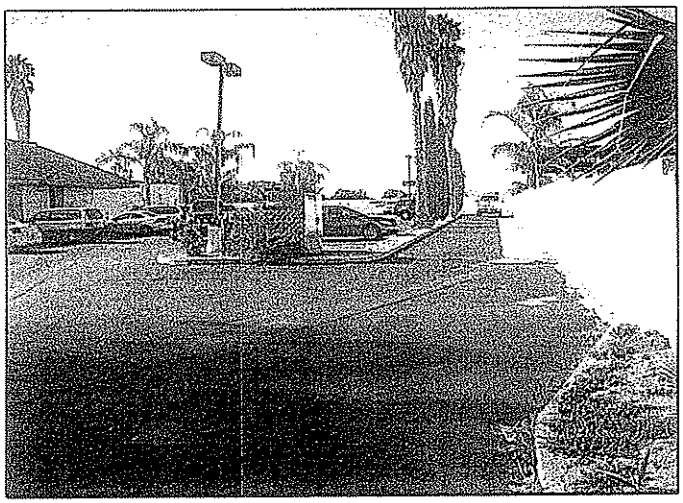
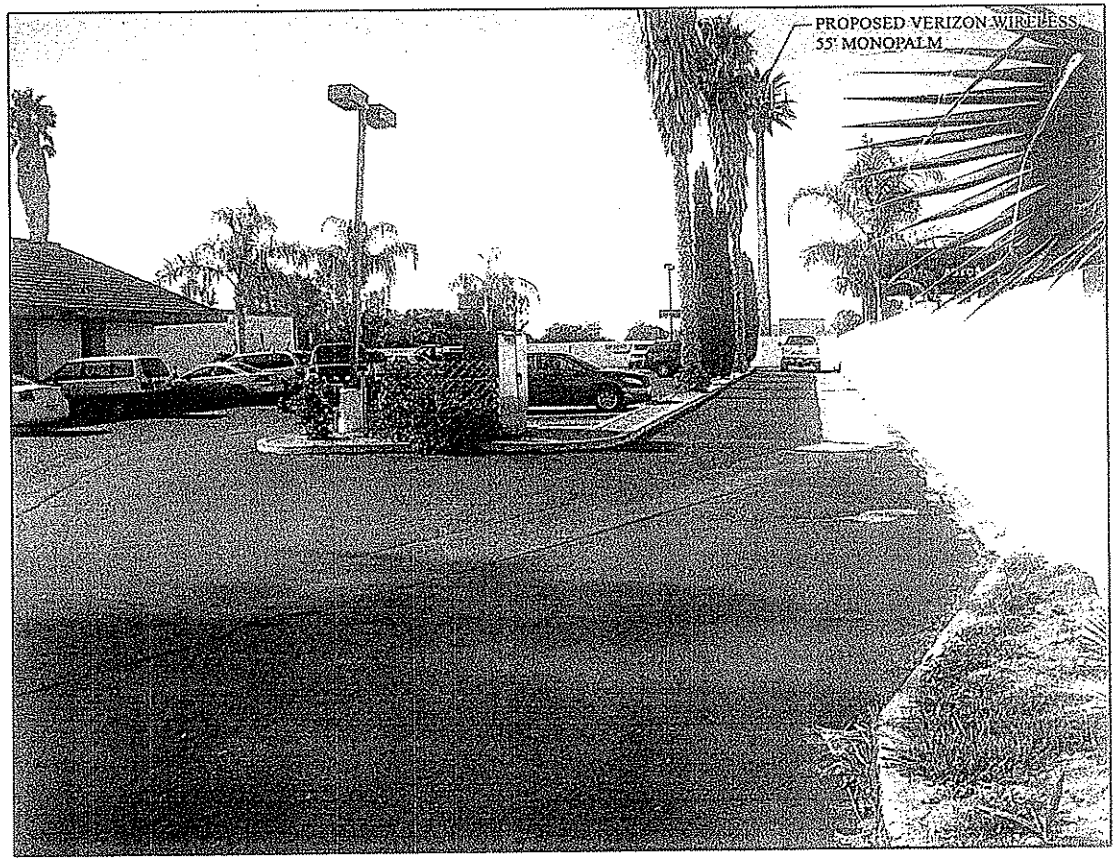


EXISTING



PROPOSED

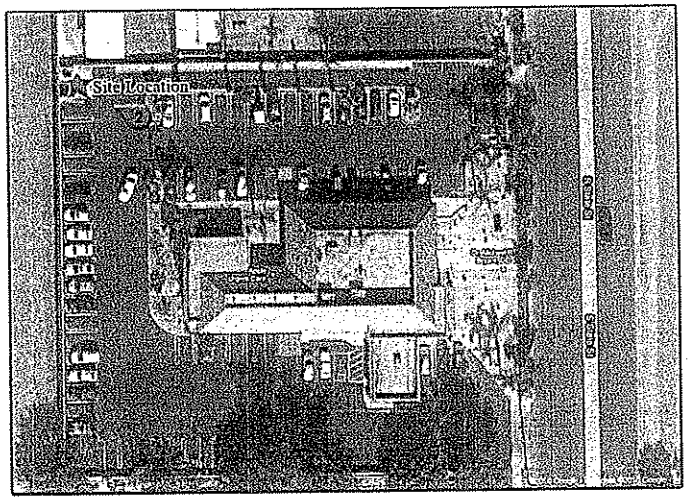
SPECTRUM
8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: 702) 367-7705
FAX: 702) 367-8733

verizonwireless
15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

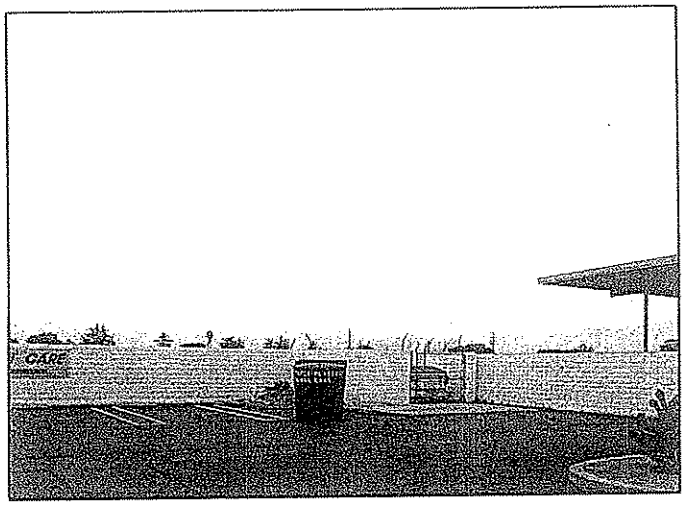
STARLIGHT

1001 SOUTH STATE STREET HEMET, CALIFORNIA 92543

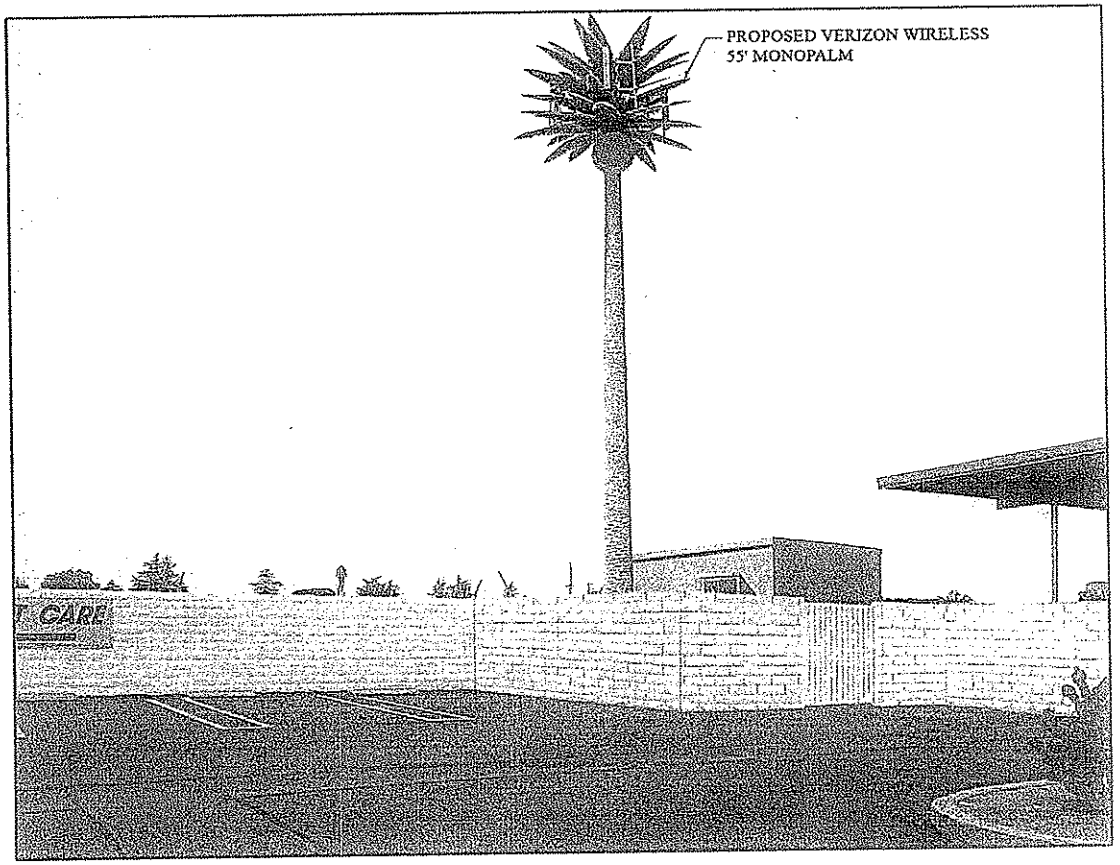
VIEW 2



LOCATION



EXISTING



PROPOSED

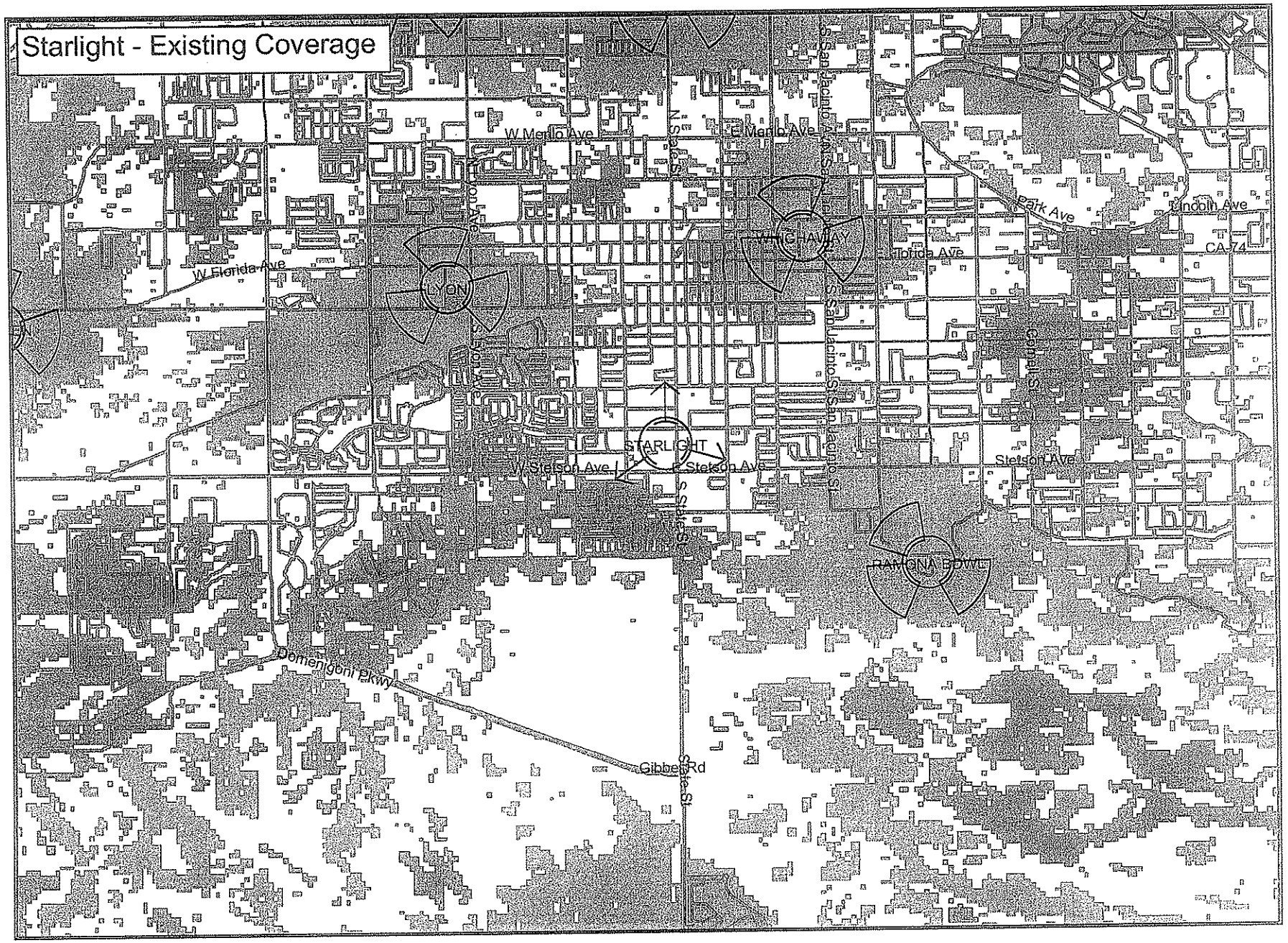
SPECTRUM
8805 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE (702) 367-7705
FAX (702) 367-8733

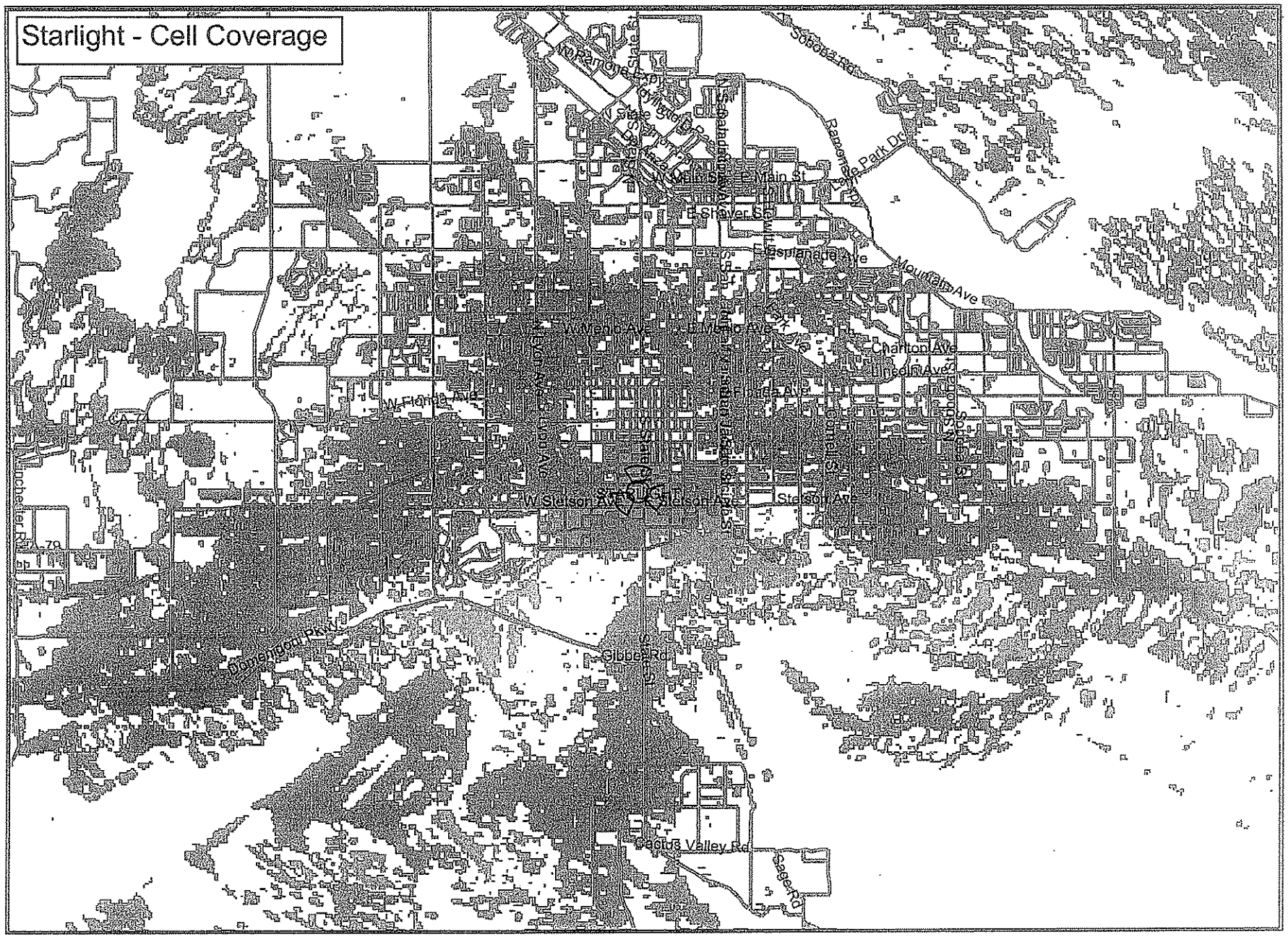
verizonwireless
15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

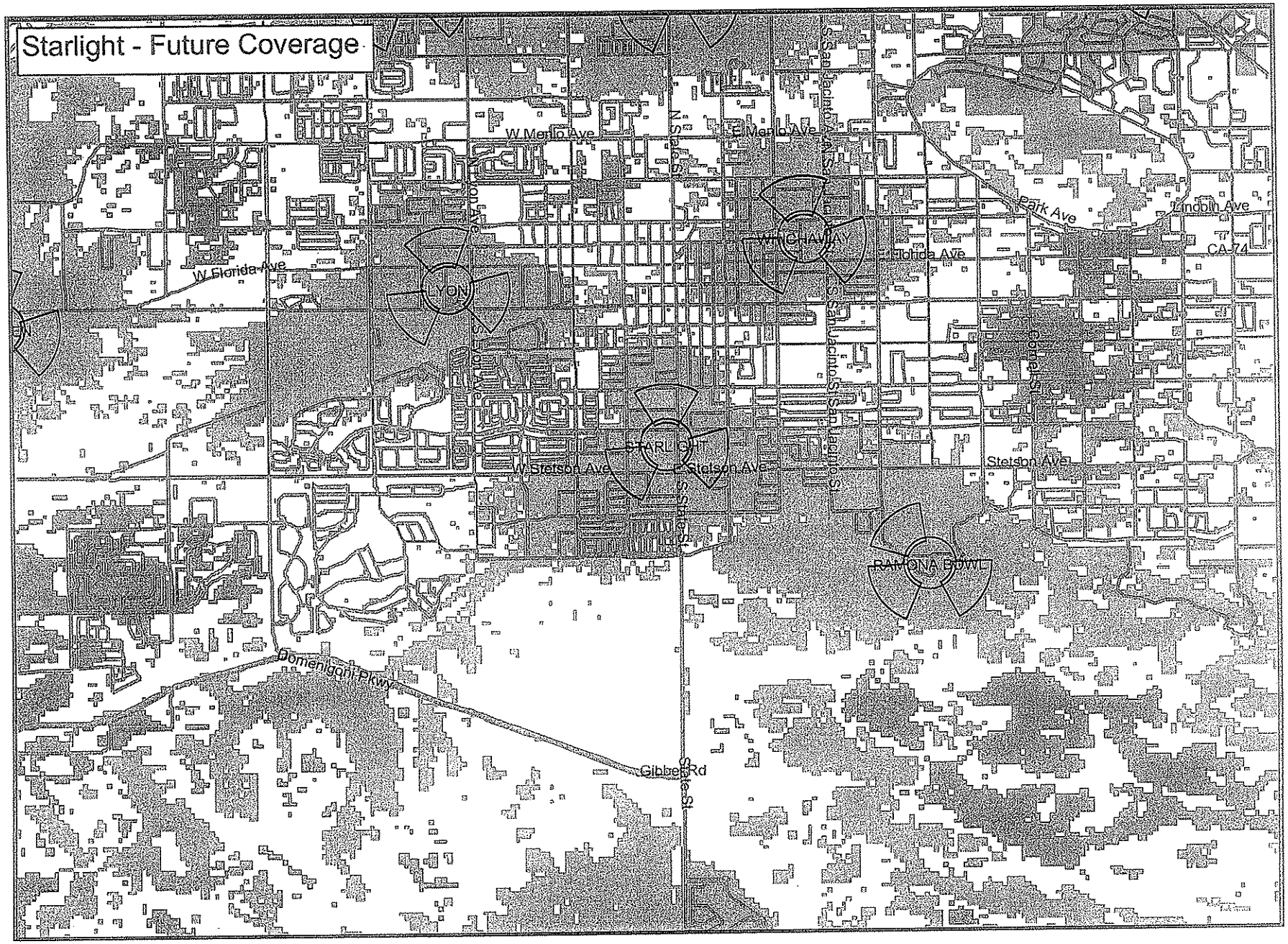
Attachment No. 7

Existing/Proposed Area of Service

Planning Commission
Meeting of
June 21, 2011


Starlight - Existing Coverage
W Merlo Ave
E Merlo Ave
W Florida Ave
Florida Ave
Park Ave
Lincoln Ave
CA 74
LYON
WHITE HAVEN
STARLIGHT
W Stetson Ave
E Stetson Ave
Stetson Ave
S San Jacinto St
Canal St
RAMONA BOWL
Domenigoni Pkwy
Gibbel Rd


Starlight - Cell Coverage
W Ramona Expy
State St
Soboba Rd
Ramona Park Dr
E Main St
E Shaver St
E Esplanade Ave
Mountain Ave
W Menlo Ave
E Menlo Ave
Charlton Ave
Lincoln Ave
W Florida Ave
E Florida Ave
W Stetson Ave
E Stetson Ave
Stetson Ave
Domenigoni Pkwy
Gibbs Rd
Cactus Valley Rd
Sage Rd


Starlight - Future Coverage
W Menlo Ave
E Menlo Ave
N State St
S San Jacinto Ave
Park Ave
Lincoln Ave
CA-74
WHICHAWAY
Florida Ave
W Florida Ave
LYON
S Lyon Ave
S San Jacinto St
Cornell St
STARLIGHT
W Stetson Ave
E Stetson Ave
Stetson Ave
S State St
RAMONA BOWL
Domenigoni Pkwy
Gibbel Rd
State St

Attachment No. 8

Letter of Justification

Planning Commission
Meeting of
June 21, 2011

8390 Maple Place, Suite 110
Rancho Cucamonga, California 91730
909.944.5471 – Office
909.944-5971 - Fax

Verizon Wireless Site: Starlight (1001 S. State Street)

Search Area
The search area for the proposed facility is centered on State Street and Stetson Avenue. The search area is approximately ¼ mile in circumference and anything located outside of that area will not meet Verizon's needs. The proposed facility is designed to improve network coverage in and around the aforementioned area. The proposed facility will be incorporated into the existing network, and additional proposed sites, to provide seamless coverage to consumers as mandated by FCC licensing requirements. Because this site is intended to improve existing coverage, careful consideration had to be given to the proposed location in relationship to other existing Verizon Wireless (Verizon) sites (see enclosed Propagation Maps).

Proposed Design
The proposed design includes the installation of panel antennas and a parabolic antenna on a new 60' monopalm. Verizon's design includes 30'x30' block wall lease area to house an equipment shelter and emergency backup generator. This will facilitate maintaining the low profile nature of Verizon's proposed installation. The proposed facility will be unmanned and the equipment that will be utilized will be in compliance with applicable noise standards.

Alternative Sites
Verizon typically seeks to collocate on existing towers. After a visual inspection of the area and reviewing records available from the FCC, there were no other structures in the area on which Verizon could collocate. Verizon is aware of the 65' monopalm, located at Our Lady of the Valley, which is located 1,500+ feet away. There are a few reasons that a collocation is not feasible: 1) The design in and of itself is not conducive to collocation. To meet their technical needs, Verizon must install 15 antennas. To install 15 antennas on the monopalm would render it no longer stealth and would look very strange. 2) The available height for collocation (if it were possible) would be somewhere around 44' for Verizon, which is about 10' shy of their needs for adequate coverage to the area. The reason it is so low is that the tree is 65', the top 5' is fronds, T-Mobile's antennas are at a 58' centerline which puts the bottom of their antenna at 56'. Verizon must keep a 10' separation (tip to tip) from another carrier to avoid interference. This places Verizon's antennas at 44'. 3) The location is outside of Verizon's preferred search area.

Letters expressing a desire to lease space were sent to many commercial properties in the area; only the current candidate, Reddy Management, has shown any interest in leasing space to Verizon. Henry's Market was amongst those contacted and they showed no interest. Also, if there is 1 carrier on the roof already, interference would likely be an issue as the cupola space is restrictive in size.

Zoning Ordinance
Verizon's proposed design complies with the policies set forth in the City's ordinance regarding wireless facilities. The site is stealth in nature, compatible and consistent with the existing and proposed uses in the area, meets the height requirement of the zone and meets the required 1,500' setback from the nearest existing tower.

Regards,

Randi Newton
4/13/2011

APR 21 2011
CUP11-001

Attachment No. 9

Our Lady of the Valley photo simulation

Planning Commission Meeting of June 21, 2011

Attachment No. 10

May 17, 2011 Planning Commission Staff Report (without attachments)

Planning Commission Meeting of June 21, 2011

AGENDA #8

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director
Carole L. Kendrick, Assistant Planner

DATE: May 17, 2011

RE: **CONDITIONAL USE PERMIT NO. 11-001 (VERIZON @ APPLE URGENT CARE)**
A request for Planning Commission review and approval of a Conditional Use Permit allowing the construction and operation of a major ground mounted telecommunication facility and associated equipment consisting of a 60' pole camouflaged as a monopalm located on the west side of State Street, north of Stetson Avenue and south of Johnston Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

PROJECT APPLICANT INFORMATION

Owner:	Reddy Management Inc.
Applicant:	Los Angeles SMSA LP dba Verizon Wireless
Authorized Agent:	Randi Newton – Spectrum Surveying & Engineering
Project Location:	1001 South State Street
Lot Area:	1,153 square-feet of leased area

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission:

1. Adopt the attached Planning Commission Resolution Bill No. 11-013 (Attachment No. 1), entitled:

   " A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 11-001 FOR A MAJOR TELECOMMUNICATIONS FACILITY CONSISTING OF A GROUND-MOUNTED SIXTY (60) FOOT HIGH MONOPALM WITH ACCESSORY EQUIPMENT LOCATED ON THE WEST SIDE OF STATE STREET, NORTH OF

STETSON AVENUE AND SOUTH OF JOHNSTON AVENUE (APN: 446-280-010)."

PROJECT DESCRIPTION AND BACKGROUND

The applicant is requesting approval of **CONDITIONAL USE PERMIT NO. 11-001** for the construction and operation of a camouflaged, major, telecommunications facility project consisting of a ground mounted, 60 foot high monopalm. Antennas would be installed at the top of the pole with appurtenant accessory equipment cabinets and small global positioning antennas. The site is comprised of a 1,153 square-foot area, surrounded by a six (6) foot high block wall located at 1001 South State Street (APN 446-280-010). The project site is currently occupied by Apple Urgent Care.

The proposed telecommunications facility tower will be up to 60 feet in height with one array of up to 15 panel antennas, vertically centered at a height of 53 feet. The tower is 55 feet in height with an additional five (5) feet to accommodate the branches. The antenna's configuration will contain three (3) sectors with five (5) antennas each. On the ground, equipment cabinets will be stored within an equipment shelter and two (2) global positioning antennas will be located inside the walled 1,153 square-foot facility. The site plan and elevations are provided in Exhibit 1A, as attached.

The project is proposing to relocate the existing trash enclosure outside the easement area and positioning it at the southeast corner of the six (6) foot block wall that will surround the enclosure. As previously mentioned, the entire site will be enclosed with a six (6) foot block wall. Staff has conditioned a split face block wall to minimize the opportunity for graffiti and present an updated appearance (See Condition No. 22). The northerly entrance to the parcel will also be inaccessible as the proposed enclosure will prevent the continuation of this drive aisle. The parcel does have two additional entrances provided along State Street that are located on the north and south sides of the existing building. Staff has conditioned the project to provide bollards at the throat of the northerly drive to prevent any vehicles from using the drive aisle in the future (See Condition No. 34).

The applicant is also proposing to extend the existing landscape island that is adjacent to the enclosure. The landscape island will be lengthened to the northerly property line and will include two (2) 15-foot palm trees and six (6) five-gallon shrubs. The landscaping will be drought tolerant and compatible with the existing landscaping on site (Condition Nos. 24 and 25).

The site is currently developed with the existing Apple Urgent Care building and associated parking and landscaped areas. The entire parking lot area is paved and provides vehicular access to the proposed project site. The surrounding area includes vacant land to the east and west, an existing car wash to the north and the K-mart Shopping Center to the south of the

project site. The nearest residence is located approximately 475-feet from the proposed telecommunication facility.

The topography of the site and surrounding area is relatively flat and developed (please refer to the Adjacent Zoning Map – Attachment 2, and Aerial Map – Attachment 4). The project site, which is presently developed, is accessed from State Street. The site is located on the west side of State Street, to the south of Johnston Avenue and north of Stetson Avenue on APN 446-280-010. The site is zoned C-1 (Neighborhood-Commercial), and is surrounded by existing commercial uses and vacant land.

The General Plan land use designation for the site location is Commercial. The project is located in the central portion of the South Central Hemet Neighborhood Planning Area. The Planning Area's development concept is devoted to preserving existing residential neighborhoods. The proposed project is utilizing an existing site and will encourage preservation of the existing neighborhoods by providing commercial telecommunication services to the City's residents, and thus is consistent with the General Plan.

The following table indicates land uses immediately surrounding the project site.

	LAND USE	ZONING	GENERAL PLAN
PROJECT SITE	Apple Urgent Care	C-1 (Neighborhood-Commercial)	C (Commercial)
NORTH	Misty Cove Carwash	C-1 (Neighborhood Commercial)	C (Commercial)
EAST	Vacant Land	R-1 (Single-Family Residential)	R-IV (25-40 Dwelling Units per Acre)
SOUTH	K-mart Shopping Center	C-1 (Neighborhood-Commercial)	C (Commercial)
WEST	Vacant Land	R-3 (Multiple-Family Residential)	C (Commercial)

The project setting is illustrated and described in more detail by the attached items:

- Adjacent Zoning Map (Attachment No. 2)
- Neighborhood Context Worksheet (Attachment No. 3)
- Surrounding Area Map (Attachment No. 4)
- Photographs of Site (Attachment No. 5)

Project Need:

The applicant has provided a letter of justification (Attachment No. 8) demonstrating the need for the proposed cell tower in this area in order to provide adequate coverage for cellular service. The facility will require a minimum height of 60 feet, top of antennas (and pole) to ensure the RF signals emitting from the antennas propagate for a distance that will connect to adjacent cell sites and serve cell phone users in the area. There are no buildings in the area of the search ring that will allow for a 60-foot top of antenna height. For this reason, a new ground-mounted facility is proposed. A coverage analysis is provided in Exhibit No. 7, demonstrating the current gap in service and the proposed coverage with the new cell tower.

The Verizon RF Engineer has indicated that a minimum 55-foot top of antenna height is needed to ensure adequate RF signal propagation to the surrounding area. The requested height will ensure that the signal reaches the surrounding community, as well as the surrounding Verizon sites, as is required for comprehensive, consistent wireless phone coverage. Based on the RF Engineer's recommendation, lowering the height of the proposed facility will not allow for adequate RF signal propagation and adequate wireless phone coverage for the area. The information provided by the applicant provides a reasonable justification for the proposed facility height of 60 feet and evidences that this height will not be detrimental to the public health, safety and welfare.

The new facility will accommodate additional wireless carrier's antennas. Whether this height is adequate for a future carrier depends on the location of the carrier's existing nearby sites and the area to be provided coverage. The foundation and footing for the proposed monopalm will be designed so that a second set of antennas can be accommodated. Verizon has been conditioned to allow co-location opportunities for future carrier's antennas on the monopalm.

Staff has concerns with the ability to collocate on a monopalm. However, due to the existing palm trees on site and in the surrounding area, the applicant's proposal of a monopalm for this site is appropriate based on the existing setting. Although the monopalm has a limited ability to provide aesthetic collocation opportunities, the technology is rapidly changing and may provide new aesthetic options to collocate on monopalms in the future.

There are no co-locatable facilities within 1,500 feet of the proposed facility. The proposed major facility meets the required 1,500 foot separation from existing major facilities pursuant to Section 90-1621.(a) (1).c. of the Hemet Municipal Code. The proposed facility is slightly over 1,500 feet from the nearest existing major facility which is located at the southeast corner of State Street and Whittier Avenue at the Our Lady of the Valley church and to the north of the project site.

Monopalm facilities do have the ability to provide collocation opportunities, but concealing additional antennas becomes difficult due to the constraints of the palm tree design. The applicant provided staff with a photo simulation with the proposed Verizon antennas on the existing monopalm located at the Our Lady of the Valley church site (Exhibit No. 9). In addition, the opportunity to collocate on the monopalm will not provide Verizon with the height necessary to

meet their gap in coverage.

RESOLVED ISSUES

The applicant's original proposal located the site at the northwest corner of the property. During the preliminary review of the project, staff found that the project was positioned over an existing 15 foot utility easement. The proposed project is also adjacent to a residential zone, which requires that the project meet the setbacks for that residential zone. The R-3 (Multiple-Family Residential) zone requires a minimum ten (10) foot rear-yard setback. The revised design has relocated the facility outside of the existing easement and to meet the required setback to the vacant, multiple-family property to the west.

ALTERNATIVE SITE ANALYSIS

The applicant evaluated six (6) alternative locations and expressed a desire to lease space for the proposed facility, however only the current property owner responded to Verizon's lease request. The applicant evaluated the following locations:

1. 991 South State Street
2. 901 South State Street
3. 102 West Stetson Avenue
4. 1265 South State Street
5. 1299 South State Street
6. 1295 South State Street

Staff also suggested that the applicant consider collocating on the existing monopalm located at the Our Lady of the Valley Church at 780 South State Street. As indicated in the applicant's letter dated April 13, 2011 (Attachment No. 8), the monopalm at Our Lady of the Valley Church does not have the necessary height to meet the coverage objectives. Furthermore, the monopalm does not provide opportunities to disguise collocated antennas (Attachment No. 9).

ZONING CONSISTENCY

The project is subject to, and consistent with, the Development Standards for the Wireless Telecommunications Facilities Section of Chapter 90 of the Hemet Municipal Code. The property is currently zoned C-1 (Neighborhood-Commercial), and requires a Conditional Use Permit for public facilities and utilities including but not limited to, electrical substations, city facilities, libraries and public offices. In addition, the Wireless Telecommunications Facility Article XLVI, Section 90-17(a) does allow major telecommunications facilities in all zones, except R-1, R-2, R-3, R-A and R-P.

The project is exempt from the 35-foot height standard for buildings and structures pursuant to Section 90-385(c) of the Hemet Municipal Code. The exception states that "*Structures permitted above a specified height may be erected as follows: Structures or walls for the housing of elevators, stairways; tanks, ventilating fans or similar structures, skylights, towers, steeples, flagpoles, chimneys, smokestacks, wireless masts, radio and television masts, water tanks, silos or similar structures, provided that no roof structure, as listed in this subsection, or any space above the height limit specifically prescribed for particular zones, shall be allowed or used for the purpose of providing useable floor space in excess of that reasonably required to maintain such structures and shall not be used for signage*".

As required by Hemet Municipal Code Section 90-1618 of Article XLVI Wireless Telecommunication Facilities, the applicant provided a letter of justification (Attachment No. 8) which provides a reasonable explanation for the proposed location and height requirements.

Additionally, the Hemet Municipal Code, Section 90-1619 states that if a wireless telecommunication facility is located within 200 feet of a residential zone, then it shall comply with the setback requirements for such zone. The R-3 (Multiple-Family Residential) zone requires a minimum of ten (10) foot rear yard setback. The proposed wireless telecommunication facility is adjacent to a vacant R-3 property and is proposing a 23-foot, 11 inch setback from the property line to the center of the pole.

The Hemet Municipal Code §90-1621(b)(1)b states that *"A major facility should not be located within 200 feet of any property containing a residential use"*. The property to the west is vacant and does not currently contain a residential use. The nearest residential use is 500 feet to the southwest of the project site. Because the property to west does not contain a current residential use, the project is not required to comply with the 200 foot requirement. However, Section 90-1619(b)(5) states that the City shall consider *"the proximity of the proposed facility to residential structures and to boundaries of residential zones*". No specific distance requirement is specified from the boundary of a residential zone in the code; only that it be considered in the Planning Commission deliberation.

Based on the project application, the information provided in the following table summarizes how this project meets and exceeds the minimum development standards of the C-1 zone.

DEVELOPMENT STANDARDS	REQUIRED C-1 ZONE	PROVIDED
Front Setback	7 Feet for each 12 Feet of Building Height	212 Feet
Rear Setback	0 Feet Minimum	23 Feet, 11 Inches to Tower
Side Setback	0 Feet Minimum	17 Feet
Building Height (Top of monopalm)	Wireless Mast Exception Sec. 90-385 (c) Height Exceptions	60 Feet
Building Height (Top of Antennas)	Wireless Mast Exception Sec. 90-385 (c) Height Exceptions	55 Feet
Maximum Lot Coverage	40 Percent	.018 Percent

DESIGN GUIDELINES CONSISTENCY

The project has been reviewed in accordance with the design requirements of Article XLVI Wireless Telecommunications Facilities. Article XLVI intends that:

> "...the protection of property values and the enhancement of the city's aesthetic appearance can be achieved by maintaining the architectural and structural integrity of wireless telecommunication facilities and the protection of views from obtrusive and unsightly accessory structures."

The project complies with the Commercial Design Guidelines in terms of building height and materials, landscaping, and required walls and fences as follows:

First, the Guidelines require that the height of structures relate to adjacent open space and that building products imitating natural materials be durable and avoid the impression of being artificial. The monopalm construction materials consist of a galvanized steel pole with simulated bark and palm fronds. The bark is molded, flexible and durable polyurethane. The tree is designed with materials to withstand any adverse weather conditions.

Secondly, the Guidelines also require the utilization of landscaping to screen unsightly features and utility equipment, as well as to decrease heat gain. The proposed project's monopalm tower will screen the pole and antennas from short and long distances, respectively. In addition, the project has been conditioned to provide adjacent landscaping to screen the use from State Street.

Lastly, the Commercial Design Guidelines require the use of walls for screening or security functions that are compatible with the architectural character of the primary structures and the surrounding area. The project's decorative block wall is necessary for security functions. A six (6) foot block wall surrounds the base of the facility and will provide security and screening, as well as housing for an equipment shelter and emergency backup generator.

TRANSPORTATION UNIFORM MITIGATION FEE (TUMF)

At the time of building permit issuance, the proposed project is subject to payment of the required fees relative to the Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) pursuant to Chapter 58, Article III, Section 58-70.2 (f)(4) of the Hemet Municipal Code.

MULTI-SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Pursuant to Chapter 31, Section 31-16 (3) of the Hemet Municipal Code, development within a project area that is currently or has been previously improved, are exempt from provisions of the MSHCP Fee Ordinance. Therefore, pursuant to Hemet Municipal Code Section 31.16(3), this project is not subject to the payment of MSHCP fees.

AIRPORT LAND USE COMPATIBILITY

The project is located south of Stetson Avenue, west of State Street and north of Johnston Avenue, is not within the Hemet Ryan Airport Influence area, and is outside the area that may be subject to Airport Land Use Commission review. Therefore, the project can be considered compatible with the Hemet/Ryan Airport Land Use Plan.

DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

On February 3, 2011, the project was reviewed for design by the DRC. Staff from the various City departments provided written conditions that have been incorporated into the proposed conditions of approval (Exhibit 1B).

CEQA REVIEW

The project is exempt from CEQA under CEQA Guidelines Section 15332 in that the staff report submitted by the Planning Department and other findings made in the attached Resolution demonstrate that the project meets the criteria for application of a Class 32 (In-fill Development) Categorical Exemption under the CEQA Guidelines for the following reasons:

- Conditional Use Permit No. 11-001 is consistent with the South Central Hemet Neighborhood Planning Area of the General Plan's Community Development Element, and all applicable General Plan policies as well as with the applicable zoning designation.

- The proposed development occurs within City limits on a project site of no more than 5 acres substantially surrounded by vacant property and commercial uses. The project site comprises a 1,153 square-foot portion of a 1.41 acre lot (APN: 446-280-010).

- The project site has no value as habitat for endangered, rare or threatened species. Based on the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) database, the site is not a part of an identified cell. The entire project site is developed. Therefore, no sensitive species or other protected biological resources were observed or are likely to be present.

- Approval of the project would not result in any significant effects relative to traffic, noise, air quality or water quality. There is no indication that the project would materially affect traffic, noise, air quality or water quality, or result in any significant effects.

- The project is located south of Stetson Avenue, west of State Street and north of Johnston Avenue, is not within the Hemet Ryan Airport Influence area, and is outside the area that may be subject to Airport Land Use Commission review. Therefore, the project can be considered compatible.

- Finally, the site can be adequately served by all required utilities and public services. All utilities and services are present at the streets fronting the site. Public Services, including public safety, currently exist= and are adequate for the proposed project.

PUBLIC COMMUNICATIONS RECEIVED

At the time of report preparation, the Planning Department has not received any letters of comment from the public. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

Property owners located within 1,000-foot radius of the project site were notified of the public hearing on May 5, 2011 with a 10-day hearing notice in addition to a public notice in the Press Enterprise.

REPORT SUMMARY

Conditional Use Permit No. 11-001 is for the review and approval of a 60-foot high camouflaged major telecommunications facility project within the C-1 (Neighborhood-Commercial) zone. The project is for the design, construction, and operation of the telecommunications facility located south of Stetson Avenue, west of State Street and north of Johnston Avenue.
For the reasons stated above, the Planning Department believes that the project can be found exempt from the California Environmental Quality Act as an in-fill project, and that a Notice of Exemption can be filed for Conditional Use Permit No. 11-001. Additionally, the design proposed by Conditional Use Permit No. 11-001 conforms to and is consistent with development standards provided for the C-1 zone as reviewed under Hemet Municipal Code Article XLVI Wireless Telecommunications Facilities. For these reasons, and as more fully discussed in this Staff Report and accompanying attachments, the Planning Department recommends approval of the project. The Planning Commission's actions are final unless appealed to the City Council within ten working days.

Respectfully submitted,

Carole L. Kendrick

Carole L. Kendrick
Assistant Planner

Reviewed By:

Deanna Elliano
Community Development Director

CK/s

ATTACHMENTS

1) Planning Commission Resolution No. 11-013
   - Exhibit 1A - Development Plan
   - Exhibit 1B - Conditions of Approval
2) Adjacent Zoning Map
3) Neighborhood Context Worksheet
4) Aerial Map
5) Photographs of Site
6) Before and After Visual Appearances
7) Existing/Proposed Area Service
8) Justification Letter
9) Our Lady of the Valley photo simulation

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet General Plan EIR
City of Hemet Zoning Ordinance

City of Hemet Subdivision Ordinance
Contents of City of Hemet Planning Department Project File CUP 11-001

Attachment No. 11

Certified Letter Documentation and Map

Planning Commission Meeting of June 21, 2011

SPECTRUM SURVEYING & ENGINEERING
8390 Maple Place, Suite 110
Rancho Cucamonga, CA 91730
(909) 944-5471 – Office
(909) 944-5971 - Fax

June 13, 2010

Carole L. Kendrick
Assistant Planner
City of Hemet
445 E. Florida Avenue
Hemet, California 92543

Re: Starlight – Proposed Verizon Wireless Site

Dear Carole,

As we have discussed, after the previous Planning Commission Hearing for our Starlight site, I sent proposal letters to nearby property owners to see if anyone else in the immediate area might be interested in a Verizon Wireless site on their property. I have attached a copy of one of those letters.

The letters I sent were addressed to property owners on the west side of State Street. The reason for that is that we're already on the far east side of the intended coverage area. And in fact, the properties on the east side, as well as most on the west side, would have the exact same issues with proximity to residential areas. Even K-Mart would have the same problem. After all, our site wouldn't likely be in front of K-Mart. It would be behind it.

We looked at several other properties in the area. And several of them were either too small, or contained possible environmental issues. For instance, Stetson Plaza, located between Gilbert St. and Sapphire Place on W. Stetson doesn't have any space that would be suitable for a cellular site except a small fenced parking area on the Saphire Place side. And it (the fenced parking area) is directly up against a residential home. Similarly, the Valero across the street doesn't have any space, could contain environmental issues, and is also right up against a residential home.

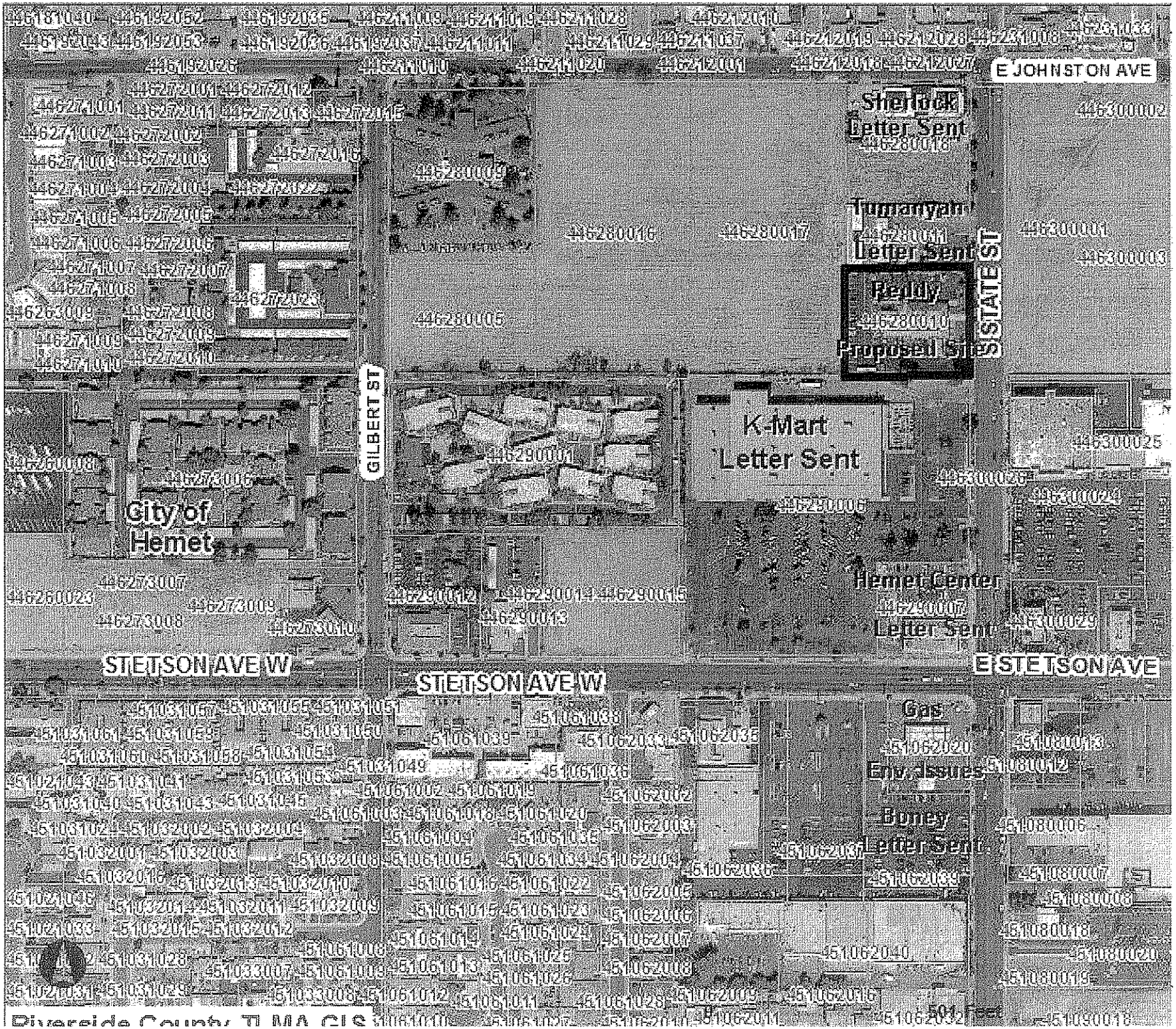
The fact of the matter is that the space we are currently pursuing, at 1001 S. State Street, looks as good or better than anything else in the area relative to the concerns that were expressed at the Planning Commission Hearing. Nevertheless, we have made reasonable efforts to find other suitable locations in the area.

I have attached a copy of the letters that were sent.

Please feel free to contact me any time.

Thanks,

James E. Felton
on behalf of Verizon Wireless
(909) 944-5471 ext 11
(949) 209-7053 – Mobile
jfelton@spectrumse.com


E JOHNSTON AVE
Sherlock
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S STATE ST
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Hemet
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Gas
Env Issues
Boney
Letter Sent
501 Feet
Riverside County TLMA GIS

11959 Mariposa Road, #1
Hesperia, California 92345
Phone: 760.947.3358 Fax: 760.947.3359
Toll Free 866.515.3358 Fax 866.515.3359

June 2, 2011

James Sherlock
901 S. State Street, Suite 200
Hemet, CA 92543

Mr. Sherlock

We have attempted to contact you previously in regard to Verizon Wireless' interest in leasing space to construct a wireless telecommunications facility on your property located at 1299 S. State Street in Hemet, California (APN: 451-062-032). As previously stated, we would propose a new cell tower in a mutually amicable location on your property. The site would be disguised as to not be immediately recognizable as a cell tower.

At this particular location, Verizon Wireless will require approximately 900 square feet to locate its tower and supporting equipment.

Please let me know as soon as possible if you are interested in discussing this proposal. Thank you in advance for your time and consideration. I look forward to hearing from you so that we may discuss this possibility further.

Sincerely,

Jamese E. Felton
on behalf of Verizon Wireless
(760) 947-3358 ext 13
(949) 209-7053 – Mobile
jfelton@spectrumse.com

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AGENDA ITEM #5

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director
Soledad Carrisoza, Planning Technician

DATE: June 21, 2011

RE: **CONDITIONAL USE PERMIT NO. 11-002 (FAITH WORLD HARVEST CHURCH)** – A request for Planning Commission review and approval of a conditional use permit to partially convert an existing 29,619 square foot structure previously used as a fitness club to a community Church with administrative offices, ADA compliant restrooms, nursery, classrooms and a multipurpose/assembly area and, parking lot and landscape improvements on a 1.29-acre parcel, with an environmental exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION

Applicant:	Faith World Harvest Church – Jeremy Swizek
Agent:	Dave Madden - Architect
Project Location:	630 West Latham Avenue
APN:	443-181-034

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission:

1. Adopt Planning Commission Resolution Bill No. 11-008 (Attachment No. 1) approving CUP 11-002 and direct staff to file a Notice of Exemption pursuant to Section 15301 of the CEQA Guidelines.

   "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 11-002 FOR THE PARTIAL CONVERSION OF AN EXISTING 29,619 SQUARE FOOT STRUCTURE PREVIOUSLY USED AS A FITNESS CENTER TO A COMMUNITY CHURCH WITH ADMINISTRATIVE OFFICES, CLASSROOMS, NURSERY, ASSEMBLY AREA AND PARKING LOT AND LANDSCAPE

IMPROVEMENTS ON A 1.29-ACRE PARCEL, LOCATED AT 630 WEST LATHAM AVENUE (APN 443-181-034)."

BACKGROUND

Conditional Use Permit (CUP 31-78) was approved on December 6, 1978 for the construction of a private racquetball facility and construction was completed in 1981. On May 5, 1982, CUP 05-82 was approved for the addition of four racquetball courts, a year round lap pool and a gymnasium with showers and a locker room. A reciprocal parking agreement was made with the property owner of the vacant land just north of this site to meet the additional parking requirements.

The Hemet Racquetball Club and later the Downtown Athletic Club have operated out of this facility until approximately 3 years. The building has two stories with 22,865 square feet on the lower floor and 6,754 on the second floor. The building has been vacant for the approximately 3 years and has been vandalized and broken into in its vacant state, and the property has been poorly maintained.

PROJECT DESCRIPTION

World Harvest Church is proposing the partial conversion of an existing 29,619 square foot structure previously used as a fitness center to a community church with administrative offices, classrooms, nursery, restrooms and assembly area. The total area proposed to be converted is approximately 12,500 square feet, the remaining 17,000 square feet is proposed to be locked off and remain as is until funds are available to continue the conversion. (See Development Plans Exhibit 1A) The applicant is also proposing exterior improvements including parking lot repaving and striping, parking lot lighting, landscaping and irrigation and a trash enclosure. Sheet A-2 and A-3 show the existing floor plan of the athletic facility. Sheet A-4 shows the proposed, floor plan areas to be used by the church, and the areas that will be remodeled and used as part of a later phase.

The applicant, World Harvest Church (WHC) has approximately 160 members and currently meet at their church site in the City of San Jacinto. The Church's proposed office hours are Monday thru Thursday 9 a.m. to 4 p.m. and Sunday church service from 10 a.m. to noon. The church is also proposing an adult and a youth group meeting on Wednesday evenings, as they do at their current location. In the Statement of Operations letter the applicant has stated they anticipate their congregation will double in size, when this occurs they will add a second Sunday morning worship service at 8 a.m.

WHC states they also participate in an outreach program called "Operation Blessing". WHC distributes food, clothing, laundry detergent, soap and other items, and during the holiday season toys are included. In the summer before school starts during "Operation School Supplies" WHC distributes back packs, lunch boxes, notepads, crayons, pencils and erasers. In the past these

events have been held in parks, apartment complexes and mobile home parks in the City of San Jacinto. "Operation Door to Door" and "Adopt A Block" are two outreach programs that work together. WHC adopts a block and build relationships with the families that live on that street. Through this they are able to give special attention and care for the needs of the families, such as home repairs, yard work, groceries and more. (See Statement of Operations Letter - Attachment No. 2)

Originally, the applicant proposed to remodel and use the entire structure. Budget constraints have forced the applicant to modify the plans and propose the following as a phase 1 project: On the south side, main entrance of the building the men's and women's existing bathrooms are to be updated, the sauna and Jacuzzi are to remain and men's locker room and day care area converted to offices. Racquetball court number 1, 2, 3 and training area 1, are to be blocked off and not used at this time, the existing basketball court to be used as multipurpose/assembly room. Court 4 and Training area 2, to be converted to Sunday school classrooms. Existing offices, open area are proposed as nursery/sleeping and laundry areas. Training area 3 and 4 into a Youth Group Meeting area and the weight room converted into Sunday school classrooms. The men's locker room and swimming pool area are to remain blocked off and not used at this time as well as all of the upstairs areas. (See Phasing Letter – Attachment No. 3)

The current plans indicate parking lot improvements including ADA compliance, new lighting, a trash enclosure and new landscaping and irrigation as required by City standards. The applicant is also proposing buying the vacant lot just north of the existing parking lot for future parking and access.

The site consists of a 1.29 acre commercial lot with 57 parking stalls, six of these are ADA stalls. Additional parking is met by a new reciprocal parking agreement made with the property owner of the lot north of this site. (See New Parking Agreement - Attachment No. 4) The additional parking area is approximately 150' x 170' and this lot is paved with asphalt, it is striped for parking and contains lighting, this parking area accommodates 60 parking stalls. Eight additional parking stalls and access from Devonshire Avenue will be provided in the future by a vacant lot (75' X 100') the applicant is in the process of purchasing just north of this existing parking lot. (See Sheet No. A-1 and Exhibit 1A)

Based on the proposed multipurpose/assembly area of 2,730 square feet in Phase 1, 67, total parking stalls are required according to the HMC - Section 90-1423 D (1) Church and related facilities: Parking shall be determined on the basis of the assembly area only at a rate of 1 space for each 4 fixed seats, or where there is no fixed seating, 1 space for each 40 square feet of floor area used for assembly, whichever is greater.

At this time the applicant is proposing using the existing basket ball court as the assembly area. In the future, when existing Court 1, 2, 3 and Training area 1 is converted to the Sanctuary, the basketball court will no longer be occupied as the assembly area.

Please see the following table for parking requirements and provisions.

Parking Requirements

Phase 1	2,730 sq feet assembly area	69 required parking stalls
Future Phase	3,427 sq feet assembly area	86 required parking stalls

Parking Provided

Onsite (Church Parcel)	57 parking stalls
Adjacent Reciprocal Parking Agreement Lot	60 parking stalls
Future Parking Lot at Devonshire Avenue	8 parking stalls
Total parking stalls	125

PROJECT SETTING

The project is surrounded on the west side by multi-family housing and vacant property, owned by TPMC Services, a Medical Group on the east. Single family homes on the north and south and a small neighborhood market on the southwest corner of this city block.

The project setting can be seen in the following materials attached to this Staff Report:

- Phasing Letter (Attachment No. 3)
- New Parking Lot Agreement (Attachment No. 4)
- Assessor's Parcel Map (Attachment No. 5)
- Photographs of Site (Attachment No. 6)
- Adjacent Zoning Map (Attachment No. 7)
- Aerial View (Attachment No. 8)

The following table indicates land uses immediately surrounding the project site.

	LAND USE	ZONING	GENERAL PLAN
PROJECT SITE	Vacant 29,619 sf building	C-2 (General Commercial)	O (Office)
NORTH	Single-Family Residential	R-P (Residential Professional)	O (Office)
SOUTH	Single-Family Residential	R-1 (Single-Family Residential)	O (Office)
EAST	Vacant Lot	C-2 (General Commercial)	O (Office)
WEST	Multi-Family Residential	C-2 (General Commercial)	O (Office)

ISSUES

Resolved issue – Fire Department Access and Fire Sprinklers

During the initial staff review of the proposed project, concerns were raised regarding Fire engine access. The drive aisle in the rear parking lot did not allow for a Fire engine to make a radius turn. Fire department staff requires a 32'/52' radius turn, providing this access reflects in the elimination of a several parking stalls and relocating a landscape island. The applicant has revised the plans to meet the fire department access requirements and has also purchased a vacant lot north of this site. This newly acquired property will be developed in the future to allow for additional parking and access from Devonshire Avenue.

Fire department staff noted the building was not property sprinkled and the systems would have to be upgraded in order to meet current Fire codes. The applicant agreed to these requirements. (See Conditions of Approval #86 & 87) Fire staff also requires a Knox box to be located at the entrance of the building. This key would allow the Fire department access to any locked area in the building in case of fire. (See Conditions of Approval #101)

Resolved issue – ADA Compliance

The building presently does not meet Americans with Disabilities Act requirements including access to the second story. The applicant has revised the plans to meet ADA parking lot

requirements and ADA access requirements. Because the applicant has revised the plans and will limit the building use to the down stairs area, ADA access to upstairs is not required at this time.

Resolved issue – Unoccupied Areas

The Building department staff was satisfied with the manner in which the applicant is proposing blocking and locking off the unoccupied portions of the building. Both the Fire and Building departments require these locked areas to have Knox locks the Fire Department will have access to in case of fire. The Building Official determined he would consider the unoccupied portions of the building as he would a vacant shell and would approve occupancy to the Church once the initial proposed phase was complete and the permits were finaled. (See Condition of Approval #11)

Resolved issue – Future Growth

The existing building is 29,619 square feet, the applicant is proposing occupying less than 12,500 square feet of the building. The applicant has determined converting the entire building for occupancy is not only unnecessary but cost prohibitive at this time. Staff has advised the applicant that future expansion of the facilities could require a modification to the Conditional Use Permit and building permits, the approval process for future expansion would be determined based on the extent of the expansion. (See Conditions of Approval #20)

POLICIES, REQUIREMENTS AND GUIDELINES REVIEW

The proposed project's Development Plans (Attachment No. 1 - Exhibit 1A) were reviewed by the Design Review Committee (DRC) for consistency with the City's applicable policies, requirements and guidelines. Subsequently, the DRC has recommended that the project, subject to the recommended conditions of approval, be found consistent with the City's General Plan, Zoning Ordinance and other development requirements and guidelines. The complete analysis of this project for consistency with the City's policies, requirements and guidelines is described below.

General Plan Consistency

The proposed project is in conformance with the General Plan for the City of Hemet. The land use designation for the project site is C-2 (General Commercial). This site lies between the North Hemet and the Florida Avenue Neighborhood Planning Areas. The General Plan Concept for North Hemet in the General Plan Community Vision is to continue to feature a wide range of land uses.

Zoning Consistency

The project is consistent with the purpose of the C-2 – General Commercial zone in providing a

conditionally permitted church. The existing structures will be modified to comply with current Fire and Building codes.

The project, meets the minimum development standards of the C-2 Zone as demonstrated in the following table:

DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
Front Setback	7 Feet for each 12 feet of building height	30 Feet
West Side Setback	0 Feet	Varies 12 Feet, 18 Feet
Rear Setback	0 Feet	10 Feet
Building Height	35 Feet	26 Feet

In conclusion, the proposed project complies with City requirements, and Zoning Code requirements for commercial developments relating to setbacks, building height, landscaping, and underground utilities.

The proposed project also complies with Zoning Code requirements relating to conditional use permits. Findings can be made as follows:

1. *That the proposed location, use and operation of the conditional use is in accord with the objectives of Chapter 90 of the Hemet Municipal Code, the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.*

   The proposed project meets the purpose of Commercial zones generally and the C-2 zone specifically for religious facilities. The project is subject to and consistent with the Development Standards for the C-2 zone. The C-2 zone allows religious facilities subject to approval of a conditional use permit and meeting the development standards of the C-2 (Commercial) zone. The project proposes the conversion of a two story commercial building previously used as a fitness club into administration offices, nursery, classrooms, multipurpose/assembly room and restrooms. The proposed site improvements include parking lot and landscaping upgrades to meet City standards.

   The proposed project is in conformance with the General Plan for the City of

Hemet. The land use designation for the project site is O (Office). The General Plan Concept for North Hemet in the General Plan Community Vision is to continue to feature a wide range of land uses.

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity.*

   The location of the proposed project complies with development standards that are provided to insure that the project and other properties and improvements in the vicinity are compatible, and that the proposed project is not detrimental. Additionally, City staff has reviewed the site plans and certain Building, ADA and Fire department requirements have been specified to the applicant and included in the Conditions of Approval. Occupancy shall not be granted until the requirements have been met.

3. *That the proposed conditional use will comply with each of the applicable provisions of Chapter 90 of the Hemet Municipal Code and with other relevant city regulations, policies, and guidelines.*

   The project is consistent with the purpose of the C-2 (Commercial) zone in providing a conditionally permitted religious facility. The existing structures and proposed interior modifications and exterior improvements comply with applicable Building and Fire department codes, Commercial Design Guidelines and City Public Works Standards.

Transportation Uniform Mitigation Fee (TUMF)

Section 58-70.3(f) of the Hemet Municipal Code provides a limited number of exemptions from provisions of the TUMF Fee Ordinance. The proposed church use meets the criteria listed within those exemptions. Therefore, pursuant to Hemet Municipal Code Section 58-70.3(e), this project is exempt of TUMF fees.

Multi-Species Habitat Conservation Plan (MSHCP)

The project can be found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area or endemic study area, and the entire site is completely developed.

Airport Land Use Compatibility

The project is located to the east of Lyon Avenue and north of Florida, and outside of the Hemet Ryan Airport Influence area.

PUBLIC COMMUNICATIONS RECEIVED

Notification of the project has been published in the Press Enterprise and property owners within a 1,000 foot radius of this site have been mailed a notice. To date, no public communications have been received regarding the proposed project.

DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

The Development Review Committee (DRC) reviewed the project at the design and conditioning phases of the project review. The DRC provided written conditions that have been incorporated into the proposed conditions of approval. The recommended conditions of approval were reviewed with the applicant as part of the DRC process, and the applicant has voiced general agreement with the recommended conditions. Conditional use permit conditions are included as Attachment No. 1 – Exhibit 1B.

CEQA REVIEW

The project is exempt from CEQA under CEQA Guidelines Section 15301 (Class 1 – Existing Facilities). A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Conditional Use Permit 11-002 comprises no expansion of the existing building. As such, the project meets the criteria for application of a Class 1 (Existing Facilities) Categorical Exemption under the CEQA Guidelines.

REPORT SUMMARY

Conditional Use Permit No. 11-002 is for the operation of a church in a building previously operating as a fitness club. The two story building is approximately 29,619 square feet and the church is proposing converting approximately 12,500 square feet of the first floor as Phase 1. Proposed interior improvements include administrative offices, a nursery, classrooms and an assembly area. Exterior improvements include landscaping and irrigation, parking lot improvements including landscaping, lighting, ADA compliance and a trash enclosure. The assembly area dictates the number of parking stalls required and this site along with a parking agreement with the adjacent property owner, more than meets the parking requirements. Future expansion of use will require, building permits and administrative approval. The type of approval process will be based on the type and degree of expansion being proposed. The project can be found to be exempt from provisions of the California Environmental Quality Act (CEQA) because it is eligible for a Class 1 – Existing Facilities – Categorical Exemption.

Staff believes that the use proposed by the project adequately conforms to and is consistent with development standards and guidelines provided by the Zoning Ordinance and the Commercial Design Guidelines. For these reasons, and as more fully discussed in the Staff Report and

accompanying attachments, the Planning Department recommends approval of the project. The Planning Commission's actions are final unless appealed to the City Council within ten working days.

Respectfully submitted,

Soledad Carrisoza
Planning Technician

Reviewed by:

Deanna Elliano
Community Development Director

SC/ns

ATTACHMENTS

1) Planning Commission Resolution Bill No. 11-008
   - Exhibit 1A - Development Plan
   - Exhibit 1B - Conditions of Approval
2) Statement of Operations
3) Phasing Letter
4) New Parking Agreement
5) Assessors Parcel Map
6) Photos of Site
7) Adjacent Zoning Map
8) Aerial View

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet General Plan EIR
City of Hemet Zoning Ordinance
City Of Hemet Commercial Design Guidelines

Attachment No. 1

Resolution Bill No. 11-008

Planning Commission
Meeting of
June 21, 2011

CITY OF HEMET
Hemet, California

RESOLUTION BILL NO. 11-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 11-002 FOR THE PARTIAL CONVERSION OF AN EXISTING 29,619 SQUARE FOOT STRUCTURE PREVIOUSLY USED AS A FITNESS CENTER TO A COMMUNITY CHURCH WITH ADMINISTRATIVE OFFICES, CLASSROOMS, NURSERY, ASSEMBLY AREA AND PARKING LOT AND LANDSCAPE IMPROVEMENTS ON A 1.29-ACRE PARCEL, LOCATED AT 630 WEST LATHAM AVENUE (APN 443-181-034)."

WHEREAS, an application for Conditional Use Permit No. 11-002 (Faith World Harvest Church) to convert an existing two story structure (29,619 square-foot builidng) into a Community Church with administrative offices, a nursery, classrooms and a multi-purpose/assembly area on a 1.29 acre parcel has been duly filed by:

Owner:	Faith World Harvest Church
Applicant:	Faith World Harvest Church – Jeremy Swizek
Project Location:	630 West Latham Avenue
Lot Area:	1.29-acre parcel; and

WHEREAS, the Planning Commission has the authority per section 90-1531 *et seq.* of the Hemet Municipal Code to take action on Conditional Use Permit No. 11-002 to allow the partial conversion of an existing structure and operation of a religious facility and administrative offices; and

WHEREAS, on June 10, 2011, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

WHEREAS, on June 21, 2011, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or

opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit, and

WHEREAS, the Planning Director has evaluated the project's potential effects on the environment and has recommended that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15301 (Existing Facilities), and that the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15300.2 are not applicable to the project.

NOW, THEREFORE, the Planning Commission of the City of Hemet does Resolve, Determine, Find and Order as follows:

SECTION 1: ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated June 21, 2011 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. **CEQA.**

(a) The project is exempt from CEQA under CEQA Guidelines Section 15301 in that the staff report submitted by the Planning Department and other findings made in this Resolution demonstrate that: Conditional Use Permit No. 11-002 is consistent with the O (Office) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Hemet; the area within Conditional Use Permit No. 11-002 comprises of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. As such, the project meets the criteria for application of a Class 1 (Existing Facilities) Categorical Exemption under the CEQA Guidelines.

(b) None of the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15300.2 prevent CEQA Guidelines Section 15301 from exempting the project for the following reasons:

(i) The project is not a Class 3, 4, 5, 6, or 11 project, and therefore is not subject to the exception pertaining to projects located in particularly sensitive environments.

(ii) The nature of the project is such that significant cumulative impacts will not occur from successive projects of this type occurring in the same location over time. No information has been presented that this project would have impacts that would contribute to a level of cumulative impacts that would be considered significant.

(iii) There is no reasonable possibility that unusual circumstances will cause the project to have a significant effect on the environment. No information is known or has been presented to indicate that there are unusual circumstances related to this project that would cause a significant effect.

(iv) The project will not result in damage to scenic resources within a designated state scenic highway. The project is not located in proximity to such a highway.

(v) The project site has not been listed as a hazardous waste and substance facility or site by the Department of Toxic Substances Control pursuant to California Government Code Section 659625.

(vi) The project will not cause a substantial adverse change to the significance of a historical resource. The site is fully developed, and is not listed as a historical resource.

2. **Multi-Species Habitat Conservation Plan (MSHCP).** The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 2: REQUIRED CONDITIONAL USE PERMIT FINDINGS

Pursuant to Hemet Municipal Code Section 90-1537(c) and in light of the record before it including the staff report dated June 21, 2011, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

1. That the proposed location, use and operation of the conditional use is in accord with the objectives of Chapter 90 of the Hemet Municipal Code, the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

   The proposed project meets the purpose of Commercial zones generally and the C-2 zone specifically for religious facilities. The project is subject to and consistent with the Development Standards for the C-2 zone. The C-2 zone allows religious facilities subject to approval of a conditional use permit and

meeting the development standards of the C-2 (Commercial) zone. The project proposes the conversion of a two story commercial building previously used as a fitness club into administration offices, nursery, classrooms, multipurpose/assembly room and restrooms. The proposed site improvements include parking lot and landscaping upgrades to meet City standards.

The proposed project is in conformance with the General Plan for the City of Hemet. The land use designation for the project site is O (Office). The General Plan Concept for North Hemet in the General Plan Community Vision is to continue to feature a wide range of land uses.

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity.

   The location of the proposed project complies with development standards that are provided to insure that the project and other properties and improvements in the vicinity are compatible, and that the proposed project is not detrimental. Additionally, City staff has reviewed the site plans and certain Building, ADA and Fire department requirements have been specified to the applicant and included in the Conditions of Approval. Occupancy shall not be granted until the requirements have been met.

3. That the proposed conditional use will comply with each of the applicable provisions of Chapter 90 of the Hemet Municipal Code and with other relevant city regulations, policies, and guidelines.

   The project is consistent with the purpose of the C-2 (Commercial) zone in providing a conditionally permitted religious facility. The existing structures and proposed interior modifications and exterior improvements comply with applicable Building and Fire department codes, Commercial Design Guidelines and City Public Works Standards.

SECTION 3: PLANNING COMMISSION ACTIONS

The Planning Commission hereby takes the following actions:

1. **Notice of Exemption.** In accordance with Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062, the Planning Commission hereby approves a categorical exemption for the project under CEQA Guidelines Section 15301 and directs the Planning Director to prepare and file with the Clerk for the

County of Riverside a notice of exemption as provided under Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062.

2. **Approves Conditional Use Permit.** Conditional Use Permit No. 11-002 is hereby approved as shown in Exhibit A which is attached hereto and incorporated herein by reference, and subject to the Conditions of Approval in Exhibit B which are attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 21st day of June, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Records Secretary
Hemet Planning Commission

Exhibit
No. 1A
Development Plan

Planning Commission
Meeting of
June 21, 2011

FAITH WORLD HARVEST CHURCH
C.U.P. SUBMITTAL # 11-002
630 WEST LATHAM AVE.
HEMET, CA 92543

GENERAL NOTES:

[illegible]

GENERAL REQUIREMENTS:

[illegible]

GENERAL NOTES

ARCHITECT:

DMA
40484 OAK CREEK RD
MURRIETA, CA 92562
TEL (951) 834-2732
CONTACT: DAVE MADDEN

CIVIL ENGINEER:

JOINT VENTURE CONCEPTS, INC.
[illegible]
AGOURA HILLS, CA [illegible]
TEL (818) [illegible]
FAX (818) [illegible]

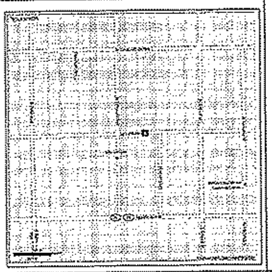
ELECTRICAL:

[illegible] ENGINEERING LLC
[illegible] DRIVE
PERRIS, CALIF. [illegible]
TEL (951) [illegible]

LANDSCAPE ARCHITECT:

ALHAMBRA GROUP
[illegible] ENTERPRISE CIRCLE NORTH
SUITE [illegible]
TEMECULA, CA [illegible]
TEL (951) [illegible]
FAX (951) [illegible]

CONTACT INFORMATION



VICINITY MAP

MINIMUM PLUMBING FIXTURES REQUIRED (PER C.B.C.)
BASED ON WORST CASE WITH SANCTUARY AND CLASSROOMS FILLED.

OCCUPANT USE	OCCUPANCY GROUP	OCCUPANT SQ. FT.	LOAD FACTOR	# OF OCCUPANTS
MULTIPURPOSE	A-3	9,055	30	101
CLASS ROOM 1ST FLOOR	A-3	6,441	30	29
OFFICE	A-3	9,065	30	100
	BLDG. TOTAL	24,611		411

	MEN	WOMEN
OCCUPANTS	20	20
WATER CLOSETS	2	3
LAVATORIES	1	2
URINALS	2	N/A
DRINKING FOUNTAINS	3	

PLUMBING FIXTURES PROVIDED

	MEN	WOMEN
OCCUPANTS	20	20
WATER CLOSETS	3	3
LAVATORIES	2	3
URINALS	2	N/A
DRINKING FOUNTAINS	3	

OCCUPANT LOAD

MULTIPURPOSE NON-FIXED SEATING(concentrated)	2,730 SQ. FT. @ 1:7 = 390
PLATFORM	275 SQ. FT. @ 1:15 = 19
NURSERY / TODDLER AREA	1599 SQ. FT. @ 1:35 = 46
SUNDAY SCHOOL CLASSROOMS 1 THRU 4	3,222 SQ. FT. @ 1:20 = 162
YOUTH GROUP MEETING AREA	1620 SQ. FT. @ 1:20 = 46
OFFICE / RECEPTION / ENTRY / HALLWAYS	3,065 SQ. FT. @ 1:100 = 31
TOTAL OCCUPANT LOAD	= 744

SQUARE FOOTAGE:

LOWER FLOOR PLAN:	
MULTIPURPOSE ROOM	2730 SQ.FT.
PLATFORM	275 SQ.FT.
YOUTH GROUP MEETING AREA	1620 SQ.FT.
OFFICE	144 SQ.FT.
RESTROOMS / JANITOR	434 SQ.FT.
RECEPTION	263 SQ.FT.
CHURCH OFFICE ENTRY	115 SQ.FT.
HALLWAY 1, 2, 3	1291 SQ.FT.
SUNDAY SCHOOL CLASSROOM 1	820 SQ.FT.
SUNDAY SCHOOL CLASSROOM 2	811 SQ.FT.
SUNDAY SCHOOL CLASSROOM 3	773 SQ.FT.
SUNDAY SCHOOL CLASSROOM 4	810 SQ.FT.
NURSERY CLASSROOM	796 SQ.FT.
TODDLER CLASSROOM	803 SQ.FT.
FUTURE AREA	4570 SQ.FT.
TOTAL FOOTPRINT:	22,865 SQ.FT.
TOTAL FUTURE UPPER FLOOR:	6,354 SQ.FT.
TOTAL BUILDING:	29,184 SQ.FT.

PROJECT DATA:

APN ———— 445-181-034
STREET ADDRESS ———— 630 WEST LATHAM AVE, HEMET, CA 92543
LEGAL DESCRIPTION ———— RECORDED BOOK/PAGE: [illegible]
———— SUBDIVISION NAME: [illegible]
———— LOT/PARCEL: 2, BLOCK: NOT AVAILABLE
———— TRACT NUMBER: NOT AVAILABLE

ZONING EXISTING ———— C-2

LOT SIZE ———— 1.29 ACRES [illegible] SQ. FT.
BUILDING SIZE ———— 29,184 SQ. FT. (TOTAL)
FLOOR AREA RATIO ———— 52.7%

BUILDING ———— 22,865 SQ. FT. [illegible] %
LANDSCAPE ———— 4,100 SQ. FT. [illegible] %
PARKING LANDSCAPE ———— 2,010 SQ. FT. [illegible] %
PARKING ———— 10,110 SQ. FT. [illegible] %
WALKWAY & OTHER ———— 3,561.4 SQ. FT. [illegible] %

PARKING REQUIREMENTS:
PARKING WILL BE BASED ON WORST CASE OF ASSEMBLY USE
PARKING AREA ———— 10,110 SQ. FT. [illegible] %
PARKING LANDSCAPE ———— 2,010 SQ. FT. [illegible] %
ASSEMBLY SEATING AREA = 3,005 SQ. FT.
PARKING:
REQUIRED ———— 1:40 = 76 SPACES
PROVIDED ———— 76 SPACES
HANDICAPPED ———— 3 SPACES
STALL SIZE ———— 9' X 18'

BLDG. CONSTRUCTION ———— V-B, FIRE SPRINKLERED
OCCUPANCY ———— A-3
STORIES ———— 2
BUILDING MAXIMUM HEIGHT ———— 20'-0"
NATURE OF BUSINESS ———— CHURCH

PROJECT DATA

NOTE:
THIS PROJECT SHALL COMPLY WITH THE LOCAL ORDINANCE AND
THE 2010 CALIFORNIA BUILDING CODE BASED ON THE 2009 IBC,
THE 2010 CALIFORNIA RESIDENTIAL CODE BASED ON THE 2009 IRC,
THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE),
THE 2010 CALIFORNIA PLUMBING CODE BASED ON THE 2009 UPC,
THE 2010 CALIFORNIA MECHANICAL CODE BASED ON THE 2009 UMC,
THE 2010 CALIFORNIA ELECTRICAL CODE BASED ON THE 2008 NEC,
THE 2010 CALIFORNIA FIRE CODE BASED ON 2009 IFC AND
THE 2010 CALIFORNIA ENERGY CODE BASED ON 2008 ENERGY CODE.

CODE DATA

C COVER SHEET

1 of 4 TITLE SHEET
2 of 4 PRECISE GRADING PLAN
3 of 4 PRECISE GRADING PLAN
4 of 4 EROSION CONTROL PLAN

A-1 SITE PLAN
A-2 EXISTING LOWER FLOOR PLAN
A-3 EXISTING UPPER FLOOR PLAN
A-4 NEW LOWER FLOOR PLAN

A-6 DEMO PLAN
A-7 ELEVATIONS
A-8 ROOF PLAN

E-1 PARKING LOT PHOTOMETRIC STUDY

L-1 LANDSCAPING PLAN

SHEET INDEX

TITLE 24

City of Hemet - Planning
RECEIVED
JUN 14 2011
PROJECT NO.(S)
CUP 11.002

DMA
DAVE MADDEN ARCHITECT
40484 Oak Creek Road, Murrieta, California 92562

COVER SHEET
SHEET INDEX, CODE DATA AND

FAITH WORLD HARVEST CHURCH
630 WEST LATHAM AVE.
HEMET, CA 92543
APN: 445-181-034

Sheet Number
C

GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING GUIDELINES OF THE CITY OF HEMET AND ANY SPECIAL REQUIREMENTS OF THE PERMIT.

2. NO GRADING SHALL BE COMMENCED WITHOUT FIRST NOTIFYING THE CITY ENGINEER. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER/GEOLOGIST AND CITY INSPECTOR.

3. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE CITY ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
A. INITIAL INSPECTION. WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO DAYS BEFORE ANY GRADING OR BRUSHING IS STARTED.
B. TOE INSPECTION. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
C. EXCAVATION INSPECTION. AFTER THE EXCAVATION OPERATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
D. FILL INSPECTION. AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS TEN FEET.
E. DRAINAGE DEVICE INSPECTION. AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS OR PLACEMENT OF SUBDRAINS PIPE, BUT BEFORE PLACEMENT OF ANY FILL MATERIAL OR CONCRETE.
F. ROUGH GRADING. WHEN ALL ROUGH GRADING OPERATIONS ARE COMPLETE.
G. FINAL. WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED PLAN, PAD CERTIFICATIONS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.

4. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

5. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THE FINISHED SURFACE.

6. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE DENSITY. MAXIMUM DENSITY WILL BE DETERMINED BY ASTM 1557-70 OR APPROVED EQUAL. 03017.

7. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE CITY ENGINEER AND SOILS ENGINEER PRIOR TO PLACING OF FILL.

8. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER DETAIL IN SOILS REPORT.

9. ALL EXISTING FILLS SHALL BE APPROVED BY THE CITY ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.

10. ALL EXISTING IRRIGATION LINES SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED.

11. THE DESIGN ENGINEER, PRIOR TO ROUGH GRADE APPROVAL, SHALL PROVIDE A MINIMUM OF ONE BLUE TOP PER LOT, SET AT THE HIGHEST POINT IN THE FINISH DRAINAGE SWALE. THE ELEVATION OF THE FLOOR SHALL ALSO BE PROVIDED TO INSURE PROPER CLEARANCE AND FALL TO THE DRAINAGE SWALE. THESE ELEVATIONS SHALL BE NOTED ON THE BUILDING PLAN.

12. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE SOILS ENGINEER PER PUBLIC WORKS STANDARDS.

13. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, SHALL INSPECT EACH CANYON FOR AREA OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF SUB-SURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN CONSTRUCTION.

14. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE OF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY MITIGATING MEASURES.

15. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE CITY ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.

16. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.

17. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.

18. THE FINAL COMPACTION REPORT AND APPROVED FORM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, OR DRIVE RING AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.

19. THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN THEIR PURVIEW.

20. THE DESIGN CIVIL ENGINEER SHALL EXERCISE SUFFICIENT CONTROL DURING GRADING TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN HIS PURVIEW.

21. DUST SHALL BE CONTROLLED BY WATERING.

22. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

23. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.

24. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING PROJECT.

25. ALL WATER WELLS ON SITE SHALL BE ABANDONED AND CAPPED IN COMPLIANCE WITH THE SPECIFICATIONS OF THE STATE OF CALIFORNIA.

26. THE EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY OF RIVERSIDE COUNTY PUBLIC HEALTH DEPARTMENT.

27. SLOPES EXCEEDING 5 FEET IN HEIGHT MUST BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING FIFTEEN FEET IN HEIGHT SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM APPROVED BY THE CITY ENGINEER.

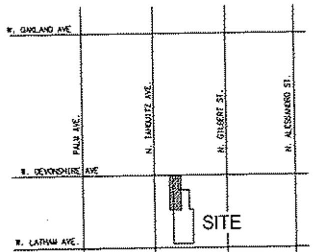
28. THE PRELIMINARY REPORT AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE CITY ENGINEER, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.

29. ALL EXISTING DRAINAGE COURSES TRAVERSING THE SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND INSTALLED; HOWEVER, IN ANY CASE THE CONTRACTOR AND DEVELOPER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

30. GRADING OPERATIONS AND MAINTENANCE OF EQUIPMENT WITHIN ONE HALF MILE OF HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00PM AND 7:00AM OR ANY TIME ON A SUNDAY OR FEDERAL HOLIDAY.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE IMPROVEMENTS OF DEVELOPMENTS WITHIN THE CITY OF HEMET IN ACCORDANCE WITH CITY OF HEMET ORDINANCES.
2. THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL PERMITS REQUIRED BY THE CITY OF HEMET.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS IN ADVANCE, PRIOR TO THE CONCEALING OF EACH PHASE OF WORK SO THAT THE CONSTRUCTION INSPECTOR CAN INSPECT THE WORK BEING DONE.
4. ASPHALT CONCRETE PAVING SHALL COMPLY WITH RIVERSIDE COUNTY SPECIFICATIONS FOR ½" MAXIMUM AGGREGATE. THE MIX SHALL CONTAIN NOT LESS THAN 85 GROSS BATCH WEIGHT OF AR4000 ASPHALT AS DEFINED IN SECTION 92 - BITUMINOUS MATERIAL OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DATED AUGUST, 2001.
5. CURBS, GUTTERS, SIDEWALKS, AND STREET SIGNS SHALL BE INSTALLED AS PER CITY OF HEMET STANDARDS, EXCEPT AS NOTED.
6. ANY RELOCATION OF EXISTING FACILITIES SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE CONTRACTOR.
12. THE TOP FIVE FEET OF ALL TRENCH BACKFILL AND ALL BEDDING SHALL BE COMPACTED TO 90 PERCENT MINIMUM RELATIVE COMPACTION EXCEPT THAT THE TOP 12 INCHES OF SUBGRADE MATERIAL SHALL BE COMPACTED TO 95 PERCENT MINIMUM RELATIVE COMPACTION. BACKFILL BELOW 5 FEET SHALL BE COMPACTED TO 85% MINIMUM RELATIVE COMPACTION. IN NO EVENT SHALL THE BACKFILL MATERIAL BE COMPACTED TO A DENSITY OF LESS THAN THAT OF THE UNDISTURBED SOIL SURROUNDING THE TRENCH.
13. STREET LIGHTS ARE A CITY REQUIREMENT AND SHALL BE INSTALLED AS PER AGREEMENT BETWEEN SOUTHERN CALIFORNIA EDISON COMPANY, CITY OF HEMET, AND THE CONTRACTOR.
14. THERE SHALL BE A MINIMUM OF 2.5' OF FULL FACE CURB BETWEEN THE PROLONGATION OF ANY PROPERTY LINE AND THE BEGINNING OF ANY DRIVEWAY APPROACH. THERE SHALL BE A MINIMUM OF 5.0' OF FULL FACE CURB BETWEEN THE BEGINNING OF ANY DRIVEWAY APPROACH AND THE BEGINNING OR END OF THE CURB RETURN.
15. DRIVEWAYS ARE TO BE CONSTRUCTED TO EACH LOT PER CITY STANDARDS NO. C-208, C-209, C-210. EXACT LOCATION AND WIDTHS OF DRIVEWAYS SHALL BE PROVIDED PER PLAN. SIDEWALK AREA INCLUDES DRIVEWAY APPROACHES. PAY QUANTITIES SHALL BE ADJUSTED ACCORDINGLY.
16. ALL POSTS FOR STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF CONCRETE SIDEWALK. EXACT LOCATIONS FOR SIGN POSTS SHALL BE DESIGNATED BY THE DEPARTMENT OF PUBLIC WORKS. ALL SIGNS SHALL BE FURNISHED BY THE CITY OF HEMET.
17. INSTALL AUTOMATIC IRRIGATION SYSTEM TO ALL OFF-SITE VEGETATION.
18. ALL PERMITS ARE TO BE ISSUED BY THE CITY OF HEMET PRIOR TO THE PRECONSTRUCTION CONFERENCE BETWEEN THE DEVELOPER, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE OF THE DEPARTMENT OF PUBLIC WORKS.
19. THE FINAL PAVING COURSE FOR ROAD MIX AND A.C. SURFACE STREETS SHALL BE ONE TENTH OF A FOOT (.10') IN THICKNESS AND A MINIMUM OF EIGHT FEET (8') IN WIDTH OR AS WIDE AS NECESSARY TO COVER ALL BREAK-OUTS AND OVERLAP EXISTING PAVEMENT TWO FEET (2') ON EITHER SIDE OF TRENCH, WHICHEVER IS THE GREATER. THIS REQUIREMENT ALSO APPLIES TO PAVING TIE-INS TO NEW CURB AND GUTTER FROM AN EXISTING STREET. (IN SOME INSTANCES, IT WILL BE NECESSARY TO OVERLAY A MINIMUM OF ONE-HALF THE STREET TO OBTAIN THE PROPER TIE-IN TO NEW CURB AND GUTTER. THE AMOUNT OF SUCH OVERLY SHALL BE DETERMINED IN THE FIELD BY THE PUBLIC WORKS INSPECTOR AND THE DEVELOPER OR OWNER WILL BE RESPONSIBLE FOR PAYMENT THEREOF). THE FINAL PAVING COURSE SHALL BE LAID WITH A SELF-PROPELLED MECHANICAL SPREADING AND FINISHING MACHINE EQUIPPED WITH TAMPER BARS AND AUTOMATIC SCREED (BARBER GREEN OR APPROVED EQUAL).
20. ALL STREET AND PARKING LOT SUBGRADE MATERIAL AND A.B. MATERIAL SHALL BE COMPACTED TO 95 DENSITY FOR THE TOP 12". BASE R VALUES SHALL BE OBTAINED PRIOR TO THE PLACEMENT OF ANY AGGREGATE BASE MATERIAL.
21. ALL STREETS SHALL BE FOGSEALED 10 DAYS AFTER ASPHALT PLACEMENT. (0.05 GAL. PER SQ. YD. MINIMUM).
22. PROVIDE RAMPS FOR THE HANDICAPPED AT ALL REQUIRED LOCATIONS, THE INSPECTOR WILL LOCATE RAMPS AT TIME OF CONSTRUCTION. SCORE MARKS FOR BLIND PERSONS SHALL BE PROVIDED AT ALL HANDICAPPED RAMPS.
23. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR THE DEVELOPER TO TEMPORARILY PATCH ALL UTILITY TRENCHES WITHIN EXISTING PAVED STREETS. THE TEMPORARY PATCH SHALL BE REMOVED AND REPLACED WITH A PERMANENT PATCH AT TIME OF A.C. SURFACING.
24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER AFTER THE BASE COURSE FOR THE STREETS HAS BEEN PLACED AND BEFORE THE PAVING HAS BEEN INSTALLED SO THAT THE ENGINEER MAY INSTALL THE STREET CENTER LINE MONUMENTS.
25. THE CONTRACTOR / DEVELOPER WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE CITY OF HEMET, THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS/HER CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE CITY OF HEMET, THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS/HER CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.
26. A 24 HOUR NOTICE IS REQUIRED PRIOR TO PUBLIC WORKS INSPECTIONS.
27. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER TO PROTECT FROM DAMAGE ANY UTILITY OR OTHER APPURTENANCE THAT IS TO REMAIN IN PLACE, BE INSTALLED, RELOCATED OR OTHERWISE REARRANGED.



VICINITY MAP
NOT TO SCALE

NOTICE TO CONTRACTORS

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS, AND THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS, AND RSF CONSULTING DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

LEGEND/ABBREVIATIONS

EP	EDGE OF PAVEMENT		
LP	LOW POINT		
HP	HIGH POINT		
GB	GRADE BREAK		
BC	BEGIN CURVE		
EC	END CURVE		
INV	INVERT		
CB	CATCH BASIN		
RCP	REINFORCED CONCRETE PIPE		
PVC	POLYVINYLCHLORIDE (PIPE)		
LF	LINEAR FEET		
BP	BEGIN PIPE		
EP	END PIPE		R/W OR P/L
MH	MANHOLE		CENTERLINE
INT	INTERSECTION		
TG	TOP OF GRATE		PVC DRAIN LINE
OC	ON CURB		
TC	TOP OF CURB		DIRECTION OF FLOW
FL	FLOWLINE		CURB & GUTTER
DW	DOMESTIC WATER		
SD	STORM DRAIN		
SS	SANITARY SEWER		
FH	FIRE HYDRANT		
ROW	RIGHT OF WAY		
BCR	BEGIN CURB RETURN		
ECR	END CURB RETURN		
PUE	PUBLIC UTILITY EASEMENT		
MOC	MIDDLE OF CURVE		
HGL	HYDRAULIC GRADE LINE		
PRC	POINT OF REVERSE CURVATURE		
PCC	POINT OF COMPLEX CURVATURE		
TAN	TANGENT GRADE		

UTILITIES

WATER: EASTERN MUNICIPAL WATER DISTRICT AND CITY OF HEMET — 951-928-3777, EXT. 4830 AND 909-765-2300
SEWER: EASTERN MUNICIPAL WATER DISTRICT AND CITY OF HEMET — 951-928-3777, EXT. 4830 AND 909-765-2300
TELEPHONE: VERIZON — 800-483-1000
ELECTRIC: SOUTHERN CALIFORNIA EDISON CO. — 800-655-4555
GAS: SOUTHERN CALIFORNIA GAS CO. — 800-427-2200
CATV: ADELPHIA — 888-683-1000

CONSTRUCTION NOTES

(1) PROPOSE DRIVEWAY PER C.O.H. STANDARD DRAWING C-208 AND C-209 (W=25', X=4')
(2) CONSTRUCT GRASS SWALE (W=2')
(3) CONSTRUCT MINOR SIDEWALK DRAINAGE AND OUTLET PER C.O.H. STANDARD DRAWING D-309.
(4) CONSTRUCT PARKING LOT STRIPING PER C.O.H. STANDARD DRAWING P-400 (90° STALLS)
(5) INSTALL 2x4 REDWOOD HEADER FLUSH WITH TOP OF ASPHALT
(6) INSTALL 6'-0" RUBBERFORM WHEEL STOP WITH LAG BOLT MOORINGS, OR APPROVED EQUAL
(7) CONSTRUCT 3" A.C. PAVING OVER 6" CLASS II AGGREGATE BASE
(8) REMOVE EXISTING BLOCK WALL AND FOOTING
(9) CONSTRUCT 6'-0" BLOCK WALL PER SEPARATE PLAN AND PERMIT
(10) CONSTRUCT 2'-0" CONCRETE RIBBON GUTTER PER C.O.H. STANDARD DRAWING.
(11) REMOVE EXISTING DRIVE APPROACH PER C.O.H. STANDARD DRAWING C-211.

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2	PRECISE GRADING PLAN
3	PRECISE GRADING PLAN
4	EROSION CONTROL PLAN

BENCHMARK:
AT THE NW'LY CORNER OF THE INTERSECTION OF STATE STREET AND FLORIDA AVENUE (STATE HWY 74); 55'± N'LY OF C/L OF STATE STREET; 12.5'± SW'LY OF THE TRAFFIC LIGHT; 2'± W'LY OF 2'x4'x6' HIGH TRAFFIC SIGNAL SWITCH BOX SET 2" ALUMINUM DISK IN CENTER OF 4"x5" CONCRETE SLAB, STAMPED "RIV. CO. SUR. BM. H-45 (RESET APRIL 1985)
ELEVATION 1592.159

Underground Service Alert
Call: TOLL FREE
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227-2600
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REVISIONS:			
NO.	DATE:	BY:	APPROVED:
DESIGNED BY: EG	DRAWN BY: EG	CHECKED BY: VE	

JOINTVENTURE CONCEPTS, INC.
Innovative Development Planning and Design Solutions
5737 Kanan Road #543
Agoura Hills, CA 91301
PH: 818.335.8065

REGISTERED PROFESSIONAL ENGINEER VICTOR A. ELIA No. 64803 EXP. 06-30-11 CIVIL STATE OF CALIFORNIA

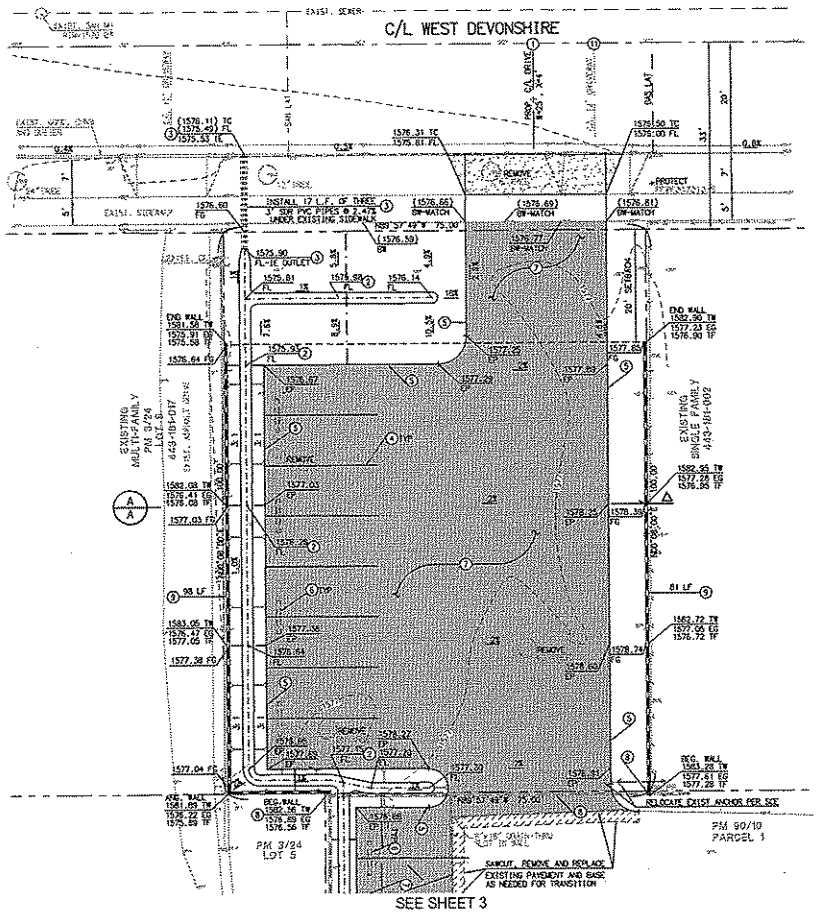
PREPARED UNDER THE SUPERVISION OF:
DATE: ______ Victor Elia, PE 64803
SCALE: 1"=10'
BENCHMARK: RIVERSIDE COUNTY BM #H-45 (SEE ABOVE)
DATE: 3/22/11

APPROVED BY:
JORGE BIAGIONI, CITY OF HEMET RCE NO. 33751 - EXP. 6-30-12
DATE: ______

City of Hemet
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
510 E. Florida Ave.
HEMET, CA 92543
(951) 765-2360

City of Hemet
C.U.P. 11-002
TITLE SHEET
W.O. ______ F.N. ______

1
OF 4 SHEETS
FILE NO. ______



LEGEND/ABBREVIATIONS

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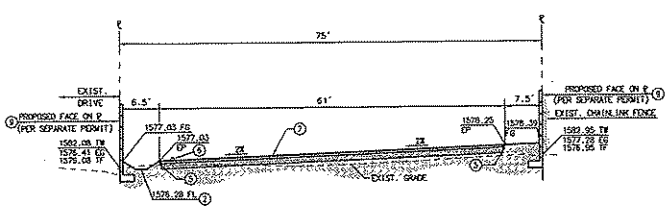
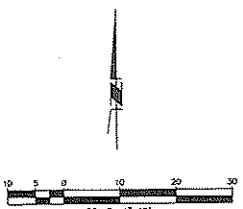
BP	BEGIN PIPE
EP	END PIPE
MH	MANHOLE
INT	INTERSECTION
TG	TOP OF GRATE
OC	ON CURB
TC	TOP OF CURB
FL	FLOWLINE
DW	DOMESTIC WATER
SD	STORM DRAIN
SS	SANITARY SEWER
FH	FIRE HYDRANT
ROW	RIGHT OF WAY
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
PUE	PUBLIC UTILITY EASEMENT
MOC	MIDDLE OF CURVE
HGL	HYDRAULIC GRADE LINE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPLEX CURVATURE
TAN	TANGENT GRADE

R/W OR P/L
CENTERLINE
PVC DRAIN LINE
DIRECTION OF FLOW
CURB & GUTTER



SECTION A-A

SCALE: 1"=10' HOR.
1"=2' VER.



CONSTRUCTION NOTES

1. PROPOSE DRIVEWAY PER C.O.H. STANDARD DRAWING C-208 AND C-209 (W=25', X=4')
2. CONSTRUCT GRASS SWALE (W=2')
3. CONSTRUCT MINOR SIDEWALK DRAINAGE AND OUTLET PER C.O.H. STANDARD DRAWING D-309.
4. CONSTRUCT PARKING LOT STRIPING PER C.O.H. STANDARD DRAWING P-400 (90° STALLS)
5. INSTALL 2x4 REDWOOD HEADER FLUSH WITH TOP OF ASPHALT
6. INSTALL 6'-0" RUBBERFORM WHEEL STOP WITH LAG BOLT MOORINGS. OR APPROVED EQUAL
7. CONSTRUCT 3" A.C. PAVING OVER 6" CLASS II AGGREGATE BASE
8. REMOVE EXISTING BLOCK WALL AND FOOTING
9. CONSTRUCT 6'-0" BLOCK WALL PER SEPARATE PLAN AND PERMIT
10. CONSTRUCT 2'-0" CONCRETE RIBBON GUTTER PER C.O.H. STANDARD DRAWING.
11. REMOVE EXISTING DRIVE APPROACH PER C.O.H. STANDARD DRAWING C-211.

BENCHMARK:
AT THE NW'LY CORNER OF THE INTERSECTION OF STATE STREET AND FLORIDA AVENUE (STATE HWY 74); 55'± N'LY OF C/L OF STATE STREET; 12.5'± SW'LY OF THE TRAFFIC LIGHT; 3'± N'LY OF 2'x4'x6' HIGH TRAFFIC SIGNAL SWITCH BOX SET 2" ALUMINUM DISK IN CENTER OF 4'x5' CONCRETE SLAB, STAMPED "REV. CO. SUR. BM. H-45 (RESET APRIL 1985)
ELEVATION 1592.159

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REVISIONS:			
NO.	DATE:	BY:	APPROVED:

DESIGNED BY: EG | DRAWN BY: EG | CHECKED BY: VE

JOINTVENTURE CONCEPTS, INC.
Innovative Development Planning and Design Solutions
5737 Kanan Road #543
Agoura Hills, CA 91301
PH: 818.335.8065

PREPARED UNDER THE SUPERVISION OF:
DATE: _____
Victor Elia, PE 64893
SCALE: 1"=10'
DATE: 3/22/11
BENCHMARK: RIVERSIDE COUNTY BM #H-45 (SEE ABOVE)

APPROVED BY:
JORGE BIAGIONI, CITY OF HEMET
RCE NO. 33791 - EXP. 6-30-12
DATE: _____

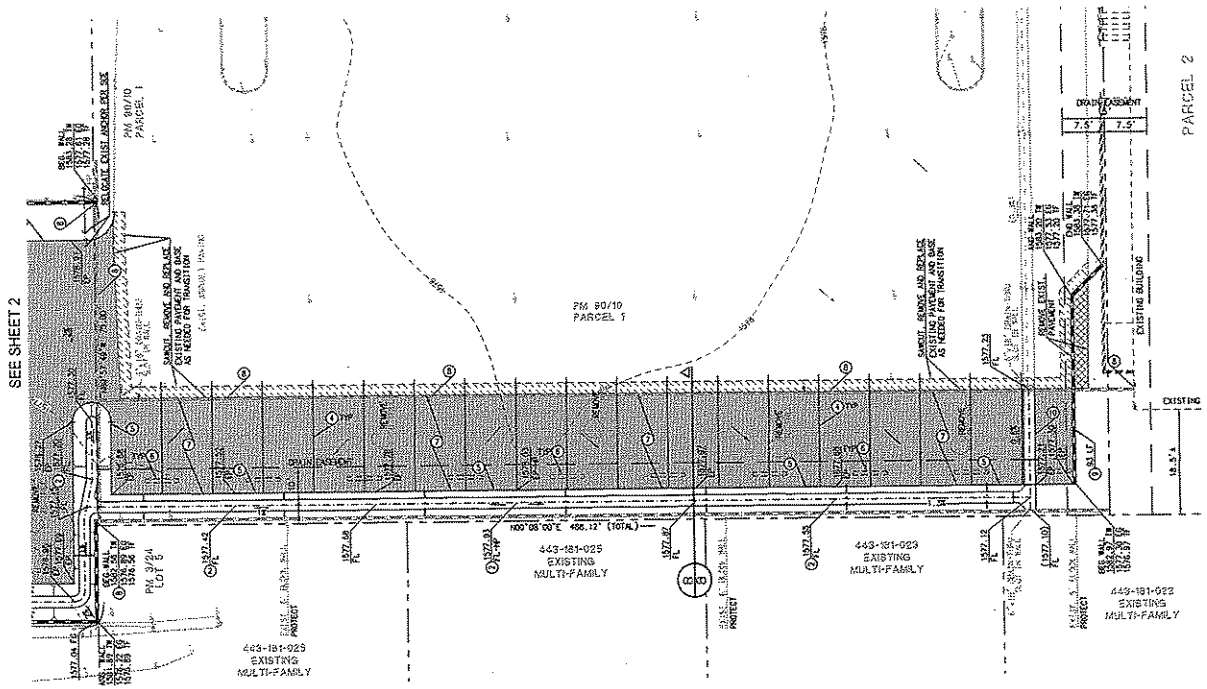
City of Hemet
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
510 E. Florida Ave.
HEMET, CA 92543
(951) 765-2300

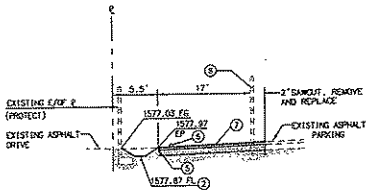
City of Hemet
C.U.P. 11-002

PRECISE GRADING PLAN

W.O. | F.N.

2 OF 4 SHEETS
FILE NO





SECTION B-B

SCALE: 1"=10' HOR.
1"=2' VER.

LEGEND/ABBREVIATIONS

EP	EDGE OF PAVEMENT
LP	LOW POINT
HP	HIGH POINT
GB	GRADE BREAK
BC	BEGIN CURVE
EC	END CURVE
INV	INVERT
CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYLCHLORIDE (PIPE)
LF	LINEAR FEET
BP	BEGIN PIPE
EP	END PIPE
MH	MANHOLE
INT	INTERSECTION
TG	TOP OF GRATE
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REVISIONS:

NO	DATE:	BY:	APPROVED:

DESIGNED BY: EG | DRAWN BY: EG | CHECKED BY: VE

REGISTERED PROFESSIONAL ENGINEER VICTOR A. ELIAS No. 64803 EXP. 06-30-11 CIVIL STATE OF CALIFORNIA

JointVenture Concepts, Inc.
Innovative Development Planning and Design Solutions
5737 Kanan Road #543
Agoura Hills, CA 91301
PH: 818.335.8065

PREPARED UNDER THE SUPERVISION OF:
DATE: _____ Victor Elias, PE 64803
SCALE: 1"=10'
DATE: 3/22/11
BENCHMARK: RIVERSIDE COUNTY BM #H-45 (SEE ABOVE)

APPROVED BY:
JORGE GIAGIONI, CITY OF HEMET
RCE NO. 33751 - EXP. 6-30-12
DATE: _____

City of Hemet
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
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HEMET, CA 92543
(951) 765-2369

City of Hemet
C.U.P. 11-002

PRECISE GRADING PLAN

W.O. | F.N.

3 OF 4 SHEETS
FILE NO.

EROSION CONTROL NOTES

IN THE EVENT OF AN EMERGENCY REGARDING THESE EROSION CONTROL MEASURES, A 24 HOUR CONTACT HAS BEEN ESTABLISHED. CONTACT: DAVE MADDEN AT DMARCHITECTS AT 951-634-2712.

THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE BY IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPS) IN SUCH A MANNER THAT POLLUTANTS ARE NOT DISCHARGED FROM THE SITE TO THE MAXIMUM EXTENT PRACTICABLE.

THE CONTRACTOR SHALL PREPARE THE CONSTRUCTION SITE PRIOR TO THE ONSET OF ANY STORM AND SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE SPECIALLY FOR THE WINTER MONTHS (OCTOBER THROUGH MAY).

THE CONTRACTOR SHALL CONSIDER THE FULL RANGE OF EROSION CONTROL BEST MANAGEMENT PRACTICES FOR ALL DISTURBED SURFACES SUCH AS: BUFFER STRIPS, HYDROMULCH OR MULCH WITH TACTIFIER, TRACK WALKING OR IMPRINTING, CHIPPED NATIVE VEGETATION, BONDED FIBER MATRICES, SOIL STABILIZERS, BINDERS, TEMPORARY SEEDING, EROSION CONTROL BLANKETS, AS WELL AS SEDIMENT CONTROLS SUCH AS: FIBER ROLLS, SILT FENCES, SAND BAG AND STRAW BALE BARRIERS, CHECK DAMS, GRAVEL, AND FILTER INLETS, DRAINAGE SWALES, AND SEDIMENT BASINS.

SEDIMENT CONTROL BMPS ARE REQUIRED TO BE INSTALLED AT ALL OPERATIONAL INLETS TO THE STORM DRAIN SYSTEM AT ALL TIMES DURING THE RAINY SEASON. DURING THE NON-RAINY SEASON, ADEQUATE SEDIMENT CONTROL MATERIALS SHALL BE AVAILABLE TO CONTROL SEDIMENT AT ALL OPERATIONAL INLETS IN THE EVENT OF A PREDICTED STORM.

THE STORM WATER QUALITY MANAGEMENT PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF, OR AT THE DIRECTION OF, A REPRESENTATIVE OF THE CITY ENGINEER.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMPS), AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.

THE CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCES MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING OR LEAVING A CONSTRUCTION SITE, TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA, MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE(S) THE STABILIZED CONSTRUCTION ENTRANCE(S) SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED. WHEEL WASH IS RECOMMENDED FOR CLAY SOILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED, REPLACED AS DIRECTED BY THE CITY ENGINEER TO SERVE ITS PURPOSE.

ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AND CLEANED AT THE END OF EACH WORKING DAY.

IN ALL AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING , WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION OR OTHER ACCEPTABLE SOIL STABILIZATION MATERIALS, IS REQUIRED.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED. THE ADEQUACY OF POST CONSTRUCTION SOIL STABILIZATION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEERING DEPARTMENT. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF, A REPRESENTATIVE OF THE CITY ENGINEER.

CONTRACTOR SHALL IMPLEMENT THE FOLLOWING NON-STORM WATER BEST MANAGEMENT PRACTICES:

A. PROVIDE EMPLOYEE/SUBCONTRACTOR TRAINING IN CONSTRUCTION BMPS:

OBTAIN APPROPRIATE CONSTRUCTION BEST MANAGEMENT PRACTICE FACT SHEETS FROM THE "CALIFORNIA STORM WATER BMP HANDBOOK FOR CONSTRUCTION" OR EQUIVALENT AND PROVIDE COPIES AND TRAINING ON THESE BMPS TO EMPLOYEES AND SUBCONTRACTORS.

B. LIQUID AND SOLID WATER MANAGEMENT:

PROVIDE A SUFFICIENT NUMBER OF DESIGNATED WASTE COLLECTION AREAS, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, WITH LIDDED CONTAINERS. ARRANGE FOR THEIR REGULAR REMOVAL AND DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. CLEAR SITE OF TRASH, INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.

C. CHEMICAL AND MATERIAL DELIVERY AND STORAGE:

PROVIDE A DESIGNATED CHEMICALS STORAGE AREA, WHICH HAS A TEMPORARY SECONDARY SPILL CONTAINMENT SYSTEM. STORE ALL CHEMICALS IN SEALED AND LABELED CONTAINERS. PROVIDE A SPILL CLEANUP KIT AND TARPS FOR COVERING STOCKPILED MATERIALS WHEN RAIN IS PREDICTED. RELOCATE CHEMICAL STORAGE AREA INTO A TRAILER OR BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY FOR LEAKS AND SPILLS.

D. CONCRETE WASTE:

PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH OUT THAT IS AT LEAST 50 FEET FROM ANY STORM DRAINAGE CHANNEL. REQUIRE DISPOSAL OF HARDENED CONCRETE OFFSITE. AT NOT TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.

E. PAINTING AND DRYWALL WORK:

PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS BEFORE THEY START THE JOB, REGARDING REDUCTION OF POLLUTANTS (INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. DRYWALL EQUIPMENT, PAINTBRUSHES, AND ROLLERS CANNOT BE WASHED INTO THE STREET OR STORM DRAIN SYSTEM.

F. VEHICLE FUELING, MAINTENANCE AND CLEANING:

IF FUELING MUST OCCUR ON-SITE, PROVIDE A DESIGNATED FUELING AREA, LOCATED AWAY FROM DRAINAGE COURSES, WITH SECONDARY SPILL CONTAINMENT. ENSURE THAT THE FUEL TANK AND NOZZLES ARE KEPT INSIDE OF THE CONTAINMENT AREA. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. INSPECT FUELING AREA WEEKLY FOR LEAKS OR SPILLS. PROVIDE DRIP PANS FOR LEAKING EQUIPMENT OR EMERGENCY EQUIPMENT MAINTENANCE. RESTRICT ONSITE MAINTENANCE OF EQUIPMENT TO A MINIMUM. DO NOT ALLOW WASHING OF VEHICLES OR EQUIPMENT INTO THE STREET OR STORM DRAIN SYSTEM.

G. ASPHALT, SAWCUTTING, CORING, AND GRINDING ACTIVITIES:

INFORM EMPLOYEES AND SUBCONTRACTORS TO PROTECT CATCH BASINS WHEN APPLYING ASPHALT SEAL COAT, SLURRY SEAL OR FOG SEAL, AND TO PREVENT SAWCUTTING SLURRIES, CORING OR AC GRINDING WASTES FROM ENTERING THE STORM DRAIN SYSTEM.

H. BUILDING BLASTING AND CLEANING:

PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS, BEFORE THEY START THE JOB, TO ENSURE THAT BLAST RESIDUE FROM HIGH-PRESSURE WASHING OF BUILDINGS IS NOT ALLOWED TO ENTER THE STORM DRAIN SYSTEM. IF PAINT REMOVAL INVOLVES HAZARDOUS SUBSTANCES SUCH AS LEAD AND MERCURY, THE WASTE MUST BE PREVENTED FROM PERCOLATING INTO THE GROUND AND MUST BE HAULED OFF-SITE AS A HAZARDOUS WASTE.

I. CEMENT, GROUT AND MORTAR WORK, AND CLEAN UP:

ENSURE THAT EMPLOYEES AND SUBCONTRACTORS PREVENT CEMENT, GROUT AND MORTAR SOLIDS, AND CLEAN UP WATER FROM ENTERING THE STORM DRAIN SYSTEM.

J. SANITARY AND SEPTIC WASTES:

SEWAGE IS PROHIBITED ON THE STORM DRAIN SYSTEM. ENSURE SEPTIC TANK SERVICE COMPANY IS INFORMED THAT SEWAGE AND WASTEWATER GENERATED FROM THE DISINFECTION AND WASH DOWN OF SEPTIC TANKS CANNOT BE DISCHARGED TO THE STORM DRAIN SYSTEM.

K. WATER LINE DISINFECTION, FLUSHING, DEWATERING, AND OTHER NON-STORM WATER DISCHARGES:

UNLESS EXEMPTED OR AUTHORIZED BY AN NPDES PERMIT, ALL NON-STORM WATER DISCHARGES REQUIRE PRIOR APPROVAL BY THE CITY OR THE REGIONAL WATER QUALITY CONTROL BOARD. THE DEVELOPER OR CONTRACTOR SHALL NOTIFY THE CITY'S STORM WATER COORDINATOR OR THE REGIONAL WATER QUALITY CONTROL BOARD A MINIMUM OF FIVE DAYS PRIOR TO ANY DISCHARGE TO THE STORM DRAIN SYSTEM FOR PLANNED DISCHARGES, OR AS SOON AS POSSIBLE, FOR UNPLANNED DISCHARGES. CHLORINATED WATER MUST BE DECHLORINATED TO <0.1 PPM PRIOR TO DISCHARGE TO THE CITY'S STORM DRAINAGE SYSTEM. SUSPENDED SOLIDS IN SEDIMENT LADEN WATER MUST ALSO BE REDUCED TO <75 PPM PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED.

L. HAZARDOUS WASTE MANAGEMENT:

PROVIDE A DESIGNATED HAZARDOUS WASTE STORAGE AREA SUCH AS A TRAILER OR TEMPORARY SECONDARY CONTAINMENT AREA. STORE CHEMICALS IN SEALED AND LABELED CONTAINERS. PROVIDE A SPILL CLEAN UP KIT AND TARPS FOR COVERING STOCKPILED MATERIALS WHEN RAIN IS PREDICTED. RELOCATE STORAGE AREA INTO TRAILER OR BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY. PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM BY TRAINING EMPLOYEES AND SUBCONTRACTORS ON PROPER MATERIALS USE, LABELING, STORAGE, CLEAN UP, AND WASTE DISPOSAL. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON CONSTRUCTION SITES INCLUDE, BUT ARE NOT LIMITED TO, PVC PIPE GLUES, WOOD STAINS AND PRESERVATIVES, LIME AND CONCRETE CURING COMPOUNDS, BATTERY FLUIDS, WASTE OIL, FUEL, ASBESTOS, OIL BASED AND LEAD BASED PAINTS, SOLVENTS, ASPHALT AND OTHER PETROLEUM BASED PRODUCTS, FERTILIZERS, HERBICIDES AND PESTICIDES, AND SOME SOIL STABILIZATION PRODUCTS.

M. PROHIBITED DISCHARGES:

THE FOLLOWING DISCHARGES INTO THE STORM DRAIN SYSTEM ARE PROHIBITED: DISCHARGES THAT COULD HAVE AN IMPACT ON HUMAN HEALTH AND THE ENVIRONMENT, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; DISCHARGES THAT EXCEED ANY WATER QUALITY STANDARD CONTAINED IN THE STATEWIDE WATER QUALITY CONTROL PLAN OR LOCAL BASIN PLAN AND DISCHARGES CONTAINING HAZARDOUS SUBSTANCE EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY LISTED IN THE FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

MATERIALS THAT CAN CAUSE OR CONTRIBUTE TO POLLUTION OR A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARD INCLUDE, BUT ARE NOT LIMITED TO: SEDIMENTS, CONTAMINATED SOIL, SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES OR HERBICIDES, WOOD PRESERVATIVES OR SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANT(S), OR HYDRAULIC, RADIATOR AND BATTERY FLUIDS; FERTILIZERS; VEHICLE/EQUIPMENT WASHWATER OR CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; CONTAMINATED GROUNDWATER AND CHLORINATED POTABLE WATER LINE FLUSHING.

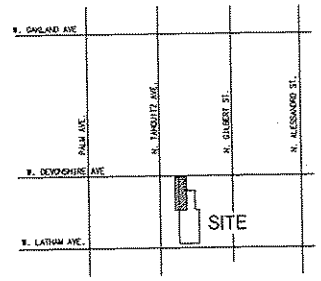
NOTE:

THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL THE REQUIREMENTS OF THE STATEWIDE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.

EROSION CONTROL PLAN SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION OPERATIONS FOR THE DIRECTION OF THE CITY ENGINEER OR BY NPDES REPRESENTATIVE

EROSION CONTROL BMPS SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS AND ADDITIONAL BMPS MAY BE REQUIRED AT THE DISCRETION OF THE CITY INSPECTOR AS NECESSARY.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL BMPS. NON-MAINTENANCE MAY RESULT IN A SHUT DOWN OF CONSTRUCTION.



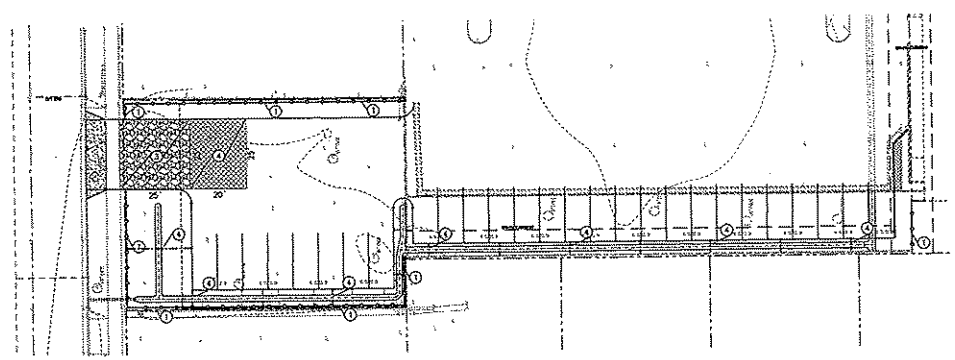
VICINITY MAP
NOT TO SCALE

EROSION/ SEDIMENT CONTROL BMP's

	EC-1	SCHEDULING
	EC-2	PRESERVATION OF EXISTING VEGETATION
(1)	SE-1	INSTALL SILT FENCE PER MANUFACTURER'S SPECS.
(2)	SE-2	INSTALL FIBER ROLL (WATTLE) PER MANUFACTURER'S SPECS.
(3)	TR-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
(4)	TR-2	ENTRANCE/OUTLET TIRE WASH

LEGEND

SE-1
SE-2
TR-1
TR-2



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NO.	DATE:	BY:		APPROVED:

DESIGNED BY: EG | DRAWN BY: EG | CHECKED BY: VE

REGISTERED PROFESSIONAL ENGINEER — VICTOR A. EKA — No. 64803 — EXP. 06-30-11 — CIVIL — STATE OF CALIFORNIA

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JORGE BIAGIONI, CITY OF HEMET
RCE NO. 33751 - EXP. 6 - 30 - 12
DATE: _____

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510 E. Florida Ave.
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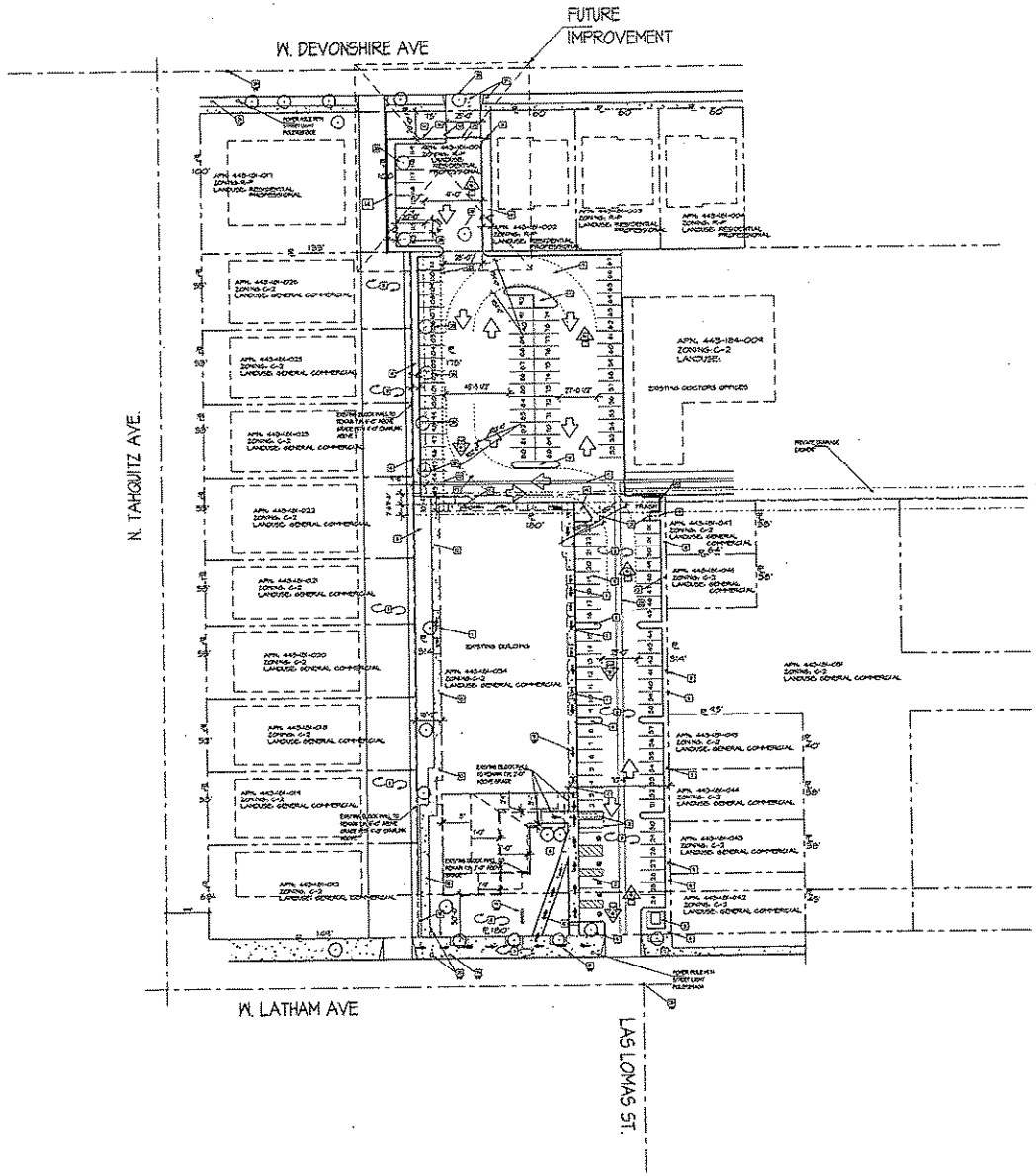
City of Hemet
C.U.P. 11-002
EROSION CONTROL PLAN
W.O. | F.N.

4 OF 4 SHEETS
F.E.C. NO.



SITE/ROOF NOTES:

☐ INDICATES NOTES APPLICABLE TO THIS PLAN (NOT ALL MAY BE REPRESENTED).

1. BUILDING EXIT RAMPS CONSTRUCTED FOR GOOD, SLOPE OF RAMP = 1" /12"
2. ADA PARKING AREA.
3. EXISTING 3" SQ X 12' HEIGHT LIGHT POST TO BE REMOVED.
4. EXISTING 4'-8" L X 8'-6" W X 6'-0" H TRASH ENCLOSURE TO BE REMOVED.
5. LOCATION OF EXISTING TRANSFORMER.
6. EXISTING LANDSCAPE AREAS.
7. EXISTING CONCRETE WALK TO CITY STANDARDS
8. EXISTING ASPHALT DRIVEWAY.
9. RESTORED 9' X 18' PARKING SPACE.
10. NEW CONCRETE WALKWAY
11. A/C UNIT.
12. CONC. WALK - VERIFY WITH OWNER AND/OR BUILDER.
13. CONC. DRIVEWAY - VERIFY WITH OWNER AND/OR BUILDER.
14. NEW LANDSCAPE AREAS
15. ADA PATH OF TRAVEL.
16. VEHICULAR PATH OF TRAVEL.
17. FIRE TRUCK PATH OF TRAVEL.
18. EXISTING 6'-0" H CHAIN LINK FENCE TO BE REMOVED.
19. EXISTING 10'-0" L X 7'-0" W X 6'-6" H FREE STANDING SIGN SEE SHEET A-3 FOR ELEVATION
20. NEW TRASH ENCLOSURE TO CITY STANDARDS
21. EXISTING GRID TO CONN.
22. EXISTING RIBBON GUTTER TO REMAIN.
23. EXISTING BLOCK WALL TO REMAIN.
24. LOCATION OF EXISTING FIRE HYDRANT.
25. LOCATION OF EXISTING WATER METER.
26. LOCATION OF EXISTING SEWER COVER.
27. LOCATION OF EXISTING DRIVEWAY TO BE REMOVED.
28. LOCATION OF EXISTING TREE TO BE REMOVED.
29. PROPOSED LOCATION OF NEW 6' TALL X 32' LONG ROLLING, METORIZED WROUGHT IRON GATE.
30. PROPOSED LOCATION OF NEW 6' TALL 18" SQ. COLUMN FOR KNOX LOCK AND OPTICON LOCK.
31. PROPOSED LOCATION OF NEW 6' TALL WROUGHT IRON FENCE

OWNER:

FAITH WORLD HARVEST CHURCH
650 W. LATHAM
HEMET, CA 92543

LEGAL DESCRIPTION:

LOT 3
650 W. LATHAM AVE.
HEMET, RIVERSIDE COUNTY, CA
APN: 448-181-024

NOTE:
UTILITIES SHALL BE UNDERGROUND

GENERAL NOTES:

1. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
2. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS, PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OR SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
3. DIMENSIONS, AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE FACES, EDGE OF PLANES. THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN, ADEQUACY AND SAFETY OF EREECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR, AND WAS NOT SEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR AND OWNER-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE AFOREMENTIONED MATERIALS, BRACING & DIAPHRAGMS. ALL PAVING, FLAT WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING.
4. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.

GENERAL REQUIREMENTS:

1. SCOPE: ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
   ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE UNIFORM BUILDING CODE (APPLICABLE EDITION) AND LOCAL GOVERNING AGENCIES.
2. PERMITS: THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
3. INTENTION: THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
4. CHANGES: THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY.
5. CUTTING & PATCHING: ALL TRADERS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
6. CLEANUP: ALL TRADERS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
7. GENERAL:
   A. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT UBC, UPC, UMC, NEC AND TITLE 24 AS NOTED ON COVER SHEET OF PLANS.
   B. DESIGN, MATERIALS, EQUIPMENT AND PROCEDURE OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
   C. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR NON THE FOLLOWING WORK IS PERFORMED, SAFETY PLAN AND/OR THE JOB SITE METHODS OF PERFORMANCE OR THE FAILURE IN THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS WORK.
8. SOILS:
   PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER OF REGISTERED SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   A) THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT
   B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACK FILLED AND COMPACTED
   C) THE FOUNDATION EXCAVATION HAS MADE TO COMPLY WITH THE RECOMMENDATION FOR EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY.

Revisions	
1	10-003 REV. 1
2	10-003 REV. 2
3	10-003 REV. 3
4	
5	

DMA
DAVE MADDEN ARCHITECT
Phone 951-494-2312 • E-Mail: dmadden@earthlink.net
40784 Oak Grove Road, Murrieta, California 92562

Title: SITE PLAN

Project and Location:
FAITH WORLD HARVEST CHURCH
650 W. LATHAM AVE.
HEMET, CA 92543

REGISTERED ARCHITECT
DAVID MADDEN
No. 5-2016
STATE OF CALIFORNIA

Drawn by: UM
Checked by:
Date: 03/12/11
Job No. 10-029

NORTH

1"=40'-0"

Sheet Number
A-1
of Sheets

10029-SP-01-02.dwg

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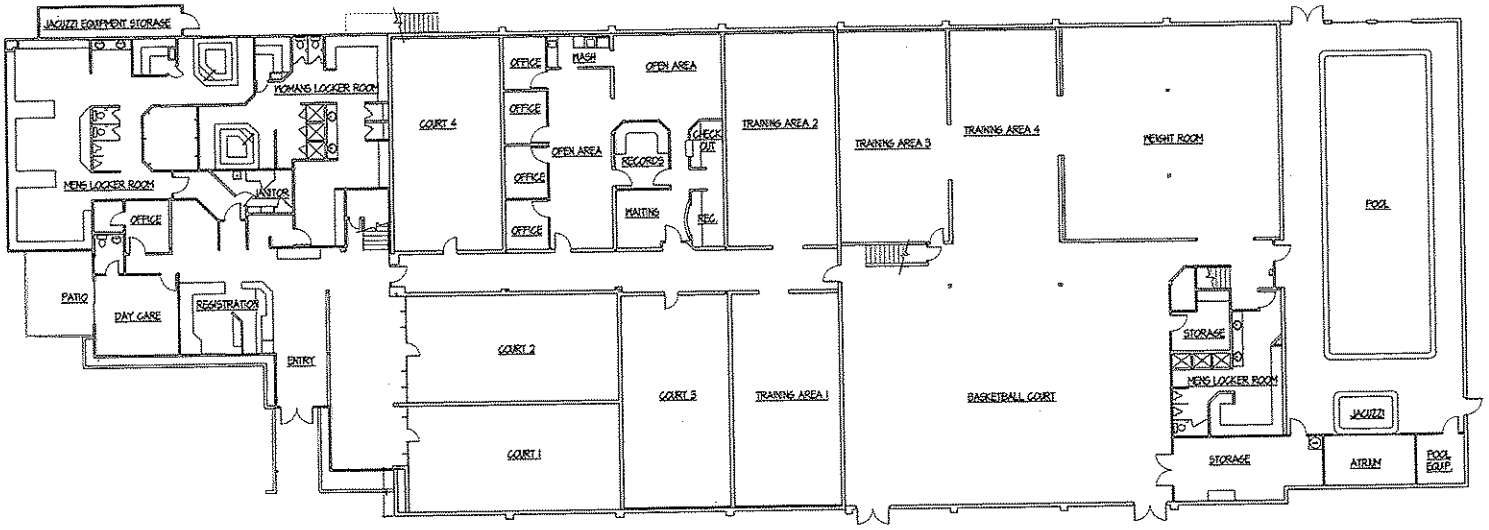


Existing Lower Floor

DMA

DAVE MADDEN ARCHITECT

Phone 951-634-2712 • E-Mail: dave@dmaarchitect.net

40984 Oak Creek Road, Murrieta, California 92562

Title:

EXISTING LOWER FLOOR PLAN

Project and Location

FAITH WORLD HARVEST CHURCH
630 WEST LATHAM
HEMET, CA 92543
APN: 443-181-034

Drawn by LM
Checked by
Date 03/28/11
Job No. 10-024

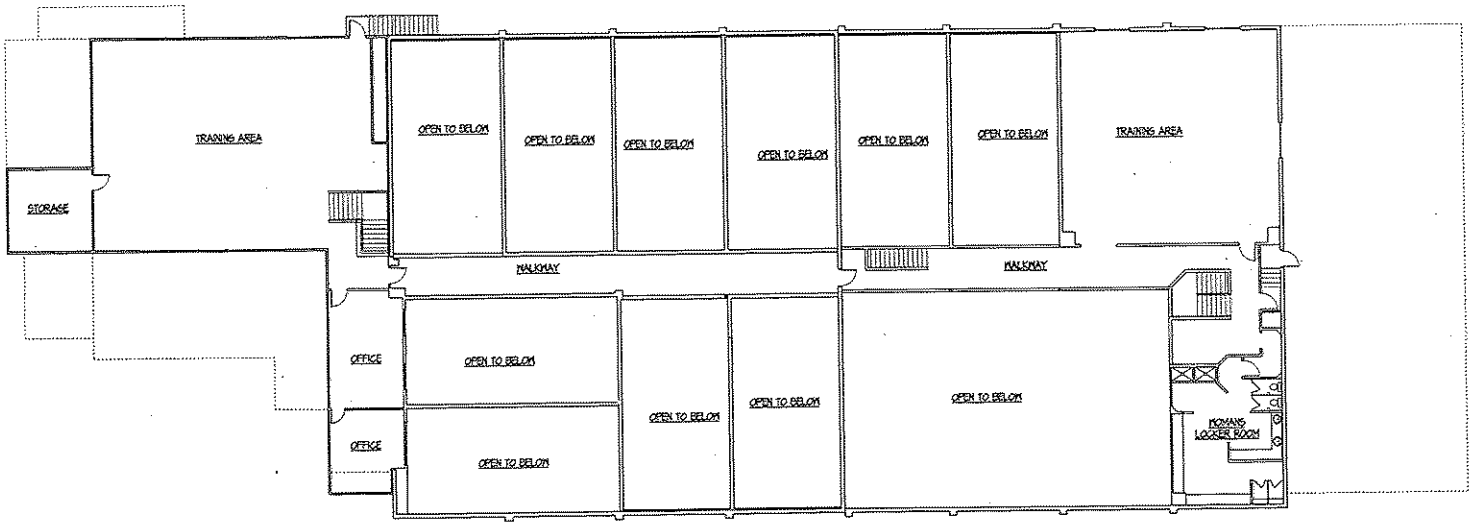
NORTH

3/32" = 1'-0"

Sheet Number

A-2

Of Sheets



Existing Upper Floor

DMA

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40984 Oak Creek Road, Murrieta, California 92562

Title:

EXISTING UPPER FLOOR PLAN

Project and Location

FAITH WORLD HARVEST CHURCH
630 WEST LATHAM
HEMET, CA 92543
APN: 443-181-034

Drawn by LM
Checked by
Date 03/28/11
Job No. 10-029

NORTH

3/32" = 1'-0"

Sheet Number

A-3

Of Sheets

MINIMUM PLUMBING FIXTURES REQUIRED (PER C.B.C.)

BASED ON WORST CASE WITH SANCTUARY AND CLASSROOMS FILLED.

OCCUPANCY USE	OCCUPANCY GROUP	OCCUPANCY SQ. FT.	LOAD FACTOR	# OF OCCUPANTS
MULTIPURPOSE	A-3	3,005	30	101
CLASS ROOM 1ST FLOOR	A-3	6,441	30	215
OFFICE	A-3	3,065	30	103
BLDG. TOTAL		24,619		419

	MEN	WOMAN
OCCUPANTS	210	210
WATER CLOSETS	2	3
LAVATORIES	1	2
URINALS	2	N/A
DRINKING FOUNTAINS	3	

PLUMBING FIXTURES PROVIDED

	MEN	WOMAN
OCCUPANTS	210	210
WATER CLOSETS	3	3
LAVATORIES	2	3
URINALS	2	N/A
DRINKING FOUNTAINS	3	

OCCUPANT LOAD

MULTIPURPOSE NON-FIXED SEATING(concentrated)	2,730 SQ. FT. @ 1:7 = 390
PLATFORM	275 SQ. FT. @ 1:15 = 19
NURSERY / TODDLER AREA	1,549 SQ. FT. @ 1:35 = 46
SUNDAY SCHOOL CLASSROOMS 1 THRU 4	3,222 SQ. FT. @ 1:20 = 162
YOUTH GROUP MEETING AREA	1,520 SQ. FT. @ 1:20 = 46
OFFICE / RECEPTION / ENTRY / HALLWAYS	3,065 SQ. FT. @ 1:100 = 31
TOTAL OCCUPANT LOAD	= 744

SQUARE FOOTAGE:

LOWER FLOOR PLAN:	
MULTIPURPOSE ROOM	2,730 SQ.FT.
PLATFORM	275 SQ.FT.
YOUTH GROUP MEETING AREA	1,520 SQ.FT.
OFFICE	141 SQ.FT.
RESTROOMS / JANITOR	484 SQ.FT.
RECEPTION	251 SQ.FT.
CHURCH OFFICE ENTRY	715 SQ.FT.
HALLWAY 1, 2, 3	1,074 SQ.FT.
SUNDAY SCHOOL CLASSROOM 1	822 SQ.FT.
SUNDAY SCHOOL CLASSROOM 2	814 SQ.FT.
SUNDAY SCHOOL CLASSROOM 3	818 SQ.FT.
SUNDAY SCHOOL CLASSROOM 4	810 SQ.FT.
NURSERY CLASSROOM	798 SQ.FT.
TODDLER CLASSROOM	803 SQ.FT.
FUTURE AREA	4,970 SQ.FT.
TOTAL FOOTPRINT	22,665 SQ.FT.
TOTAL FUTURE UPPER FLOOR	8,154 SQ.FT.
TOTAL BUILDING	31,819 SQ.FT.

WALL LEGEND

- EXISTING CMU WALLS TO REMAIN
- EXISTING 2X WALLS TO REMAIN
- NEW 2X WALLS
- EXISTING 2X WALLS TO BE REMOVED

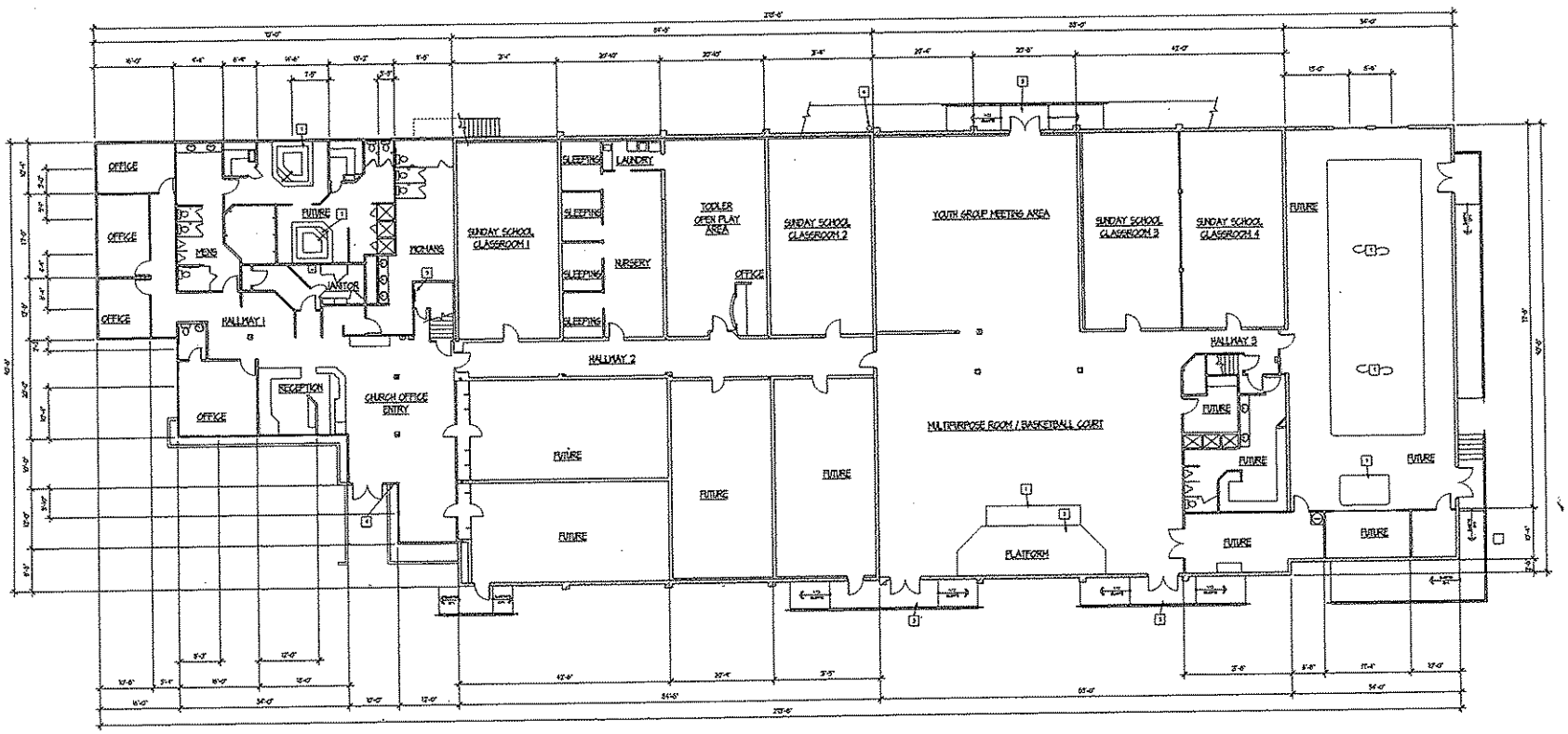
FLOOR PLAN NOTES

1. CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPECS., AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK & REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
2. CONTRACTOR SHALL VERIFY WITH/FOR ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
3. CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OTHER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF STUD (U.N.O.). IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. DO NOT SCALE DRAWINGS!

FLOOR PLAN SCHEDULE

INDICATES NOTES APPLICABLE TO THIS PLAN ONLY! U.N.O. = UNLESS NOTED OTHERWISE.

1. REMOVABLE PLATFORM W/A ACCESS RAMP AS REQUIRED.
2. PLATFORM LOCATION.
3. EXTERIOR EXIT RAMPS PER CODE.
4. PROPOSED LOCATION FOR NEW KNOX BOX.
5. LOCATION FOR EXISTING FIRE CONTROL PANEL.
6. LOCATION FOR EXISTING FIRE RISER ON EXTERIOR OF BUILDING.
7. EXISTING UNUSED AND POOL TO BE FILLED WITH CONCRETE CONSTRUCTION MASTIC.



LOWER FLOOR PLAN

Revisions:
1. CUP 01-003 PC 02/09/11
2. CUP 01-003 PC 03/14/11
3.
4.
5.
6.

DMA
DAVE MADDEN ARCHITECT
Phone 951-674-2712 • E-Mail: dmaddenarchitect@yahoo.com
40984 Oak Creek Road, Murrieta, California 92562

Title: NEW REVISED LOWER FLOOR PLAN

Project and Location: FAITH WORLD HARVEST CHURCH
630 WEST LATHAM
HEMET, CA 92543
APN: 443-181-034

REGISTERED PROFESSIONAL ARCHITECT DAVID MADDEN C-17 6-30-2011 STATE OF CALIFORNIA

Drawn by LM
Checked by
Date 05/02/11
Job No. 10-029

NORTH

3/32" = 1'-0"

Sheet Number A-4 of Sheets

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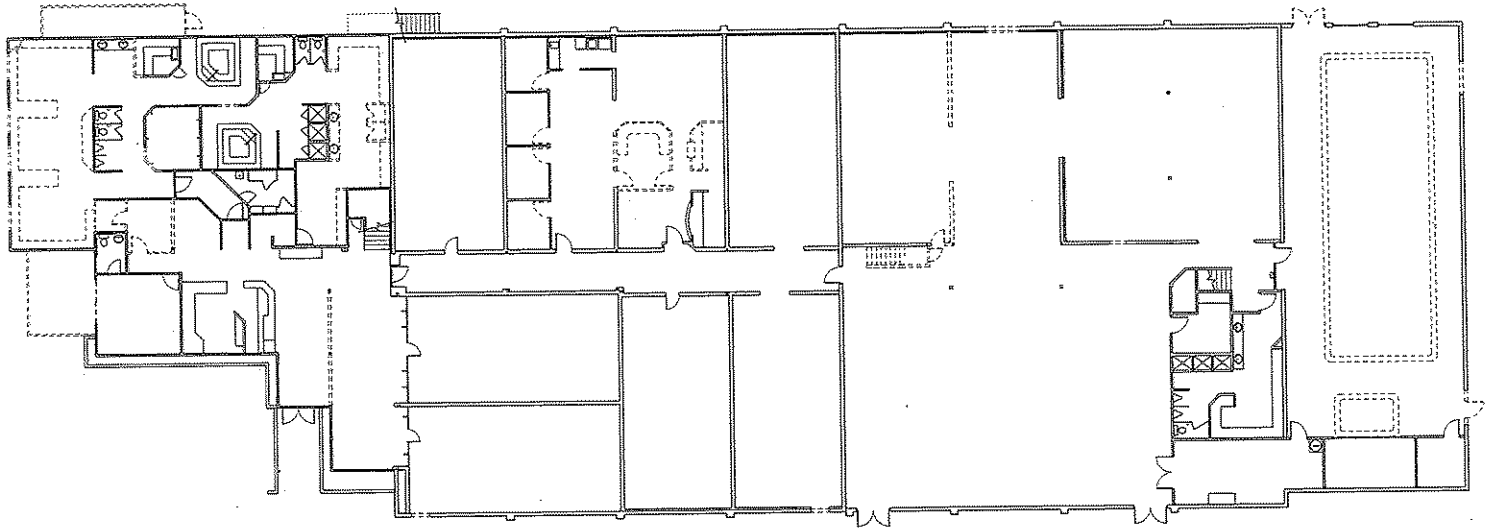
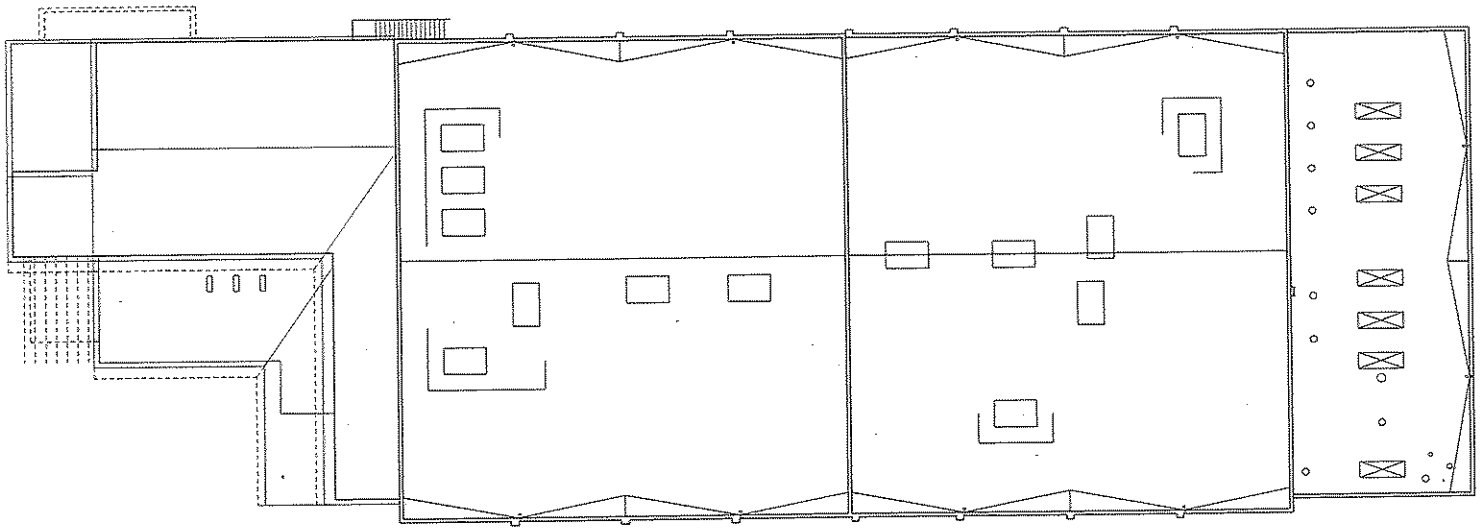
WALL LEGEND

EXISTING 2X WALLS TO REMAIN

EXISTING 2X WALLS TO BE REMOVED



LOWER FLOOR DEMO PLAN



ROOF DEMO PLAN

1	CITY COMMENTS REV. DRAWN LM
2	CITY COMMENTS REV. DRAWN LM
3	CITY COMMENTS REV. DRAWN LM
4	CITY COMMENTS REV. DRAWN LM
5	
6	
7	

DMA

DAVE MADDEN ARCHITECT

Phone 951-634-2212 • E-Mail dmaarchitect@

40164 Oak Creek Road, Murrieta, California 92562

Title: MAIN FLOOR DEMO PLAN

Project and Location: FAITH WORLD HARVEST CHURCH
680 WEST LATHAM
HEMET, CA 92543
APN: 443-181-054

DAVID MADDEN ARCHITECT C-2834 10-31-11 STATE OF CALIFORNIA

Drawn by LM
Checked by
Date 03/28/11
Job No. 10-026

NORTH

3/32" = 1'-0"

Sheet Number A-6 Of Sheets

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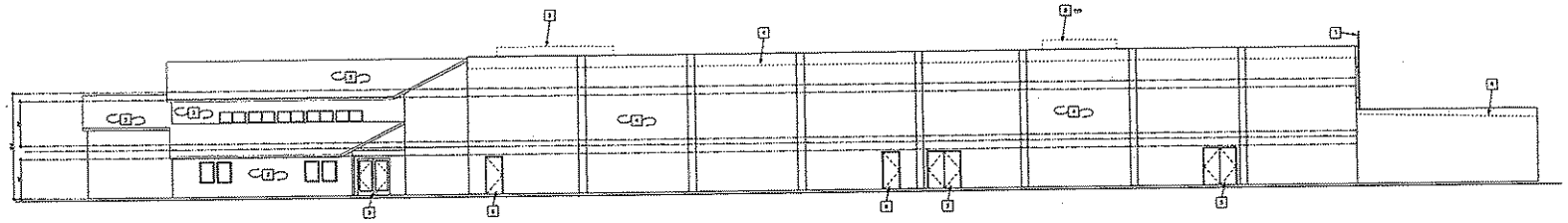
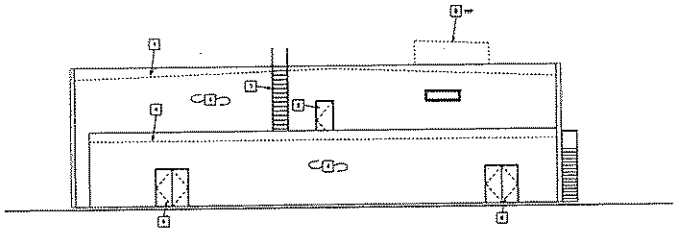
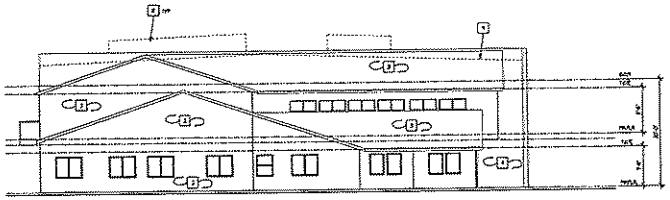


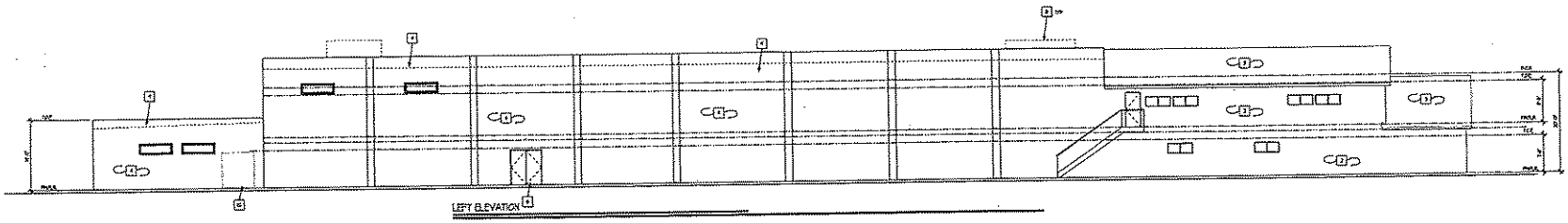
RIGHT ELEVATION



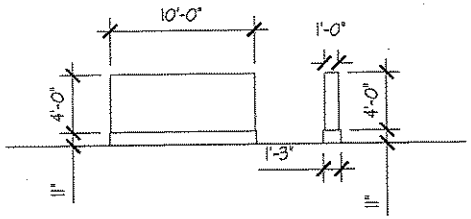
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



FREE STANDING SIGN ELEVATION

SCALE: 1/4" = 1'

ELEVATION SCHEDULE

[illegible]

COLOR SCHEME

STUCCO, LITE BEIGE
CLAY 3-PIECE TILE, RED
SPLITFACED BLOCK, BEIGE
WOOD TRUSS RAFTERS, DARK BROWN
WINDOW FRAMES, ANODIZED BRONZE

1	CUP 10-002 REV. 09/24/11	LM
2	CUP 10-002 REV. 05/24/11	LM
3	CUP 10-002 REV. 06/14/11	LM
4		
5		

DMA
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40984 Oak Creek Road, Murrieta, California 92562

Title: NEW ELEVATIONS

Project and Location
FAITH WORLD HARVEST CHURCH
630 WEST LATHAM
HEMET, CA 92543
APN: 443-181-034

LICENSED ARCHITECT DAVID MADDEN C-13783 STATE OF CALIFORNIA

Drawn by LM
Checked by
Date 10/22/11
Job No. 10-029

NORTH

9/32" = 1'-0"

Sheet Number
A-7
Of Sheets

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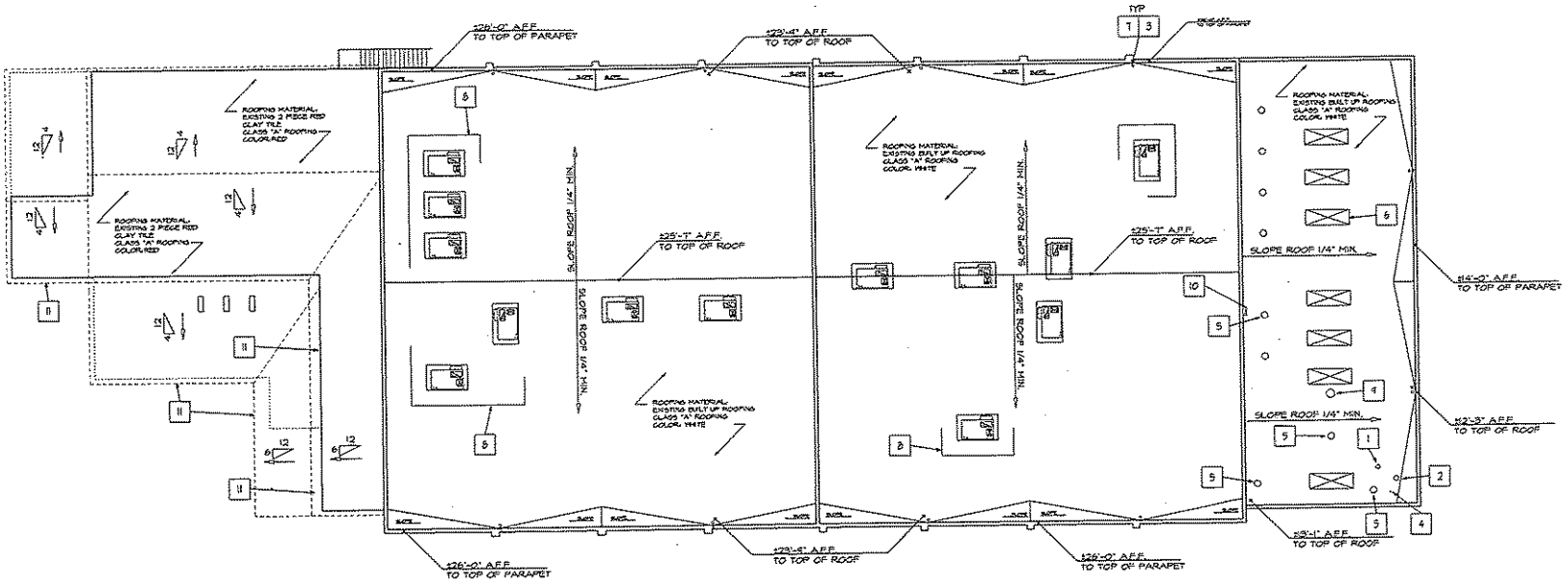
ROOF NOTES:

INDICATES NOTES APPLICABLE TO THIS PLAN ONLY WHEN REFERENCED.

1. EXISTING 12" EXHAUST VENT PIPE
2. EXISTING 10" EXHAUST VENT PIPE
3. EXISTING GALVANIZED METAL SCUPPER ON EXTERIOR OF BUILDING.
4. EXISTING 4" EXHAUST VENT PIPE
5. EXISTING 16" ROOF TURBINE VENT
6. EXISTING SKY LIGHT
7. EXISTING 6" ROOF DRAIN
8. NEW LOUVERED HVAC ROOF SCREENS.
9. EXISTING 20" ROOF VENT
10. EXISTING ROOF ACCESS LADDER
11. NEW LOCATION FOR ROOF OVERHANG

GENERAL ROOF NOTES:

A. ALL ROOFS MUST BE "CLASS A", MINIMUM U.N.O. (NOTE: ROOF WITHIN PARAPET WALLS)



DMA

DAVE MADDEN ARCHITECT

Phone 951-245-8000 • E-Mail: dave@dmaarchitects.net

40984 Oak Creek Road, Murrieta, California 92562

Title: ROOF PLAN

Project and Location

FAITH WORLD HARVEST CHURCH
630 WEST LATHAM
HEMET, CA 92543
APN: 443-181-034

Drawn by LM
Checked by
Date 05/28/11
Job No. 10-029

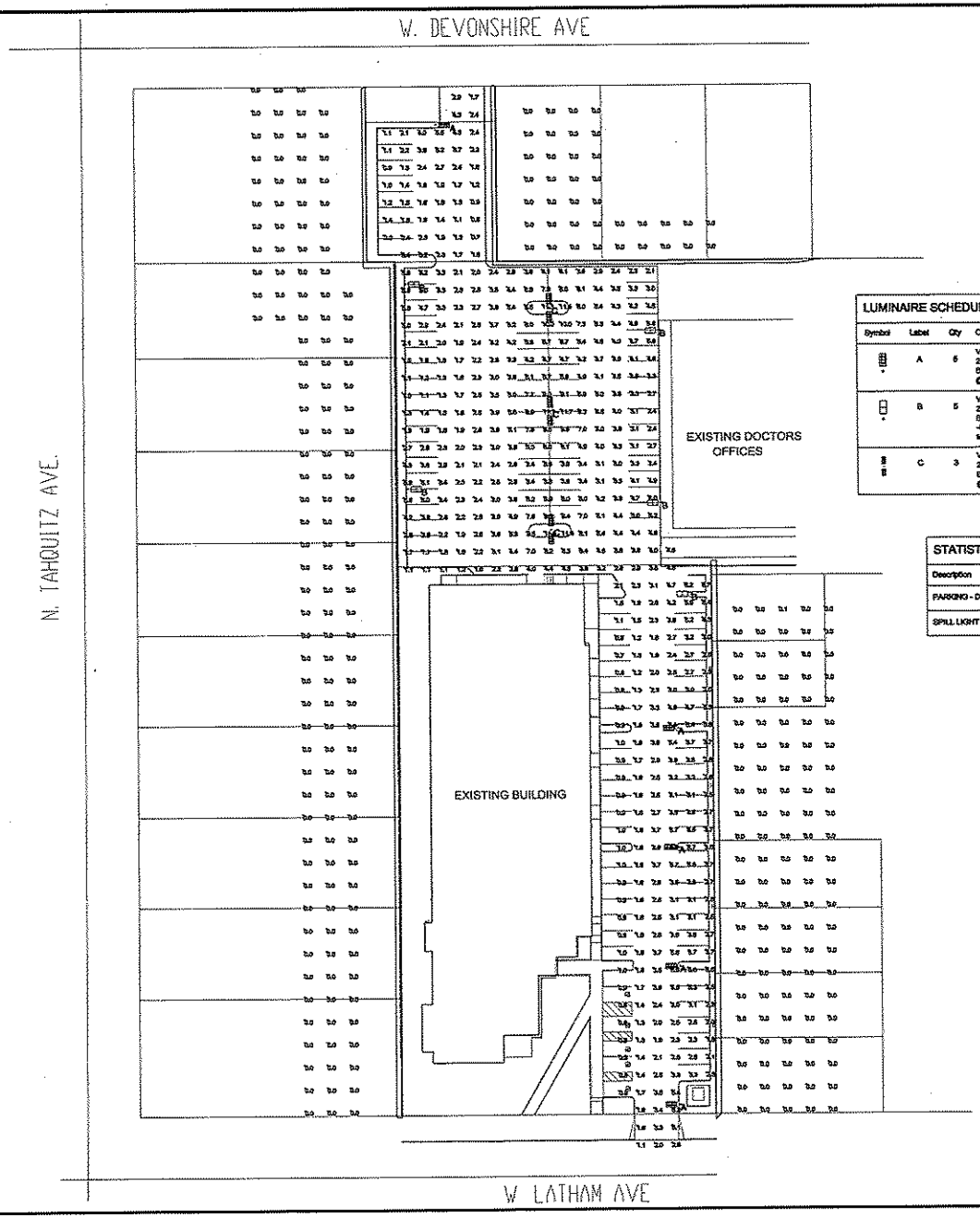
NORTH

3/32" = 1'-0"

Sheet Number

A-8

Of Sheets

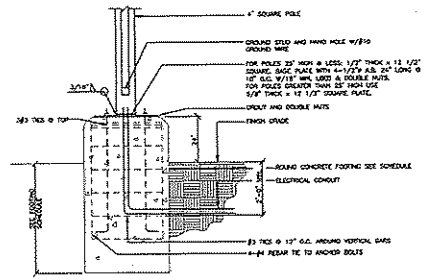


LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	VISIONAIRE: SUN-2-90-T3-SLS-BOA10-6-COLOR @ 25' MTG	FLAT LENS CUT OFF	2-90 WATT LOW PRESSURE SODIUM	LL090704AJE S	14300	0.81	233.4
	B	5	VISIONAIRE: SUN-2-90-T3-SLS-BOA10-EXT LS640-6--COLOR @ 25' MTG	FLAT LENS CUT OFF - WITH EXTERNAL BACK SHIELD	2-90 WATT LOW PRESSURE SODIUM	LL090704AJE S	14300	0.81	233.4
	C	3	VISIONAIRE: SUN-2-90-T3-SLS-BOA10-6-COLOR @ 25' MTG	FLAT LENS CUT OFF	2-90 WATT LOW PRESSURE SODIUM	LL090704AJE S	14300	0.81	466.8

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING - DRIVEWAY	+	3.5 fc	11.7 fc	0.7 fc	16.7:1	5.0:1
SPILL LIGHT	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A



POLETOP CONCRETE FOOTING

FOOTING SCHEDULE

POLE LENGTH	FOOTING LENGTH BELOW GRADE	FOOTING DIAMETER
0'-0" - 15'-0"	3'-0"	2'-0"
15'-1" - 20'-0"	3'-6"	2'-6"
20'-1" - 25'-0"	4'-0"	2'-6"
25'-1" - 30'-0"	4'-6"	2'-6"
30'-1" - 35'-0"	5'-0"	2'-6"

NOTE:
THE 35' STANDARD SHALL BE PLACED SO THAT THE FOOTING AND STANDARD LINE UP WITH THE CLOSEST PARKING LOT DIVIDING STRIP.

POLE DETAIL

DMA
DAVE MADDEN ARCHITECT
Phone 916-634-2112 • E-Mail dmaMaddenarchitect
4019B4 Oak Creek Road, Murrieta, California 92562

Title: PROPOSED SITE PLAN WITH LOT APN: 443-181-001 PARKING LOT LIGHTING PHOTOMETRIC

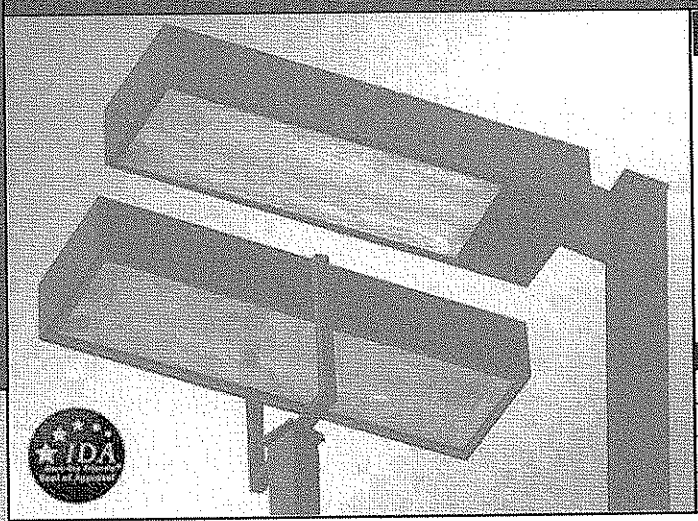
Project and Location: FAITH WORLD HARVEST CHURCH 630 W. LATHAM AVE. HEMET, CA 92543 LOCATION

Drawn by T.H.
Checked by
Date 02/20/11
Job No.

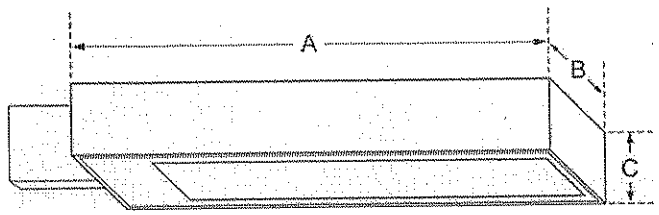
1"=30'-0"

Sheet Number E-1
of Sheets

LPS: Sunset



Dimensional Drawings



*approx lbs based on heaviest configuration w/packaging

Fixture	A	B	C	Max. Watt	Lbs
SUN-1	24"	15"	9"	55w	45
SUN-2	29"	15"	9"	90w	50
SUN-3	29"	20"	9"	2 x 90w	60
SUN-4	52"	15"	9"	180w	70

The **Sunset Family** of Low Pressure Sodium luminaires are designed to maximize the benefits of Low Pressure Sodium light sources with unmatched lumens per watt while eliminating glare with IES full cut-off optics and providing an look that is pleasing to the eye and adds to the architecture of the site.

The **Sunset Family** is available in arm or yoke mount with four sizes of housings for the different lamp wattages. Two reflector options are available with a type III providing an asymmetrical distribution, and a type IV providing a forward throw distribution pattern. A durable polyester powder coat finish is available in a wide array of architectural colors.

Lamp wattages range from 55 watts to 180 watts. A popular version of the Sunset fixtures is the twin-90 watt luminaire which utilizes two 90 watt lamps mounted side-by-side; enabling the use of a standard shoebox design which coordinates well with most architectural applications.

Low Pressure Sodium lighting is the community standard for a number of areas where Observatories are located. The International Dark Sky community favors the use of this light source for all types of outdoor lighting. Street lighting, roadways, bridges, and general area lighting are ideal applications for the Sunset family of fixures.

Model No. SUN	Optics	Wattage	Source	Voltage	Mounting	Finish	Options

Model	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
☐ SUN-1	☐ Type III (T3) *With BOA or Yoke Mount Only	☐ 55 (55)	☐ LPS (L)	☐ 120 (1)	☐ Bolt-On-Arm (BOA)	☐ Bronze (BZ)	☐ Photo Receptacle (PER) *With Shorting Cap
☐ SUN-2	☐ Type IV (T4) *With Parallel Pole Mount Only	☐ 90 (90)		☐ 208 (2)	☐ Parallel Pole Mount (PPM)	☐ Black (BK)	☐ Terminal Block (TB)
☐ SUN-3		☐ 90 x 2 (90 x 2)		☐ 240 (3)	☐ Yoke Mount (YM)	☐ White (WH)	Fusing
☐ SUN-4		☐ 180 (180)		☐ 277 (4)		☐ Green (GN)	*Single In-Line Fuse*
				☐ 480 (5)		☐ Grey (GY)	*Specify voltage*
				☐ M.Tap* (6)		☐ Silver Metallic (SL)	☐ (SF120) ☐ (SF277)
		*Note:Ballasts come standard 135/180w, 90w, & 35/55w.		*Multi-Tap ballast is standard and wired at 277 volts unless specified. 347v available; consult factory		☐ Custom (CC)	*Double In-Line Fuse* *Specify voltage* ☐ (DF208) ☐ (DF240) ☐ (DF480)

For more detailed information on mounting, wiring, or installation instructions, please consult factory. Note that if Poles are not ordered with fixtures, please specify the mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light
19645 Rancho Way • Rancho Dominguez, CA • 90220
Tel: 310.512.6180 • Fax: 310.512.6486
www.visionairelighting.com

LPS: Sunset

Housings
- **Housing is** precision CNC sheared and formed .080 gauge aluminum. Available in four sizes for different LPS wattages.
- All hardware is rust resistant stainless steel.

Lens and Door Assembly
- Hinged door frame is fully gasketed. A one piece extruded silicone gasket seals the door frame against the housing.
- The Lens is clear, impact resistant Lexan, secured with galvanized lens retainers, and sealed with form fitting silicone gasketing.

Optical System
- Reflector is precision CNC cut and bent, multi-faceted, segmented, 95% reflective aluminum reflector for IES Types III and IV light distribution.

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 ml. thickness. Finish is oven baked at 400 degrees Fahrenheit to promote maximum adherence and finish hardness. Finishes are available in standard and custom colors.

Mounting
- A rounded extruded aluminum bolt-on arm. Optional yoke mount and parallel pole mount.

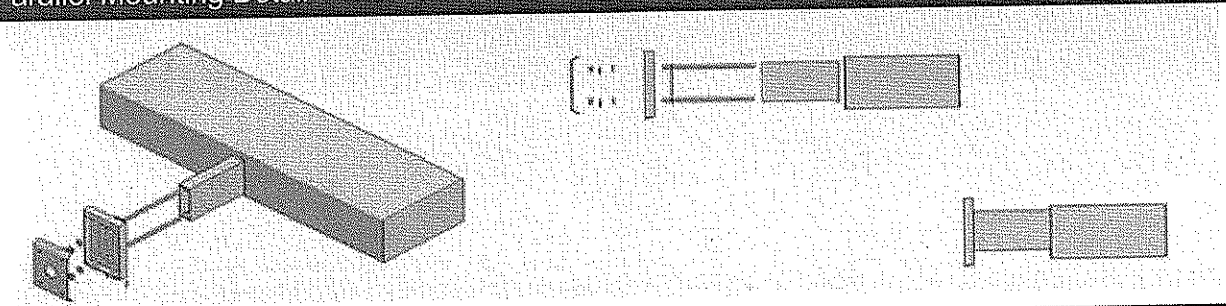
Electrical Assembly
- All ballasts are premium grade HPF high reactance auto transformer, factory wired and tapped to voltage requirement.
- LPS lamps from 55 through 180 watts, providing high lumens per watt, superior energy efficiency, and quick restrike.

Options
- photo receptacle
- fusing

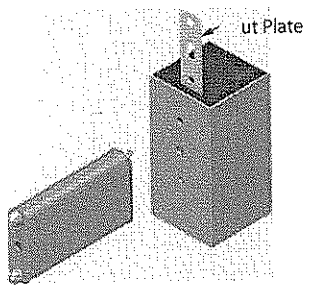
Please consult factory for custom options.

Listing
- **Sunset** is listed, suitable for wet locations.

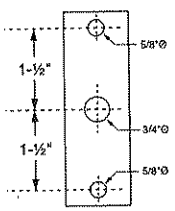
Parallel Mounting Detail



Bolt-On-Arm Detail

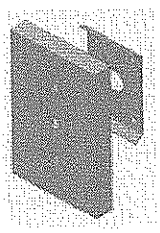


4" Tall Arm Drill Pattern



6" or 10" Long x 4" Tall x 2" Wide

Cast Wall Plate

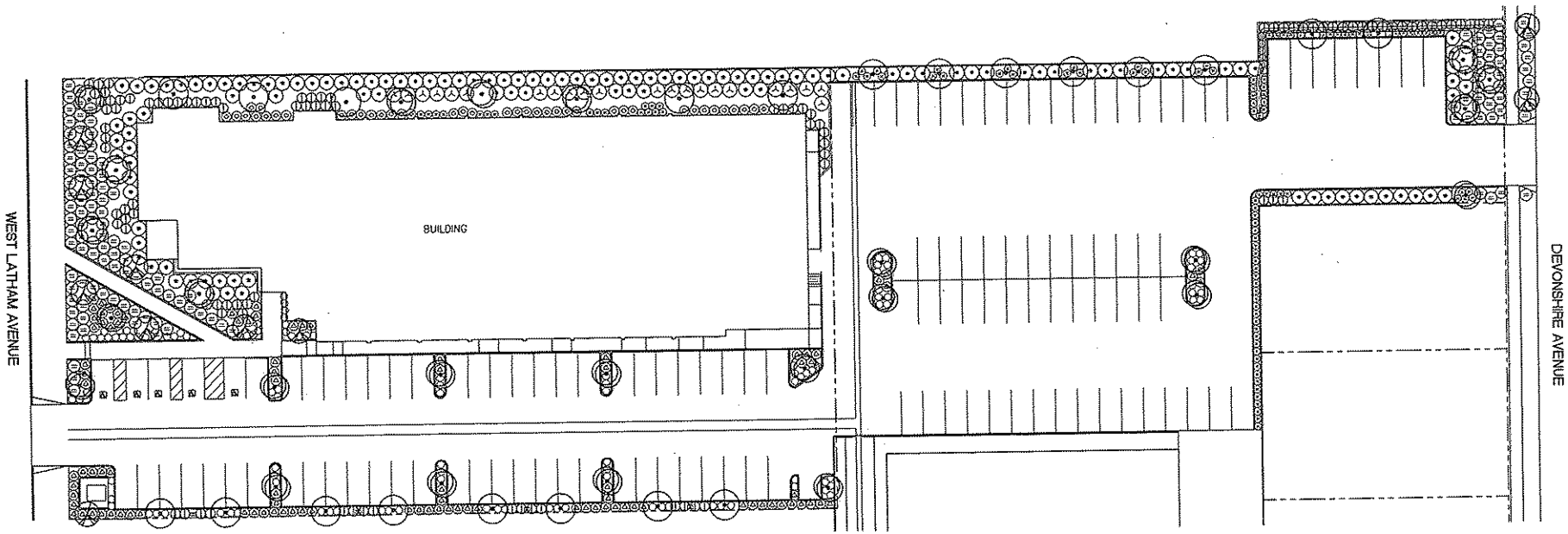


For use with Standard 4" Tall Bolt-On Arm.

BAWP - 10" Tall x 6½" Wide

EPA Data

Fixture with Arm						
SUN-1	2.0	2.9	4.0	4.9	4.7	4.9
SUN-2	2.3	3.2	4.6	5.5	5.3	5.5
SUN-3	3.5	4.8	7.0	8.3	8.1	8.3
SUN-4	3.7	4.6	7.4	8.3	8.1	8.3



PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	CHI. TAS.	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	15 GAL.	21	DOUBLE STAKE / HEIGHT 7-9' , SPREAD 2'-3' MIN.	L
	LAG. F. 'T.'	LAGERSTROEMIA FAUERI 'TUSCARORA'	RED CREPE MYRTLE	24" BOX	10	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3-5' MIN.	L
	RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3-5' MIN.	L
	SHRUBS:						
	ANI. F.'R.'	ANIGOZANTHOS FLAVIDUS 'RED'	RED KANGAROO PAW	1 GAL	40	FULL & BUSHY @ 4' O.C.	L
	CEA. G. 'H.'	CEANOTHUS GRISEUS 'HORIZONTALIS'	CARMEL CREEPER	1 GAL	22	FULL & BUSHY @ 6' O.C.	L
	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	81	FULL & BUSHY @ 6' O.C.	L
	LAV. STO.	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL.	98	FULL & BUSHY @ 4' O.C.	L
	MYO. PAR.	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL	131	FULL & SPREADING @ 5' O.C.	L
	NAS. PUL.	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	1 GAL	130	FULL & BUSHY @ 3' O.C.	L
	PEN. S. 'C.'	PENNISETUM SETACEUM 'CUPREUM'	PURPLE FOUNTAIN GRASS	1 GAL	101	FULL & BUSHY @ 4' O.C.	L
	RHA. CAL.	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	41	FULL & BUSHY @ 6' O.C.	L
	SAL. GRE.	SALVIA GREGGI 'RED'	AUTUMN SAGE	1 GAL	105	FULL & BUSHY @ 3' O.C.	L
	MULCH :						
	WOOD MULCH	FOREST FLOOR MULCH	SHREDDED WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP- RON ALLEVATO (760) 578-6401	

NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF HEMET ORDINANCES AND STANDARDS.
2. AN IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF HEMET'S WATER CONSERVATION ORDINANCE.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.

GRAPHIC SCALE

20 0 20 40 80

1 INCH = 20 FT.

PRELIMINARY PLANTING PLAN

REVISED

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
4165 Guasti Road, Suite 100
Ontario, CA 91761 (909) 986-8885 FAX (909) 986-6803

REGISTERED LANDSCAPE ARCHITECT
VIRGINIA DIAZ GROSS
STATE OF CALIFORNIA

PROJECT: WORLD HARVEST CHURCH
OWNER: OWNERS NAME OR TITLE(LLC)
STREET ADDRESS ONLY
CITY, STATE ZIP PH (XXX) XXX-XXXX FAX (XXX) XXX-XXXX CONTACT: NAME

drawn: V.D.
checked: V.D.
date: 03/16/11
SHEET L-1
of 1 sheets
JOB NO. 11-108

ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.

Exhibit No. 1B

Conditions of Approval

Planning Commission
Meeting of
June 21, 2011

CITY OF HEMET

PROPOSED
CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: **June 21, 2011**

PROJECT NO.: **Conditional Use Permit No. 11-002**
APPLICANT: Faith World Harvest Church – Jeremy Swizek
OWNER: Faith World Harvest Church
LOCATION: 630 West Latham Avenue
DESCRIPTION: The partial conversion an existing 29,619 square foot structure to a Community Church with administrative offices, classrooms, nursery, multi-purpose/assembly room and exterior site improvements on a 1.29-acre site.

OCCUPANCY: This project has been reviewed as an **A-3 Occupancy**; any other use will require further review.

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

The following conditions of approval were approved by the City Council as standard conditions of approval for all projects. Questions regarding compliance with these conditions should be directed to the Planning Department at (951) 765-2375.

General Requirements

1. Conditional Use Permit No. 11-002 shall become null and void on **June 21, 2013** (two calendar years from the date of approval), unless use in reliance on the approved Conditional Use Permit is established prior to the expiration date. A time extension may be granted by the Planning Commission in accordance with Hemet Municipal Code, 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 Conditional Use Permit No. 11-002 shall become effective on **July 2, 2011** unless appealed to the City Council by **July 1, 2011** (10 calendar days after action by the Planning Commission). The appeal shall be in writing and shall be accompanied by the required fee.

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 and Subdivision Ordinances and all other applicable Local regulations in effect at the time of the building permit application and/or time of recordation, including the California Building Code, California Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24).

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. Prior to or concurrent with the submittal of building plans for plan check review on this Project, the conditions of approval contained herein shall be photocopied onto the first sheet of the building plans. A copy of the building plans shall be submitted to the Planning Department prior to the issuance of building permits to verify compliance with the conditions of approval and the approved plans.

8. Construction activity shall meet the requirements of Hemet Municipal Code Chapter 30, Article II.

9. 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.

10. 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 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.

Site Development

11. Prior to the issuance of a Certificate of Occupancy for the project site or activity being commenced thereon, pursuant to **Conditional Use Permit No. 11-002**, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Department.

12. All electrical and mechanical equipment, including but not limited to air conditioning units, electrical boxes, transformers, backflow preventers, and roof mounted equipment shall be visually screened from public view. Screening shall be to the satisfaction of the Planning Department and in compliance with the Hemet Building Code.

13. The building plans submitted for plan check shall include the location of all parking lot lighting, lighting standard specifications.

14. An anti-graffiti coating shall be provided on all walls and written verification of its application from the developer shall be provided to the City of Hemet Planning Department.

Landscaping

15. This project shall comply with the landscape design requirements outlined in the City's Commercial Design Guidelines in effect at the time of the Building Department plan check. Submit landscape and irrigation plans prepared by an registered landscape architect in conjunction with building plan check.

16. The project shall comply with the water efficient landscape requirements outlined in Article XLVIII. Section 90-1700 Landscape and Irrigation.

17. 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.

PLANNING CONDITIONS

The following conditions of approval are project specific and were recommended by the Planning Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Planning Department at (951) 765-2375.

Planning – Site Development

18. The project shall conform to project plans dated June 14, 2011.

19. Building permits shall be obtained for all work requiring permits according to the current Building Code.

20. Building occupancy is limited to areas designated in approved plans. Expansion of occupancy will require approval by the Planning Department and Building Department. The approval process may consist of approval of a Site Development Review or modification Conditional Use Permit 11-002, based on degree and type of expansion proposed.

21. On site parking requirements will be based on assembly area, expansion of assembly area may require applicant to provide additional off street parking.

Planning - Operational Characteristics

22. On-site activities authorized by this conditional use permit will include all religious uses incident to a neighborhood or local church, including the conduct of religious services, religious education and youth programs, and other religiously-related activity, including, but not limited to, pastoral counseling by ordained clergy, prayer meetings, fellowship meal events where meals are served to congregants, and receptions associated with religious services. These activities shall not include housing and/or feeding transient individuals not associated with the church on the church premises.

23. Signing is not approved as part of this project. Signing, in accordance with the Zoning Ordinance shall require permit approved prior to the installation of any signs for this project.

24. Outdoor facilities for storage or storage containers of any kind are not permitted.

25. All facility doors shall be kept closed during activities that have increased sound levels.

26. All outdoor lighting shall be designed to direct the lighting downward. All lighting shall be adjusted so that all lighting is contained within the boundaries of the site.

27. The choir and music related activities that occur in the sanctuary and shall be conducted so that activities comply with noise levels established by the General Plan to minimize noise impacts adjacent residential, not to exceed 65 dba at the property line.

28. No outdoor activities are permitted within the parking area without an approved Temporary Use Permit (TUP).

ENGINEERING CONDITIONS

The following conditions of approval are project specific and were recommended by the Engineering Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Public Works - Engineering Department at (951) 765-2360.

General

29. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project

30. 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).

31. Prior to any lane closure or detour, the Applicant shall submit a Construction Traffic Management Plan, for review and approval by the City Engineer. The plan shall include, but not limited to, signing, truck routes, and dirt hauling hours.

STREETS

32. Any public improvement damaged during construction, including but not limited to curb and gutter, sidewalk, access ramps, paving, trees, and lights, shall be replaced to the satisfaction of the City Engineer.

33. Install commercial driveway approach on Latham Avenue in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-210A. Driveway widths and locations shall be approved by the City Engineer.

34. Install sidewalk and handicap ramp(s), if necessary, in accordance with the City of Hemet Standard Specifications for Public Works Construction.

35. Digitized drawing files of all improvement plans, in a City's compatible CAD system, shall be submitted along with original mylar plans.

36. 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.

37. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk, and shall repair any damaged curb, gutter and sidewalk along the subject frontage prior to issuance of a Certificate of Occupancy.

PARKING

38. Prior to issuance of a Certificate of Occupancy or the finalization of building permit, install trash enclosure(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards R-500 series. The location(s) shall be approved by the City of Hemet Refuse Supervisor.

39. The parking lot shall be designed in accordance with the City of Hemet Parking Lot Design Criteria contained in the City of Hemet Standard Specification for Public Works Construction, Standards P-400 and 401, Uniform Building Code Title 24, and in accordance with Chapter 90, Article XL of the Hemet Municipal Code. The plans shall include the location of parking lot lighting, lighting standard specifications and required parking lot landscaping.

40. Prior to issuance of a Certificate of Occupancy, the new parking lot paving shall be fog sealed.

DRAINAGE

41. The design of all drainage and other public improvements shall conform to the current edition of the following City of Hemet documents: "Standard Specifications for Public Works Construction", the "Hemet Master Flood Control and Drainage Plan", and the "Storm Drain Development Standards, Storm Drain Criteria and Drainage Design Manual".

42. Prior to issuance of the Building Permit, the Applicant shall pay the Master Storm Drain Plan fee, at the currently adopted rate.

43. The Flood Insurance Rate Map shows this project to be in Zone X; (areas subject to 100-year flooding with average depths less than one foot).

44. Prior to issuance of a Grading Permit, the Applicant shall submit to the City Engineer for review and approval, hydrology and hydraulic calculations within and immediately adjacent to the project site.

45. The Applicant's property shall accept and properly dispose all offsite drainage flowing onto or through the site.

46. Adequate provisions shall be made to intercept and conduct the drainage flows within and from the site in a manner which will not adversely affect adjacent or downstream properties.

47. Effective February 14, 2011, all construction projects on one acre or more, in the San Jacinto Watershed, shall apply for coverage under the State General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order No. 2010-0014-DWQ.

48. Prior to issuance of a Grading Permit, the applicant shall submit to the City for review and approval, a project-specific Water Quality Management Plan (WQMP). This plan shall address Site Design BMPs, incorporate the applicable Source Control BMPs, incorporate Treatment Control BMPs, describe the long-term operation and maintenance requirements for BMPs needing long-term maintenance, and describe the mechanism for funding the long-term operation and maintenance of the BMPs.

49. Prior to issuance of a Grading Permit, the applicant shall provide the City Engineer with proof of filing a Notice of Intent with the State Water Resources Control Board in Sacramento, obtain a WDID number from the Board, and have an approved WQMP from the City.

50. Prior to issuance of a Building Permit, the property owner shall record a "Covenant and Agreement" with the County Recorder, or other instrument acceptable to the City, to inform future property owners of the requirement to implement the approved project-specific WQMP.

51. Drainage easement(s), as required by the City Engineer, shall be shown on the improvement plans or grading plans. Easement(s) shall be recorded by deed.

WATER

52. Indicate, on the improvement plans, locations and sizes of proposed water service(s) and the connection(s) to the existing water line(s). It should be noted that water mains shall not "dead end", unless no other reasonable alternative acceptable to the City Engineer is available.

53. Water mains that dead end shall be in compliance with City of Hemet Standard Specification for Public Works Construction Standard W-708 at the end of the line.

54. Separate hot taps shall be required potable water, landscaping and fire services. Backflow devices shall be the same size as the hot taps.

55. Domestic and irrigation services shall be protected with RP devices, and fire services with RPDA, in accordance with the City of Hemet Standard Specification for Public Works Construction, Standards W-710, W-711, and W-713.

56. Installation of 1" - 8" water meters shall be in accordance with the City of Hemet Standard Specification for Public Works Construction Standard W-701.

SEWER

57. Install a clean-out at property line in accordance with City of Hemet Standard Specifications for Public Works Construction Standards S-611.

58. The improvement plans shall indicate the locations and sizes of any existing and all proposed sewer laterals.

LANDSCAPING

59. Prior to issuance of a Grading Permit, a landscape plan for improvements within the public right-of-way, shall be submitted to Engineering for review and approval. Plans shall be prepared in 24" x 36" format with City's standard title block.

60. Prior to issuance of a Certificate of Occupancy, a Lighting and Landscaping Maintenance District (LLMD) shall be joined.

61. Prior to issuance of a Certificate of Occupancy, the applicant shall pay the corresponding fee for the incorporation into a Lighting and Landscaping Maintenance District (LLMD).

62. Prior to final acceptance of the public improvements, submit landscape "as-built" in public areas, and RP principle backflow prevention certification(s) for all water service.

BUILDING CONDITIONS

The following conditions of approval are project specific and were recommended by the Building Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Building Department at (951) 765-2475.

Building Code Requirements

63. Part of the plans for plan check, a detailed structural analysis, in compliance with Chapter 16 of the California Building Code for the building's intended use shall be provided.

64. The electrical, plumbing and mechanical systems shall be upgraded in accordance with applicable adopted codes.

65. As part of the construction project, the existing roof coverings shall be removed and the structure shall be re-roofed with an approved roof covering or provide documentation that existing roof covering complies with proposed use rating.

HANDICAP REQUIREMENTS

66. This project is subject to State Handicapped Accessibility Requirements. (California Code of Regulations, Title 24)

67. Handicapped restrooms shall be installed in accordance with California Code of Regulations, Title 24/California Building Code, Section 1115(b).

68. Handicapped parking and signage shall be installed in compliance with applicable state and city codes, if off-street parking is provided.

69. All entrances and exists shall be handicapped accessible per California Code of Regulations, Title 24.

70. A handicapped accessible pedestrian access to the site shall be provided from Latham Avenue.

AGENCY APPROVALS

71. Prior to the issuance of a building permit, Eastern Municipal Water District approval shall be obtained.

72. Prior to the issuance of a building permit, Air Quality Management District approval shall be obtained. For demolition work proposed.

GENERAL

73. Type V, 1-hour construction shall be required throughout.

74. Define areas marked future, this may effect total occupant load.

75. Buildings of more than fifteen (15) feet in height shall have an inside means of access to the roof, CMC 904.10.

FIRE PREVENTION CONDITIONS

The following conditions of approval are project specific and were recommended by the Fire Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Fire Department, FIRE PREVENTION DIVISION at (951) 765-2450.

Unless specifically stated herein, these conditions shall not be construed to permit or allow deviation from any Federal or State laws nor any of the local codes and ordinances adopted by this jurisdiction. Please contact the Hemet Fire Department, Fire Prevention Division for any questions regarding compliance with the applicable codes or following conditions:

AGENCY APPROVALS

76. 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 4500 GPM @ 20psi residual pressure for a duration of 2 hours, per 2010 CFC Appendix B. Fire flow and flow duration for buildings without automatic fire protection and having an area in excess of 3,600 square feet shall not be less than specified in Table B105.1.

77. Facilities and equipment used for the storage and handling of flammable or combustible liquids and other hazardous materials (which meet or exceed reportable quantities) as defined by Federal, State and Local Laws shall be approved by the County of Riverside Environmental Health.

GENERAL

78. The final Conditions of Approval for this project shall be included in any site plan or construction plans submitted for permit issuance. Plans will not be approved without reference to these "conditions".

79 This project is subject to review and approval in accordance with the California Code of Regulations, Title 19 for Fire and Life Safety. This project may be

subject to an annual inspection and permit from the Hemet Fire Department for this type of occupancy (use).

80. Storage of combustible materials shall be in accordance with the 2010 California Fire Code. High-Piled Storage shall be in accordance with CFC, Chapter 23.

81. Provision for the storage or handling of hazardous materials, as defined by Federal, State, and Local Law, shall be in accordance with CFC, Chapter 27.

HYDRANTS AND FIRE PROTECTION SYSTEMS

82. 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 400 feet from an approved water supply on a public street. 2010 CFC Section 509. The location of on-site hydrants and mains shall be approved by the Fire Marshall prior to permit issuance.

83. Prior to combustible construction commencing, install and/or upgrade, as required by the 2010 CFC, 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. Fire hydrants shall be located within 150 feet of Fire Department Connections (FDC) for Standpipes and Automatic fire sprinklers.

84. Prior to combustible construction install, as required by the City of Hemet Fire Marshal, on-site fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Travel distance along the fire access route shall not exceed 300 ft. between hydrants without approval from the Fire Marshal. CFC Section 508

85. In accordance with the 2010 CFC Section 508, the water system (mains and hydrants) shall be tested and accepted by the Fire Marshal prior to the commencement of combustible construction. Hydrant markers (Blue Dots) shall be installed pursuant to the City of Hemet Standard Specifications for Public Works.

86. In accordance with the 2010 CFC Section 903, as amended and Article II, Chapter 14 of the Hemet Municipal Code, automatic fire sprinklers shall be installed throughout all buildings 5,000 square feet or larger pursuant to NFPA Standards. Systems with 20 heads or more shall be monitored by a UL listed central station alarm system meeting NFPA 72 and City of Hemet requirements.

87. In accordance with the 2010 CFC Section 905, an automatic fire sprinkler system is required throughout all buildings with this occupancy type based on the use(s)

proposed. Systems with 20 heads or more shall be monitored by a UL listed central station alarm system meeting NFPA 72 and City of Hemet requirements.

88. In accordance with the CFC Section 903 and CCR Title 19, alternative automatic fire extinguishing systems shall be installed and maintained pursuant to NFPA standards. Prior to installation (or modification) of a fire protection system, complete plans shall be submitted to the City of Hemet Fire Marshal for review and approval.

89. Portable fire extinguishers shall be installed and maintained in accordance with 2010CFC section 906 and Chapter 3, Title 19 CCR. The type and spacing shall be approved by the City of Hemet Fire Marshal prior to installation.

90. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system complying with U.L. 300 pursuant to 2010 CFC Section 904.11.

91. An approved manual, automatic or (manual and automatic) fire alarm/monitoring system shall be installed and tested prior to final inspection in accordance with the 2010 CFC Section 907 and pursuant to NFPA standards. Automatic fire sprinkler systems with 20 heads or more shall be monitored by a UL listed central station meeting the standards of NFPA 72 and City of Hemet requirements.

92. All check valves, post indicator valves, fire department controls, and connections shall be located as required and approved by the Fire Marshal of the City of Hemet. If multiple buildings, each building shall have separate (approved) control valves. A separate permit will be required for all underground piping for fire protection systems.

FIRE DEPARTMENT ACCESS

93. In accordance with the 2010 CFC Section 503.2.5, approved turnarounds are required on any access road in excess of 150 feet in length, per City of Hemet Fire Department Standards.

94. Fire Department access roads shall have an unobstructed minimum width of 26 feet where fire hydrants are located along the access roadway or as otherwise determined by the Fire Marshal in accordance with 2010 CFC Section 503.2.2.

95. On flag lots or other constrained areas where fire access does not meet approved standards or is otherwise restricted, automatic fire protection may be required. An automatic fire protection system shall be approved by the City of Hemet Fire Department and installed pursuant to NFPA Standards.

96. Provide secondary access/egress per 2010 CFC Section 503.1.2 as required by the Fire Department. No portion of any public or private street used for fire access shall exceed 12% grade without approval from the Fire Marshal. All cul-de-sacs shall conform to City Standards for length, width and turnaround radius.

97. Prior to the issuance of a Certificate of Occupancy, "No Parking - Fire Lane" signs, red curbing, street signs and other required markings shall be provided to the specifications of the City of Hemet Fire Marshal in accordance with the 2010 CFC Section 503.3 and California Vehicle Code Section 22500.1.

98. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the 2010 CFC Section 505.

99. In accordance with the 2010 CFC Section 503, security gates if installed, shall be installed with approved automatic devices and/or key switches to allow Fire and Police Department access and egress pursuant to the City of Hemet Municipal Code and Fire Department Standards.

100. In accordance with the 2010 CFC Section 505 and Chapter 14, Article II, Section 10.301 of the Hemet Municipal Code, illuminated project directories shall be installed at all entrances pursuant to the City of Hemet Fire Department Standards.

101. Install Knox key boxes and/or Knox locks for Fire and/or Police Department access in accordance with 2010 CFC Section 506 and the Hemet Municipal Code.

102. A response time of 5 minutes or less for 80 percent of the fire and emergency medical calls on both a citywide and response area basis has been established by the adoption of Measure EE by the Hemet voters on November 3, 1992. This Project has been determined to be beyond the established response time criteria. Prior to the issuance of building permits the applicant shall submit a plan for mitigation, approved by the Fire Chief, to bring fire protection and emergency medical response to within an acceptable level of risk in order to meet the requirements of the Public Facilities Element of the General Plan.

103. Modify driveway and on-site circulation in order to provide additional access for fire apparatus pursuant to 2010 CFC Section 503 (contact the Fire Marshal for specifics). Minimum turning radius for fire apparatus is 52 feet (outside) and 32 feet (inside). Fire access turn-around areas must be clear from obstructions including outside storage, trash enclosures and parked vehicles.

104. A fence enclosure, if installed, shall lead to a safe dispersal area 50-feet from buildings or shall have gates which comply with 2010 CFC Section 1008 which lead to a public way.

MISCELLANEOUS

105. Interior finish, decorative materials and furnishings shall be in accordance in 2010 CFC Chapter 8. Classification and acceptance criteria of interior finishes shall comply with NFPA standards. Interior wall and ceiling finish shall not have a flame spread index greater than that specified in CFC Table 803.3.

105. Prior to the issuance of a Certificate of Occupancy, an electronic version of the final tract map or site plan shall be submitted for fire suppression use. The scale shall be such that the site plan shall be clearly legible, showing all streets, the building footprints and addresses, fire hydrant locations, Knox box locations (if applicable), and access driveways. The format shall be compatible with the latest version of "AutoCAD" or equivalent.

106. No change in use or occupancy shall be made to any existing building or structure unless the means of egress system is made to comply with the requirements for the new use or occupancy in accordance with 2010 CFC Chapter 10.

107. Fire safety during construction and demolition shall comply with 2010 CFC Chapter 14.

108. Access during construction: Access for fire fighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'-6. Fire department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs. Access shall be provided to within 150 feet of combustible construction pursuant to 2007 CFC Chapter 14.

109. Trash containers with an individual capacity of 1.5 cubic yards or greater shall not be stored in buildings or within 5 feet of combustible walls, openings, eaves, etc. unless protected by an approved means (automatic fire sprinkler system and/or an approved 4-hour fire separation.

110. An approved manual, automatic or (manual and automatic) fire alarm system is required for this occupancy in accordance with the 2010 CFC Section 907 and pursuant to NFPA standards. The fire alarm system plans shall be submitted and approved prior to installation.

POLICE DEPARTMENT CONDITIONS

The following conditions of approval are project specific and were recommended by the Police Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Police Department at (951) 765-2400.

111. Food distribution and feeding transient individuals not associated with the church is prohibited on church site.

END

Attachment No. 2

Statement of Operations

Planning Commission
Meeting of
June 21, 2011

WORLD HARVEST CHURCH

1122 South State Street San Jacinto CA 92583 951.487.8831 TEL 951.487.8731 FAX WWW.WORLDHARVESTCHURCH.TV

June 15, 2011

Dear Soladad,

Below are our answers to the Statement of Operations questions presented to us. Thank you for your time.

1. Adults 120, Children 30, Elderly 10

2. We anticipate doubling the present size of our congregation. In such case, we will add a second Sunday morning worship service at 8:00 am.

3. Our youth group meets every Wednesday night coinciding with our adult service. Special events are held at the youth pastor's home and other local venues.

4. We have no plans for any outdoor activities on the property at this time.

5. We will not be using the swimming pool. Our plans are to floor that room.

6. & 7. The purpose of our outreaches is to reach others with the message of God's love, enhance the very best of our community and improve the way of life for local families. Here are some of the ways we are presently reaching the valley to make a positive impact.

The first is an outreach we call "Operation Blessing". This outreach of WHC brings the love of God to those in need through food, clothing, toys and school supply distribution. Held in parks, apartment complexes and mobile home parks throughout the year we give away free groceries, clothes and other household items like laundry detergent, soap, saran wrap and other items like this. We aim at holding our events at the time of month when families are running low on grocery money, helping their family to make it to the next paycheck without going hungry. Also around special holidays like Easter, Thanksgiving and Christmas, adding toys to the list of items we give away.

In the summer before school starts we hold a special "Operation School Supplies" event where we distribute school supplies such as back packs, lunch boxes, notepads, crayons pencils, colored pencils, pens, pencils bags, erasers and other items like these. Definitely one of our biggest and most fun events where hundreds of kids have walked away with huge smiles ready to start school.

City of Hemet - Planning
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JUN 15 2011
PROJECT NO.(S)
CUP 11-002

WORLDHARVEST CHURCH

1122 South State Street San Jacinto CA 92583 951.487.8831 TEL 951.487.8731 FAX WWW.WORLDHARVESTCHURCH.TV

In neighborhoods without a nearby park where we can distribute the items to the people, we have "Operation Door to Door" where we delivery groceries house to house. This gives us the opportunity to meet the people living in each household enabling us to help them on a more personal level by seeing their household situations. For example. we met a young mother raising several children, three of her own and four of her sisters children while she was serving time in prison. Life had been very difficult for her as she worked two jobs to keep food on the table. We made of note of her situation and went back time and time again to help her and others like her with groceries until she moved out of the area.

Another great outreach is "Adopt a Block". Being located right the heart of one of the neighborhoods with the greatest need, this outreach will thrive. Adopt a Block works hand in hand with our door to door outreach. We adopt a block and build relationships with the families that live on that street. Through this we are able to give special attention and care for the needs of the families on that street. Needs such as home repairs, yard work, groceries and more. It's such a personal ministry where you can really show how much you care. For example, through Adopt a Block we met a young mother going to a job interview. She did not have clothing or a wardrobe necessary for the interview much less the position if she got it. Our Adopt a Block volunteers made the church aware of it and the ladies of our church were able to give this young mom several pantsuits, blouses, slacks and shoes with accessories for her job interview, many of which were brand new. With great excitement that young lady went to her interview with confidence in her appearance and was hired.

These are just a few examples of how these outreaches help build personal relationships, and through them we are able to assist all members of the family both young and old. The caring members of our congregation are so committed to making a positive and lasting impact on the lives of those around us.

The outreaches outlined above primarily address the physical needs that people have. But many times our lives are also struggling with pain, shame and addictions. Believing that God's grace and His word is the solution to life's problems, we offer a weekly class that helps people to grow spiritually. As they develop a strong personal relationship with God and with others, and by applying the bible principles given in these classes, people live free from their addictive, compulsive and dysfunctional behaviors. This class has helped many both inside and outside of the church.

8. A warming kitchen is needed when a wedding or funeral is held for a member of our congregation. Many times families hold a small reception after these events.

9. Our classrooms are used during our services on Sunday mornings and Wednesday nights.

WORLD HARVEST CHURCH

1122 South State Street San Jacinto CA 92583 951.487.8831 TEL 951.487.8731 FAX WWW.WORLDHARVESTCHURCH.TV

Classroom One- Youth (9-12 grades)
Nursery & Toddlers- (0-4 years)
Classroom Two- Superkids (K- 4 grades)
Classroom Three- Chosen Generation (5-8 grades)
Classroom Four- Christian Foundations (Adults)

In our opinion, we could find no greater place to serve Hemet than in the very place where this great building stands. And we are very excited to grow as a church and further our reach into the community.

Sincerely,

Pastor Jeremy Swizek
Senior Pastor, World Harvest Church

Attachment No. 3

Phasing Letter

Planning Commission
Meeting of
June 21, 2011

DMA

Dave Madden, Architect

City of Hemet - Planning
RECEIVED
JUN 15 2011
PROJECT NO.(S)
CUP 11-002

June 14, 2011

City of Hemet
Planning Department

Phasing Letter
Faith World Harvest Church
630 West Latham Ave.
Hemet, Calif.
C.U.P. #11-002

Phase 1 – Site work:

Remove rear (north west) CMU block wall and extend paving for parking to be relocated, remove the CMU block wall at the rear (north west) corner, modify the existing planters for fire truck turn radius', resurface both the rear and existing parking areas and restripe, remove existing trash enclosure and replace with new city approved enclosure, remove existing landscaping along the parking areas and replace, remove the existing exterior lighting and replace with new, remove existing entry way paving and the sidewalk leading to the street and replace with new sidewalk to allow ADA access, add new ADA path of travel to the public right of way, add new concrete sidewalk along the west side of the building, add a retaining wall, concrete stairs and ramp at the north end of the building, remove and replace the sidewalk at the north east side of the building.

Phase 1 – interior work:

Wall in the two existing glass walled courts, as well as the two courts directly north, remove the men's locker room and convert into 3 offices, remove the patio and its roof at the south east corner, close off the shower, jacquzzi and sauna areas located in both the men's and women's locker area and relocated toilets and sinks, close off access to the second floor, remove the middle stair way, convert court 4 and training area 2 into Sunday school classrooms, convert existing "office and open "area into Sunday church service nursery, convert "records and waiting area" into Sunday service toddlers room remove the jacquzzi pump enclosure located on the west side of the building, cut in new doors and add ADA ramps on the east side of the building, cut in new door and add ADA ramp on the west side, training area 3 and 4 to youth group meeting area and weight room into Sunday school classrooms, close off the north women's restroom, remove all concrete flatwork surrounding the pool and close off access to the pool area.

Phase 1 – exterior work:
Cut back existing roof overhang to be 12" off the face of the building, remove the roof covering the front patio on the south east corner.

If we can be of any further assistance to you during the planning phase of this project please contact us at your earliest opportunity

Sincerely,

Dave Madden, Architect

Attachment No. 4

New Parking Agreement

Planning Commission
Meeting of
June 21, 2011

COMMERICIAL LEASE

This Lease is made December 15th, 2010, between SPRINGWOOD SQUARE PROFESSION CENTER, INC., a California Corporation., hereinafter referred to as LANDLORD, whose address is 255 North Gilbert Street, Hemet, CA 92543, and WORLD HARVEST CHURCH (a non-profit organization) hereinafter referred to as TENANT, whose address is 630 West Latham Avenue, Hemet, Ca 92543, who agree as follows:

1. RECITALS

This lease is made with reference to the following facts and objectives:

A. Landlord is the owner of the premises described in Exhibit "A" which consists generally of an asphalt paved parking area, running track and landscaped area.

B. Tenant is willing to lease the premises from Landlord pursuant to provisions stated in this lease.

C. Tenant wishes to lease the premises for overflow parking as is anticipated with the future growth of WORLD HARVEST CHURCH. The necessity for use of the overflow parking will primarily be on Sundays.

D. Tenant has examined the premises and is fully informed of their condition.

2. PREMISES

2.1 Description: Landlord lease to Tenant and Tenant leases from Landlord the real property located in Hemet, Riverside County, California, and is described in Exhibit "A" and other improvements located on the real property (Premises), outlined in Red Ink on Exhibit "B" attached.

3. TERM

3.1. Initial Term: The term shall commence 12:01 A.M, April 1st 2011 and shall expire 11:59 P.M. March 28th, 2016.

3.2. Option to Extend Term: Tenant is given the option to extend the term on all the provisions contained in this lease, except minimum monthly rent, for a five year

period ("extended term") following the initial term, by giving notice to exercise the Option ("Option Notice") to the landlord at least six (6) months in advance by not more than nine (9) months notice of expiration of the term.
Provided that, if the Tenant is in Default on the day of giving the option notice, the option notice shall be totally ineffective, or it Tenant is in default on the date the extended term shall not commence and this lease shall expire at the end of the initial term.

3.3. Tenant shall have the right to extend the lease for an additional five (5) years under the same terms except the rental may be changed.

4. RENT

4.1. Tenant shall pay to the Landlord, as minimum monthly rent, without deduction, set off, prior or demand, the sum of $200.00 per month in advance on the first day of the each month, commencing on the date the term commences and continuing during the term. Minimum monthly rent for the first month or portion of it, for any partial month shall be pro-rated at the rate of 1/30th of the minimum rent per day.

4.2. Late Fee: A late fee of $25.00 shall be assessed Tenant if the monthly rent is not paid to the Landlord by the 15th day of the month. In which rent is due.

5. USE/LIMITATION ON USE

5.1 Use: Tenant shall use the premises primarily for parking facilities and such other uses ancillary to the Tenant's business as permitted by law and for no other use without Landlord's consent.

6. MAINTENANCE

6.1. Tenant's Maintenance: Tenant, at its cost shall maintain, in good working condition, the running track and the asphalt surface of the rented parking area, in including all of the Tenant's personal property. Tenant shall seal coat the rented west parking lot (Exhibit "B" outlined in Red), every (5) years. At outset of the lease, Tenant will, at its sole cost, cause the parking area portion of the premises to be seal coated. In the remaining parking lot located on the Landlord's property and designated by the Blue Outline on Exhibit "B".

Further, Tenant will install security lighting on its building adjacent to the South boundary of the premises and direct the lighting onto the parking area.

7. **ALTERATIONS**

Tenant shall not make any alteration to the premises without Landlord's consent. Tenant, at its own cost, shall have the right to make, without Landlords consent, alterations to the running track and the security wall around the running track located on the premises that Tenant requires in order to conduct normal business on the premises.

8. **INSURANCE**

Public Liability and Property Damage Insurance: Tenant, at its own cost, shall maintain Public Liability and Property Damage Insurance with a single combined liability limit of One Million Dollars ($1,000,000.00), insuring against all liability of Tenant and its authorized representatives arising out of and in the connection with Tenant's use or occupancy of the premises. Springwood Square Profession Center, Inc. and all of its owners shall be named as additionally insured within the Insurance Policy.

10. **HOLDING OVER**

It Tenant, with Landlord's consent, remains in possession of the premises after expiration or termination of the term, or after the date in any in any notice given by Landlord to Tenant terminating this Lease, such possession by Tenant shall be deemed to be a "month to Month" tenancy on the same terms of the original Lease terminable on a (10) days notice given at any time by either party.

11. **Easement for "Ingress and Egress":** **World Harvest Church** agrees to grant an easement to **Springwood Square Professional Center, Inc.** An easement for "Ingress and Egress" that shall be executed and recorded in the County Recorder's office of Riverside County.

TENANT: **WORLD HARVEST CHURCH**

1/21/11

DATE **JEREMY SWIZEK / PASTOR**

LANDLORD: **SPRINGWOOD SQUARE PROFESSIONAL CENTER, INC.**

1/11/11

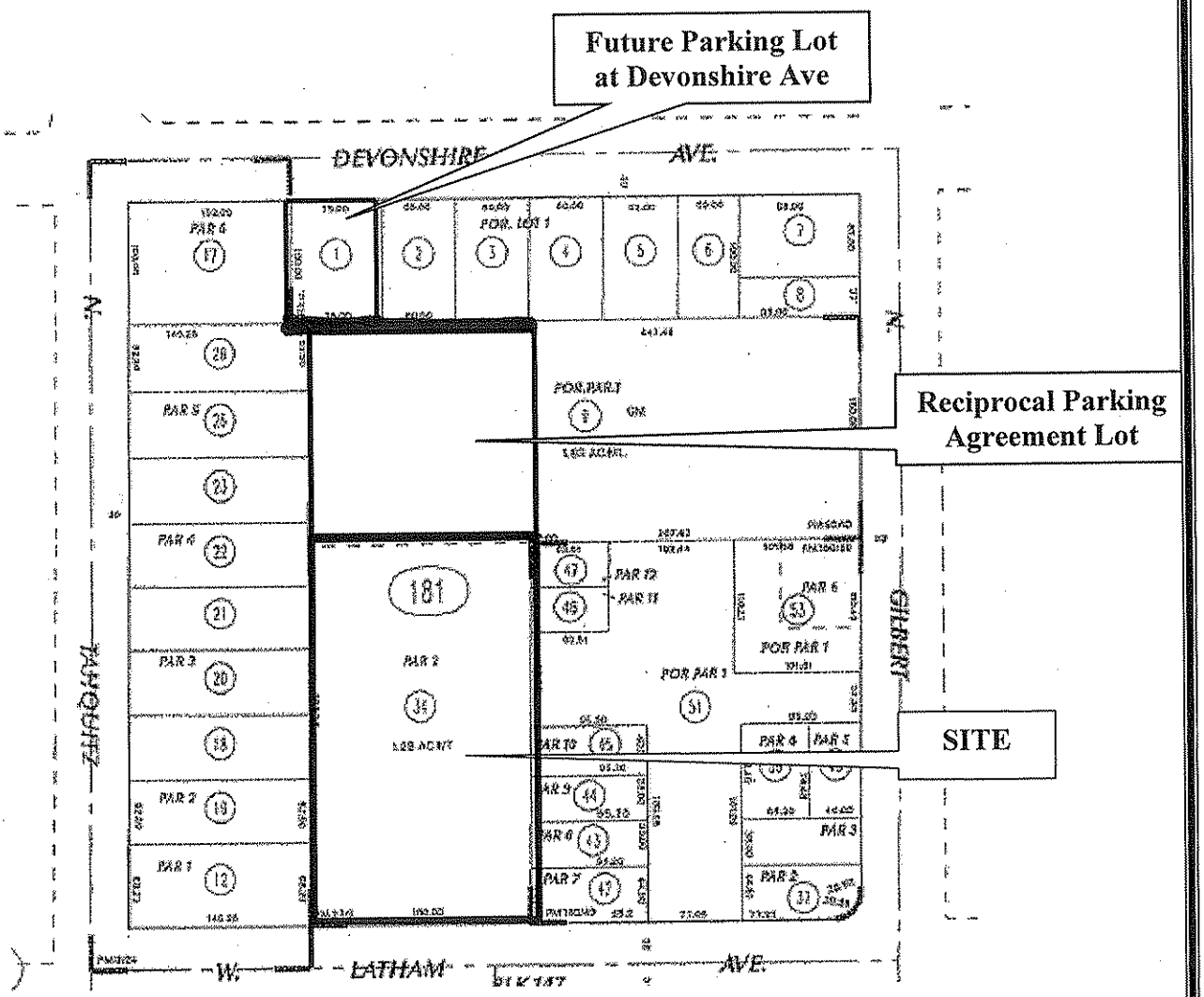
DATE **ROBERT DRAKE / PRESIDENT**

Attachment No. 5

Assessor's Parcel Map

Planning Commission
Meeting of
June 21, 2011

CONDITIONAL USE PERMIT NO. 11-002
ASSESSOR'S PARCEL MAP

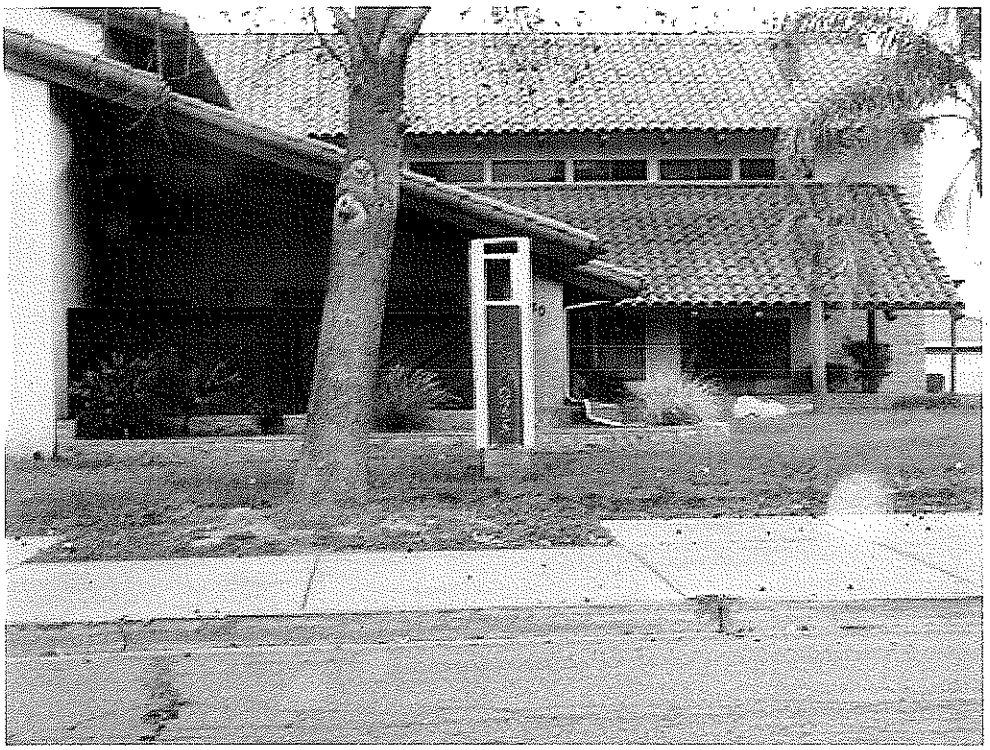


Attachment No. 6

Photo's of Site

Planning Commission
Meeting of
June 21, 2011

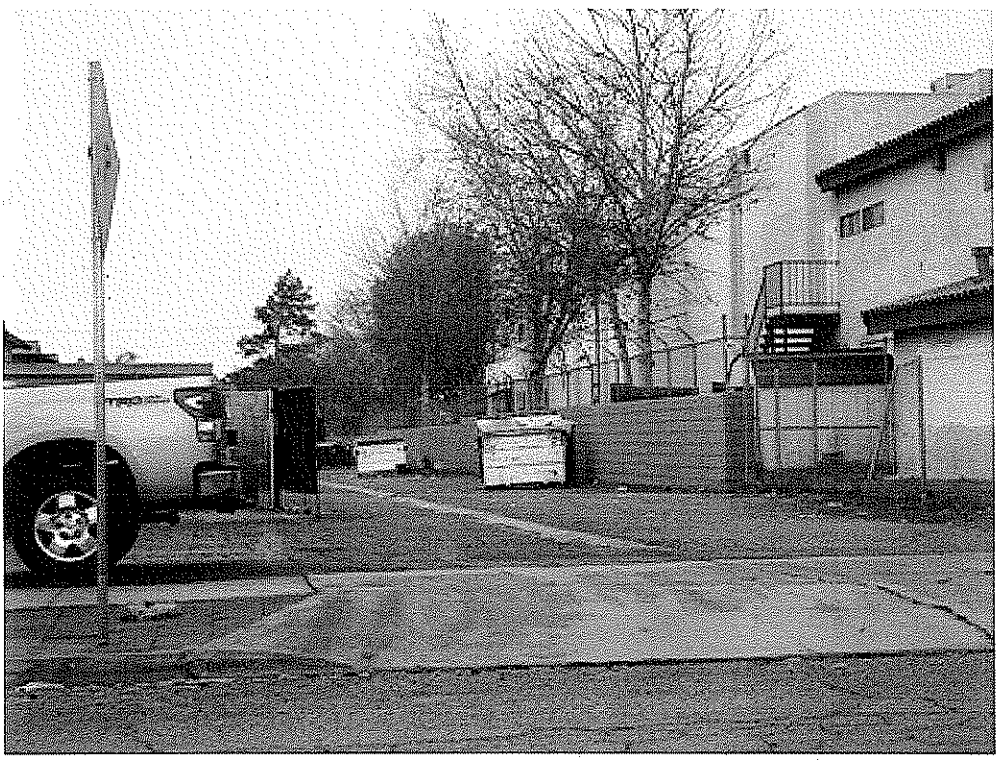
Conditional Use Permit No. 11-002
Site Photographs



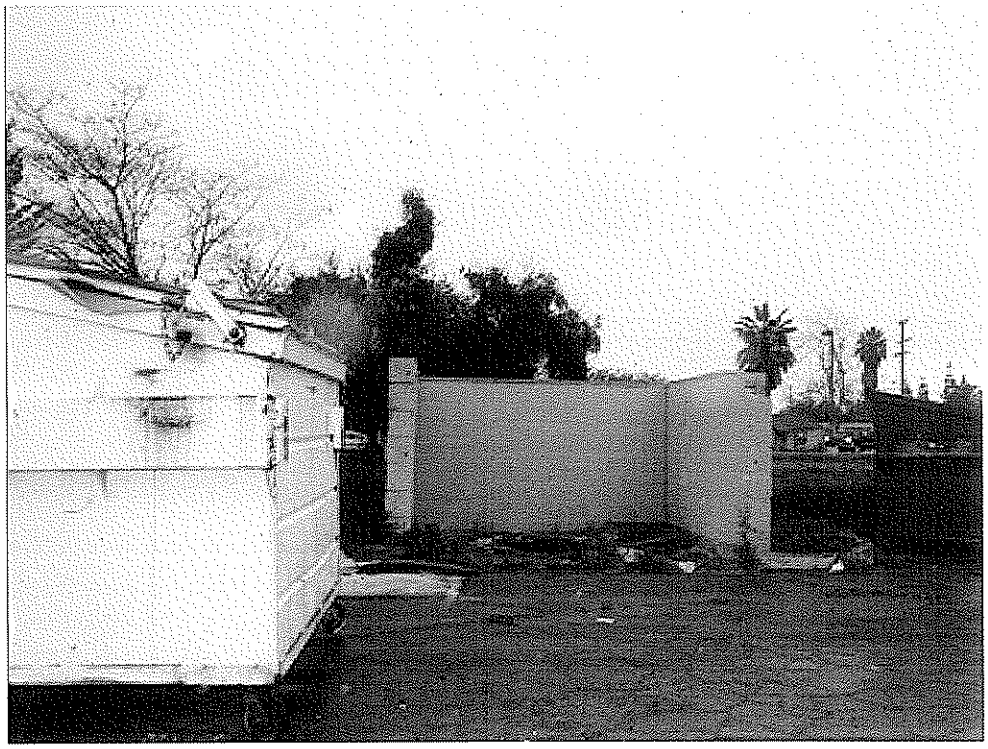
Looking north from Latham Avenue

Looking north west from Latham Avenue

Looking south at east side of building from rear parking lot

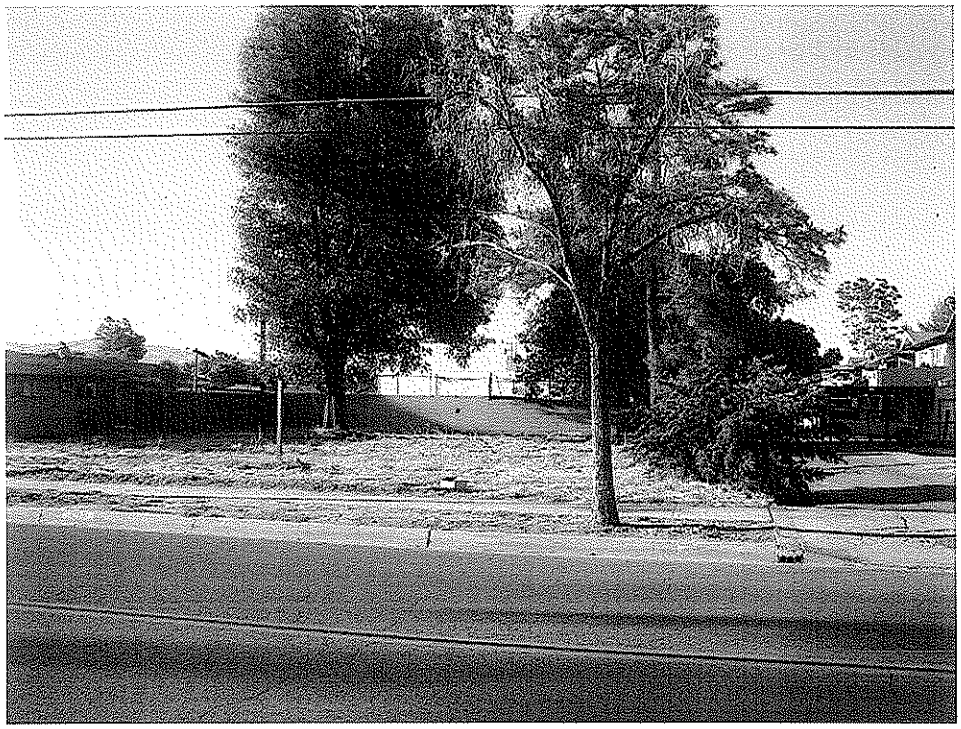


Looking north at west side of building



Existing Refuse Enclosure

Existing Parking Lot



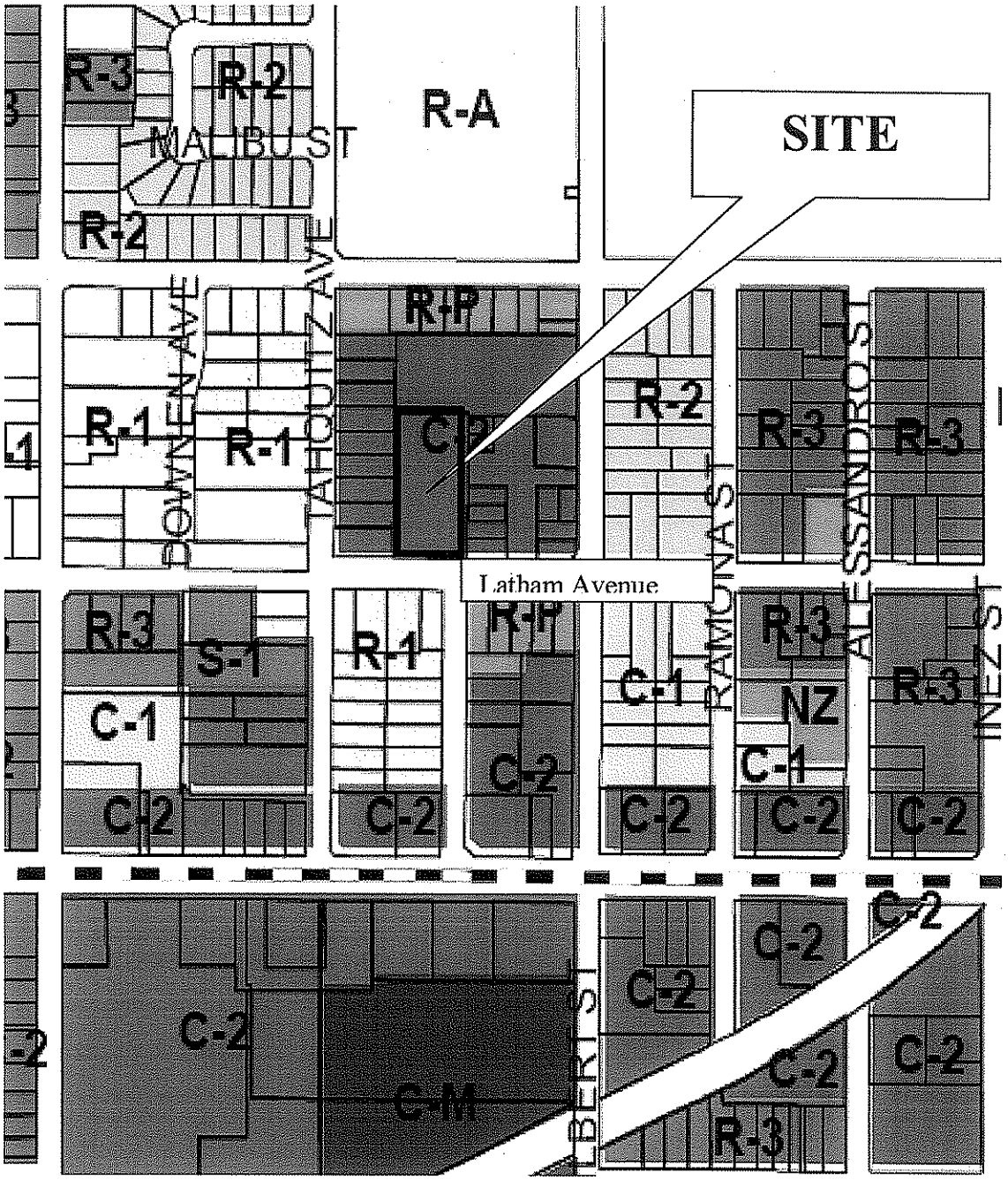
Vacant Property on Devonshire
For Future Access and Additional Parking

Attachment No. 7

Adjacent Zoning Map

Planning Commission
Meeting of
June 21, 2011

CONDITIONAL USE PERMIT NO. 11-002
ZONING MAP

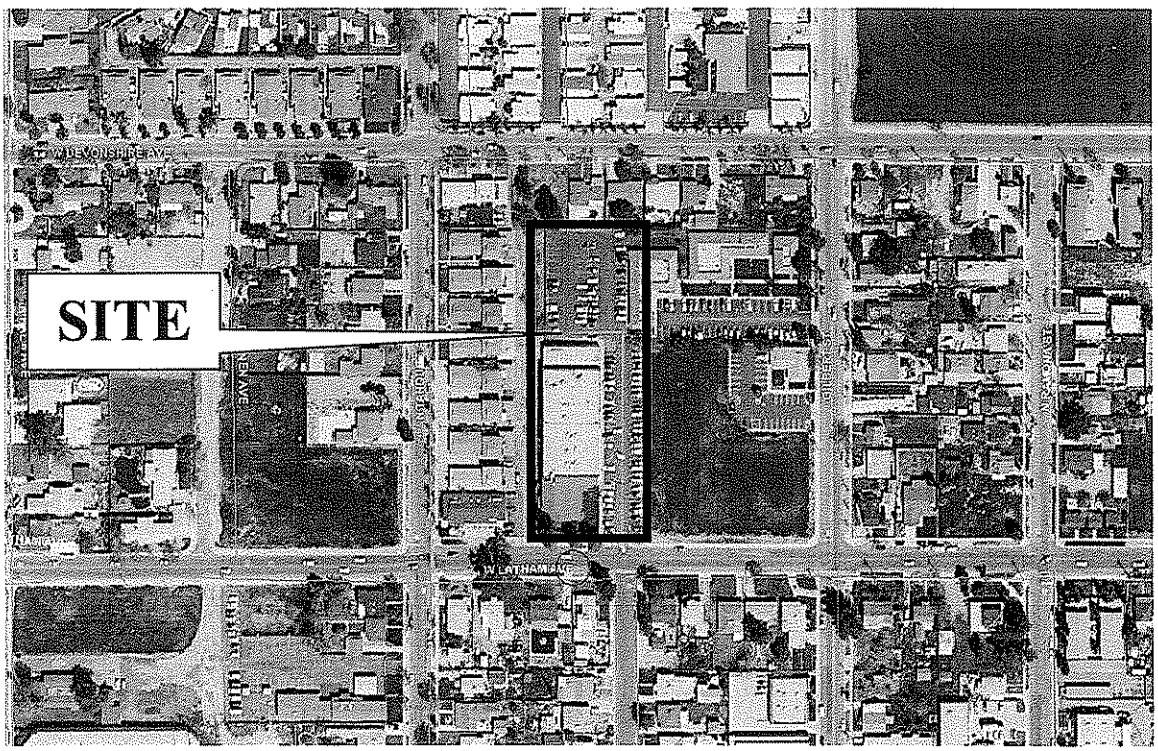


Attachment No. 8

Aerial View

Planning Commission
Meeting of
June 21, 2011

CONDITIONAL USE PERMIT NO. 11-002
AERIAL MAP



AGENDA ITEM #6

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director
Carole L. Kendrick, Assistant Planner

DATE: June 21, 2011

RE: **TENTATIVE TRACT MAP NO. 35990 (MAP NO. 11-001)** - A request for Planning Commission review and approval of the subdivision of 2.54 acres into 12 lots for future development of single family residential units in the R-1-C zone, located at the northwest corner of Hemet Street and Annisa Avenue, including an environmental exemption pursuant to CEQA Guidelines Section 15332.

PROJECT APPLICANT INFORMATION

Owner:	Corwin, Inc.
Agent:	Matt Brudin – Engineering Resources of So CA, Inc.
Project Location:	Northwest corner of Hemet Street and Annisa Avenue
Lot Area:	2.54 Acres

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission:

1. Adopt the attached Planning Commission Resolution Bill No. 11-014 (Attachment No. 1), entitled:

   A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO 35990 (MAP 11-001) FOR THE SUBDIVISION OF 2.54 ACRES INTO 12 LOTS FOR FUTURE DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL UNITS, LOCATED ON THE NORTHWEST CORNER OF HEMET STREET AND ANNISA AVENUE (APN 551-423-015 AND 551-423-018)

PROJECT DESCRIPTION AND BACKGROUND

The applicant is requesting approval of **TENTATIVE TRACT MAP NO. 35990 (MAP 11-001)** for the development of future single-family residential homes on 7,200 square-foot minimum lots. The request is to subdivide 2.54 acres into 12 lots for the future development of single-family residences. The project site is located at 895 North Hemet Street on the northwest corner of Hemet Street and Annisa Avenue. The proposed subdivision contains lots that range in size from 7,405 square feet to 11,761 square feet with an average lot size of 8,530 square feet. The density for this subdivision is 4.7 units per acre.

Primary access to the subdivision will be provided from Hemet Street which is currently dedicated and will be conditioned to be improved to City standards. Annisa Avenue and Paloma Drive will provide circulation within the subdivision and are classified as general local streets. Additionally, all proposed lots will have driveway access off of Hemet Street, Annisa Avenue and Paloma Drive. Annisa Avenue and Paloma Drive are currently improved; however Paloma Drive has been conditioned to meet City Standards.

The project has been conditioned to require that each lot shall reserve an easement, for LID-BMP-WQMP features, in favor of the City to maintain the area where the percolation basins will be located in case the homeowner fails to follow through with his/her upkeep obligation (Condition No. 70). In addition, the project has also been conditioned to connect to the underground nuisance water storm drain (Condition No. 55).

The proposed subdivision is an infill development of a last remaining parcel of the old Corwin Ranch. All of the homes will onto existing homes across the street and will effectively "complete: the neighborhoods that are already in place.

PROJECT SETTING

The property is located in an area which contains single story residential homes which were built in the late 90's and early 2000's. The lot sizes in the neighborhood range from 7,405 square-feet to 10,454 square-feet. The average lot size is 8,245 square-feet. The homes to the north, south and west are traditional tract style homes. The property to the east is vacant land. A summary of the existing land use, general plan and zoning designations is provided in the following table:

	LAND USE	ZONING	GENERAL PLAN
PROJECT SITE	Ranch House and several accessory structures	R-1-C (Single Family Residential)	R1 (7 Dwelling Units per Acre)
NORTH	Single Family Residential	R-1-C (Single Family Residential)	R1 (7 Dwelling Units per Acre)
SOUTH	Single Family Residential	R-1-C (Single Family Residential)	R1 (7 Dwelling Units per Acre)
EAST	Vacant	R-1-7.2 (Single Family Residential)	SP (Specific Plan)
WEST	Single Family Residential	R-1-C (Single Family Residential)	R1 (7 Dwelling Units per Acre)

SITE DESCRIPTION

The buildings at 895 North Hemet Street are all that remains of Corwin Ranch, which formerly operated as a walnut and apricot producer. William Nicholas and Jennie May Corwin purchased, planted, and settled the ranch at 895 North Hemet Street during the years 1924-1932, and operated the walnut and apricot groves at least through the early 1980s. According to the Historic Building Evaluation Study prepared for the project, none of the identified owners/occupants of the buildings during the historic period is known to have attained recognized historical significance in national, state, or local history. No specific events have occurred in association with the Corwin Ranch that would be considered important to national, state, or local history. While the ranch could be said to be part of a pattern of events important to local history, namely the early 20th century growth of the area as an agricultural center, its role in this pattern of events was no more significant than any of the other horticultural ranches in the area.

The main residence at 895 North Hemet Street, being the headquarters of the Corwin family since about 1931, is the primary element of the Corwin Ranch. While historical in age, it has undergone major alterations over the years, and no longer retains sufficient historic integrity to relate to the 1930s era. Other than a few wood-framed double-hung windows on the exterior, some period wall and floor tiles in the bathrooms, and possibly some cabinetry, there are very few elements remaining that relate the main residence to its potential period of significance.

The applicant provided a historic building evaluation that was prepared by CRM Tech on January 17, 2008. The evaluation indicated that the buildings and property at Corwin Ranch have lost their historical setting due to the removal of the walnut and apricot groves over the years and the building alternations. Based on the analysis, the site does not meet the State of California's

official definition of a "historical resource" as provided in CEQA and associated regulations.

The property is currently surrounded by a variety of fences and walls, ranging from chain link, wrought iron and block. Due to the proposed lot configurations, staff has conditioned the project to remove all walls and fencing prior to the issuance of building permits.

Vegetation on site is dominated by ornamental bushes and ice plant along the eastern and southern sides of the house and barn in the eastern portion of the site. A large native live oak tree exists near the center of the property. Three tall, native sycamore trees and several orange trees exist on the south side of the house. Three tall Mexican fan palms exist near the northeastern corner of the house and two more exist near the southeastern corner. The project has been conditioned to minimize the removal of mature trees, where possible. If removal of mature trees is unavoidable, the trees shall be replaced at a ratio of 1:1 and a size of no less than 24-inch box (Condition No. 26).

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) required that the project prepare a habitat assessment for the Burrowing Owl. The applicant provided staff with a biological habitat assessment prepared by Thomas Olsen Associates, Inc. on January 7, 2008. Staff had concerns with the date of the study and requested that the applicant provide an update to the report due to the lapse in time. An update was prepared by Michael D. Misenhelter (formerly of Thomas Olsen Associates) on March 7, 2011. The report and the update indicated that the property does contain suitable nesting habitat for nesting birds. The project has been conditioned to be surveyed for the presence of nesting birds prior to any onsite project related disturbance, if said activities are scheduled to occur during the nesting season (Condition No. 20).

POLICIES, REQUIREMENTS AND GUIDELINES REVIEW

The proposed subdivision was reviewed by the Design Review Committee (DRC) for consistency with the City's applicable policies, requirements and guidelines. Subsequently, the DRC has recommended that the project, subject to the recommended conditions of approval (Exhibit 1A), be found consistent with the City's General Plan, Zoning Ordinance and other development requirements and guidelines. The complete analysis of the map for consistency with the City's policies, requirements and guidelines is described below:

General Plan Consistency

The property is located in the Northeast Hemet Neighborhood Planning Area of the General Plan. This area is made up of a variety of residential land use densities ranging from one (1) dwelling unit per acre to seven (7) dwelling units per acre to large lot rural residential. The land use designation is R-1 (Residential - 7 dwelling units per acre), and the proposed density range for the project is 4.7 dwelling units per acre. The proposed subdivision will not increase the density

range already in existence, but will compliment it.

The existing General Plan development concept for this area reflects the desire of area residents to maintain the integrity of the existing land use patterns. These land use patterns are single-family residential. Within residential lands, the representative form of development would be single-family homes on lots that range from 7,200 square-feet to 12,000 square-feet. Approval of this subdivision will allow for single-family residential development on lots averaging 8,530 square feet which will compliment the character of the established neighborhood. Considering all these facts, the proposed project is in conformance with the General Plan designation and concept.

Zoning Consistency

The subject property is presently zoned R-1-C (Single Family Residential) and is subject to various development standards in terms of lot width and lot depth as defined in the Hemet Municipal Code Section 90-314. Staff has reviewed the proposed project to verify compliance with these development standards. Each proposed lot within the subdivision is a minimum of 7,200 square feet and maintains the required lot width and lot depth. Based on the information provided by the applicant, the project meets the minimum development standards of the R-1-C zone. The table below summarizes the required development standards for the R-1-C zone:

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
Minimum Lot Width		
Standard	72 feet	75 feet
Cul-de-sac/Knuckle	35 feet	47 feet
Minimum Lot Depth	100 feet	101 feet
Minimum Lot Size	7,200 square feet	7,405-11,761 square feet

The proposed map complies with City requirements for residential development relating to lot size and improvements.

Future Development

The future development of single family homes will be reviewed under a separate Site Development Review process and subject to the City's Single Family Residential Design Guidelines and Zoning Ordinance.

Transportation Uniform Mitigation Fee (TUMF)

This project is subject to the Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) pursuant to Chapter 58, Article III, Section 58-70.2(4) of the Hemet Municipal Code. TUMF fees will be collected at the issuance of building permits and subject to the rate in effect at the time of issuance.

Multi-Species Habitat Conservation Plan (MSHCP)

This project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

This project is subject to the Stephen's Kangaroo Rat (SKR) fee pursuant to City Council Resolution No. 3891. SKR fees will be collected prior to the issuance of grading permits and subject to the rate in effect at the time of issuance.

Additionally, a habitat assessment was prepared for the subject property due to the potential for Burrowing Owl habitat. The habitat assessment was prepared by Michael. D. Misenhelter of Thomas Olsen Associates, Inc. on January 7, 2008 and updated by Mr. Misenhelter on March 7, 2011. The findings indicated that the site does not have suitable habitat for the burrowing owl and that further studies for the own are not necessary. The assessment did indicate that property does contain suitable nesting habitat for nesting birds. The project has been conditioned to be surveyed for the presence of nesting birds prior to any onsite project related disturbance, if said activities are scheduled to occur during the nesting season.

CEQA REVIEW

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Tentative Tract Map No. 35990 (MAP11-001) is consistent with the R-1 (7 Dwelling Units per Acre) General Plan designation and all applicable General Plan policies as well as the R-1-C (Single Family Residential) zoning designation; the proposed project site is located within the boundaries of the City of Hemet; Tentative Tract Map No. 35990 (MAP11-001) has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Tentative Tract Map No. 35990 (MAP11-001) will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effects; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 32 (In-Fill Development Projects) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

PUBLIC COMMUNICATIONS RECEIVED

Notice of the public hearing was given to all property owners within a 1,000 foot radius of the property and in an advertisement in the local newspaper. The Planning Department has not received any letters of comment from the public as of the date of this report. Any comments received prior to the time of the scheduled Planning Commission hearing will be provided to the Commission at the time of the meeting.

Staff did received comments from the Soboba Band of Luiseno Indians on June 8, 2011 (Attachment #6), as part of the agency transmittal. The Soboba Band of Luiseno Indians requested a consultation with the land owner, continued participation in the development process and monitoring of the site during ground disturbing activities. The project has been conditioned to comply with the requests of the Soboba Band of Luiseno Indians (Condition No. 17).

REPORT SUMMARY

Tentative Tract Map No. 35990 (Map 11-001) pertains to the subdivision of 2.54 acres into 12 lots for future development of single family residential. The proposed subdivision conforms to and is consistent with development standards provided by the City's Subdivision and Zoning Ordinance's and the General Plan.

PROJECT FINDINGS

The project is consistent with the provisions outlined in the Hemet Municipal Code Section 70-1 and following (Subdivision Ordinance), which is supplemental to the California Subdivision Map Act (SMA). The proposed subdivision has been prepared, reviewed, and acted upon in conformance with Sections 70-131 through 70-134, and 70-1, with appropriate conditions in conformance with other sections of that Chapter. Findings pursuant to the Subdivision Map Act can be made as follows:

1. **Tentative Tract Map No. 35990 (Map 11-001) is consistent and compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan in that**:

   The General Plan land use designation for the site is RI (Single Family) which allows project densities from one (1) to seven (7) dwelling units per acre. The proposed map will result in the development of 12 single family residential dwelling units at a density of 4.7 units per acre. This density level is within the range permitted under the General Plan land use designation for this site.

2. **The site is physically suitable for the type of development proposed under Tentative Tract Map No. 35990, in that:**

The site is generally rectangular in shape, relatively flat, and consists of 2.54 acres. The site is not located within a flood plan and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for residential development.

3. **The site is physically suitable for the density of development proposed under Tentative Tract Map No. 35990, in that:**

   The site is generally rectangular in shape, relatively flat, and consists of 2.54 acres. The subdivision has been designed to accommodate the development of single family residential dwelling units considering the shape and topography of the site. The project as proposed has a density of 4.7 units per acre. According to the density ranges provided in the Land Use Element of the City's General Plan for the RI land use designation and in the City's Zoning Ordinance for the R-1-C zone, a density of up to seven (7) units per acre is appropriate for a site of this size and configuration.

4. **The design of the subdivision and improvements proposed under Tentative Tract Map No. 35990, is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat in that:**

   The site is currently occupied by a ranch home and several accessory structures in association with the agricultural operations that occurred on the site in the past. The site does contain significant vegetation that can provide a suitable nesting habitat for nesting birds. There is no evidence that any endangered, threatened or listed species of plant or animal, or its habitat, is located on the site. There is no evidence that vernal pool complex, similar bodies of water, or conditions suitable for forming such bodies of water exist on the site. This determination is based on the Biological Habitat Assessment that was prepared by Thomas Olsen Associates, Inc. on January 7, 2008 and the subsequent update by Michael D. Misenhelter on March 7, 2011. In addition, this project has been conditioned to comply with the environmental policies and regulations of the City of Hemet and those of all local and regional governmental agencies having jurisdiction over the site. In addition, the project is conditioned to provide nesting bird surveys just prior to the removal of any trees on site if such work is scheduled to begin during the nesting season (approximately February 15 to August 31).

5. **The design of the subdivision and improvements proposed under Tentative Tract Map No. 35990, is not likely to cause serious public health problems in that:**

   The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance, the construction of all units on the site has been conditioned to comply with all applicable City of Hemet ordinances, codes, and standards including, but not limited to, the California Building Code, the City's Ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all

improvements for the subdivision has been conditioned to be in conformance with adopted City street and public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare.

6. **The design of the subdivision and improvements proposed under Tentative Tract Map No. 35990, will not conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision in that:**

   There is no indication of easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site that have not been accommodated by the design of the subdivision, and the City does not otherwise have any constructive or actual knowledge of any such easements.

7. **The design of the subdivision proposed Tentative Tract Map No. 35990 adequately provides for future passive or natural heating and cooling opportunities in the subdivision in that:**

   Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of lots within the proposed subdivision have been arranged, to the greatest extent feasible, to permit orientation of structures in an east-west alignment for southern exposure, or to take advantage of natural shade, or to take advantage of prevailing breezes.

Respectfully submitted,

Carole L. Kendrick

Carole L. Kendrick
Assistant Planner

Reviewed by,

Deanna Elliano
Community Development Director

CK

ATTACHMENTS

1) Planning Commission Resolution No. 11-014
   - Exhibit 1A - Tentative Tract Map No. 35990 (Map No. 11-001)
   - Exhibit 1B - Draft Conditions of Approval
2) Vicinity and Zoning Map
3) Aerial Photograph
4) Photographs of the Site and Surroundings
5) Utility Service Detail Letters dated June 1, 2011 and June 2, 2011
6) Soboba Letter dated June 8, 2011
7) Tentative Tract Map No. 35990 – full size **(Provided to Commission Only)**

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet General Plan EIR
City of Hemet Zoning Ordinance
Project Site's Riverside County Integrated Plan Multi-Species Habitat Conservation Plan Summary Report
Contents of City of Hemet Planning Department Project File(s) TTM 35990 (MAP 11-001)

Attachment No. 1

Resolution No. 11-014

Planning Commission
Meeting of
June 21, 2011

CITY OF HEMET
Hemet, California

PLANNING COMMISSION
RESOLUTION BILL NO. 11-014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO 35990 (MAP 11-001) FOR THE SUBDIVISION OF 2.54 ACRES INTO 12 LOTS FOR FUTURE DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL UNITS, LOCATED ON THE NORTHWEST CORNER OF HEMET STREET AND ANNISA AVENUE (APN 551-423-015 AND 551-423-018)

WHEREAS, an application for Tentative Tract Map No. 35990, for the subdivision of 2.54 acres into 12 lots for future development of single family residential units located at northwest corner of Hemet Street and Annisa Avenue has been duly filed by:

Applicant/owner:	Corwin, Inc.
Authorized Agent:	Matt Brudin – Engineering Resources of So CA, Inc.
Project Location:	895 North Hemet Street
AP Numbers:	551-423-015 and 551-423-018
Lot Area:	2.54; and

WHEREAS, the Municipal Code allows for the subdivision of 2.54 acres into 12 lots for future development of single family residential units, subject to the approval of a Tentative Tract Map; and

WHEREAS, the Community Development Director has reviewed the project's potential effects on the environment and has recommended that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15332 (In-fill Development), and that the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15300.2 are not applicable to the project ; and

WHEREAS, on June 9, 2011 the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

WHEREAS, in accordance with Government Code Section 66452.3, the City has provided the applicant and each tenant on the subject property with a copy of the Planning Department's report and recommendation to the Planning Commission at least three (3) days prior to the below referenced noticed public hearing; and

WHEREAS, on June 21, 2011 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Tentative Tract Map and at which the Planning Commission considered the Tentative Tract Map.

NOW THEREFORE, the Planning Commission of the City of Hemet does hereby find, determine and resolve as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated June 21, 2011 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. **CEQA**: The project is exempt from CEQA under CEQA Guidelines Section 15332 in that the staff report submitted by the Planning Department and other findings made in this Resolution demonstrate that: TTM No. 35990 is consistent with the RI (7 dwelling units per acre) General Plan designation and all applicable General Plan polices as well as with applicable zoning designation; TTM No. 35990 is located within the boundaries of the City of Hemet; the area within TTM No. 35990 comprises less than five acres and has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that TTM No. 35990 will result in significant effects related to traffic, noise, air quality, or water quality; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 32 Categorical Exemption under the CEQA Guidelines.

2. **Multiple Species Habitat Conservation Plan (MSHCP).** The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 2. MAP ACT FINDINGS

In accordance with Hemet Municipal Code § 70-133 and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents

incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and the City's Single Family Residential Design Guidelines and any other evidence within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. Tentative Tract Map No. 35990 is consistent and compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan in that:

   The General Plan land use designation for the site is RI (Single Family) which allows project densities from one (1) to seven (7) dwelling units per acre. The proposed map will result in the development of 12 single family residential dwelling units at a density of 4.7 units per acre. This density level is within the range permitted under the General Plan land use designation for this site.

2. The design and improvement of the subdivision proposed under Tentative Tract Map No. 35990 is consistent with the City's General Plan in that:

   The site is generally rectangular in shapes, relatively flat, and consists of 2.54 acres. The site is not located within a flood plan and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for residential development.

3. The site is physically suitable for the type of development proposed under Tentative Tract Map No. 35990, in that:

   The site is generally rectangular in shape, relatively flat, and consists of 2.54 acres. The subdivision has been designed to accommodate the development of single family residential dwelling units considering the shape and topography of the site. The project as proposed has a density of 4.7 units per acre. According to the density ranges provided in the Land Use Element of the City's General Plan for the RI land use designation and in the City's Zoning Ordinance for the R-1-C zone, a density of 4.7 units per acre is appropriate for a site of this size and configuration.

4. The site is currently occupied by a ranch home and several accessory structures in association with the agricultural operations that occurred on the site in the past. The site does contain significant vegetation that can provide a suitable nesting habitat for nesting birds. There is no evidence that any endangered, threatened or listed species of plant or animal, or its habitat, is located on the site. There is no evidence that vernal pool complex, similar bodies of water, or conditions suitable for forming such bodies of water exist on the site. This determination is based on the Biological Habitat Assessment that was prepared by Thomas Olsen Associates, Inc. on January 7, 2008 and the subsequent update by Michael D. Misenhelter on March 7, 2011. In addition, this project has

been conditioned to comply with the environmental policies and regulations of the City of Hemet and those of all local and regional governmental agencies having jurisdiction over the site. In addition, the project is conditioned to provide nesting bird surveys just prior to the removal of any trees on site if such work is scheduled to begin during the nesting season (approximately February 15 to August 31).

5. The design of the subdivision and improvements proposed under Tentative Tract Map No. 35990, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that:

   The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance, the construction of all units on the site has been conditioned to comply with all applicable City of Hemet ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted City street and public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare.

6. The design of the subdivision and improvements proposed under Tentative Tract Map No. 35990, is not likely to cause serious public health problems in that:

   The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance, Specific Plan, and Subdivision Ordinance. The construction of all units on the site has been conditioned to comply with all applicable City of Hemet ordinances, design guidelines, codes, and standards, including, but not limited to, the California Uniform Building Code and the City's Ordinances relating to stormwater run-off management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted City standards and ordinances. The City's ordinances, codes and standards have been created based on currently accepted standards and practices for the preservation of public health, safety and welfare.

7. The design of the subdivision and improvements proposed under Tentative Tract Map No. 35990, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that:

   There is no indication of easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site that have not been accommodated by the design of the subdivision, and the City

does not otherwise have any constructive or actual knowledge of any such easements.

8. The design of the subdivision proposed Tentative Tract Map No. 35990, adequately provides for future passive or natural heating and cooling opportunities in the subdivision in that:

Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of lots within the proposed subdivision have been arranged, to the greatest extent feasible, to permit orientation of structures in an east-west alignment for southern exposure, or to take advantage of natural shade, or to take advantage of prevailing breezes.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:

1. **Notice of Exemption**. In accordance with Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062 the Planning Commission hereby approves a categorical exemption for the project under CEQA Guidelines Section 15332 and directs the Community Development Director to prepare and file with the Clerk for the County of Riverside a notice of exemption as provided under Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062.

2. **Approve Tentative Tract Map**. Tentative Tract Map No. 35990 is hereby approved subject to the Conditions of Approval attached hereto and incorporated herein by reference as Exhibit 1A.

PASSED, APPROVED AND ADOPTED this 21st day of June, 2010, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
John Gifford, Chairman
Hemet Planning Commission

ATTEST:

_____
Nancie Shaw, Records Secretary
Hemet Planning Commission

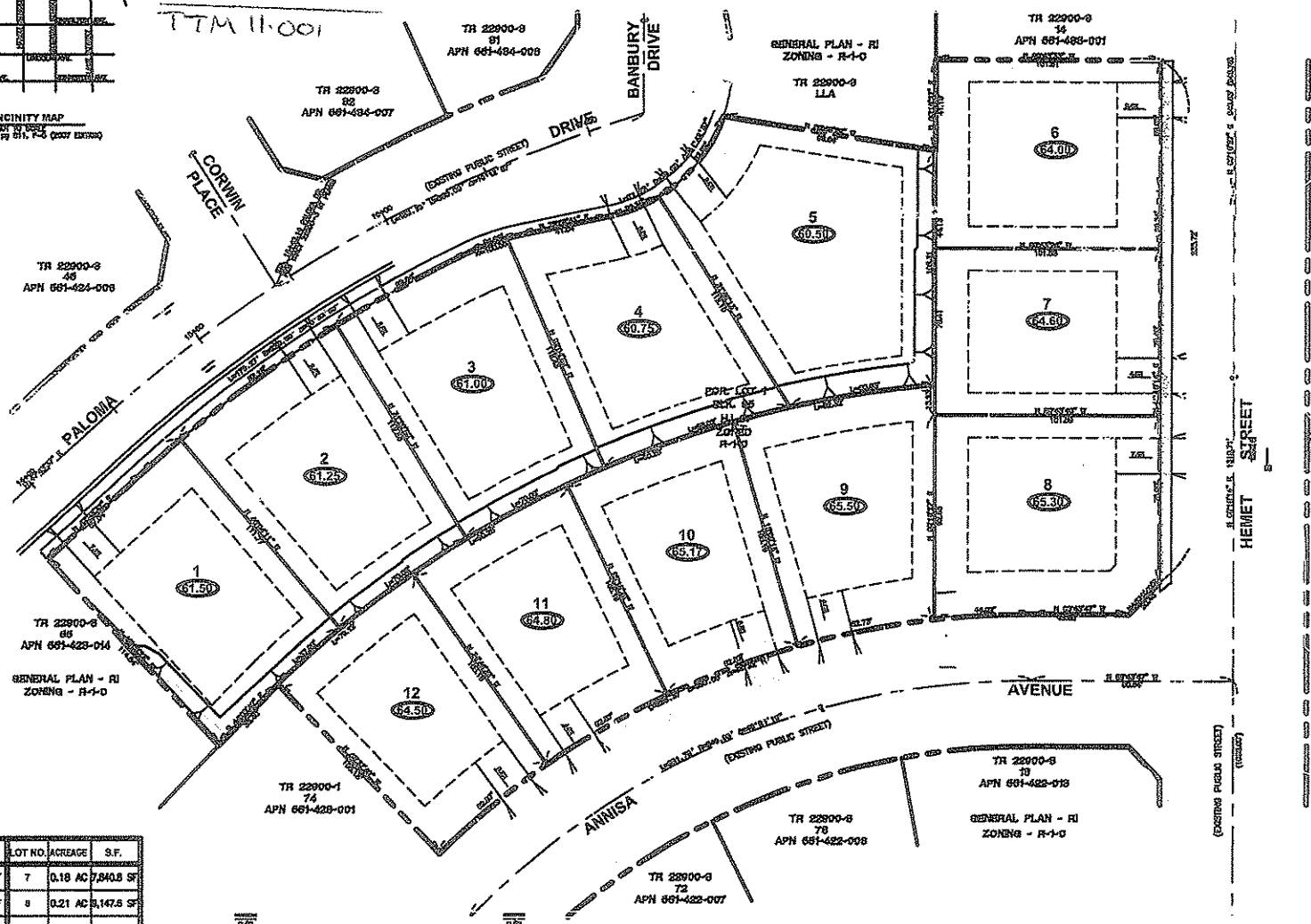
Exhibit
No. 1A
Tentative Tract Map
No. 35990

Planning Commission
Meeting of
June 21, 2011

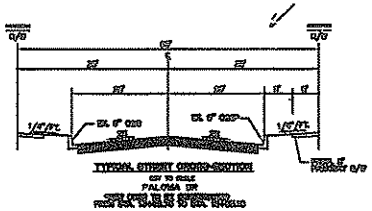
City of Hemet - Planning
RECEIVED
APR 25 2011
PROJECT NO.(S)
TTM 11-001

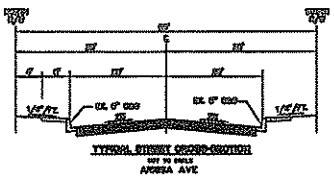
TENTATIVE TRACT MAP NO. 35990

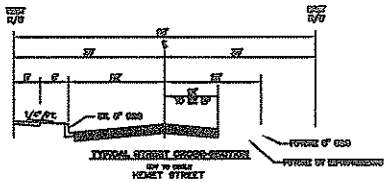
CITY OF HEMET
RIVERSIDE COUNTY



LOT NO.	ACREAGE	S.F.	LOT NO.	ACREAGE	S.F.
1	0.20 AC	8,712 SF	7	0.18 AC	7,840.8 SF
2	0.20 AC	8,712 SF	8	0.21 AC	9,147.6 SF
3	0.20 AC	8,712 SF	9	0.19 AC	8,276.4 SF
4	0.19 AC	8,276.4 SF	10	0.17 AC	7,405.2 SF
5	0.27 AC	11,761.2 SF	11	0.17 AC	7,405.2 SF
6	0.20 AC	8,712 SF	12	0.17 AC	7,405.2 SF







SCALE 1"=20'
GRAPHIC SCALE
0 20 40 60 80

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
FOR CONTROL DATA BEFORE YOU DIG

DESIGNERS NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER HEREIN.

REVISIONS
PREPARED UNDER SUPERVISION OF:
DATE REGISTERED CIVIL ENGINEER NO. 71845
APPROVED BY: CITY OF HEMET
DATE
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA
SOLD
DATE
LEGAL DESCRIPTION
N/A
FILE

City of Hemet
TENTATIVE TRACT 35990
DWG. NO. 1
OF 1 SHEETS
FILE NO.

APPLICANT/OWNER
COSMOS INC.
1234 N. HEMET ST.
HEMET, CA 92543
PHONE (951) 627-5373
FAX (951) 627-2107

ENGINEER
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA
2533 E. FLORIDA AVE, SUITE D.
HEMET, CA. 92544
PHONE (951) 765-0922
FAX (951) 765-0921

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 3 OF LOT LINE ADJUSTMENT NO. 03-1, AS EVIDENCED BY A CERTIFICATE OF COMPLIANCE RECORDED JUNE 6, 1997 AS INSTRUMENT NO. 230000 OFFICIAL RECORDS, BEING THAT PORTION OF LAND AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 4 IN BLOCK 64 AND LOT 1 IN BLOCK 65 OF THE LANDS OF THE HEMET LAND COMPANY IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 1 OF MAPS, PAGE 14, RIVERSIDE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 IN TRACT 22900-3 AS SHOWN ON MAP ON FILE IN BOOK 233 OF MAPS, PAGES 72 THROUGH 76, INCLUSIVE, RIVERSIDE COUNTY RECORDS, AND SOUTHEAST CORNER BEING ALSO ON THE WEST RIGHT-OF-WAY LINE OF HEMET STREET; THENCE SOUTH 00°16'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 13.72 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°16'40" WEST, A DISTANCE OF 175.67 FEET; THENCE SOUTH 43°17'40" WEST, A DISTANCE OF 14.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ANNISA AVENUE AS SHOWN ON SAID MAP OF SAID TRACT 22900-3; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°43'40" WEST, A DISTANCE OF 43.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 94°31'00" AN ARC DISTANCE OF 49.49 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,000.00 FEET; THENCE CONTINUING ALONG THE ARC OF SAID COMPOUND CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 12°57'20" AN ARC DISTANCE OF 226.19 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE CONTINUING ALONG THE ARC OF SAID COMPOUND CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 120°57'20" AN ARC DISTANCE OF 63.33 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 76°57'20" EAST, A DISTANCE OF 41.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,000.00 FEET; THENCE CONTINUING NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 02°46'40" AND ARC DISTANCE OF 71.73 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 01°47'00" EAST, A DISTANCE OF 84.52 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LEG OF SAID LOT 14 IN SAID TRACT 22900-3; THENCE NORTH 00°16'00" EAST ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 51.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89°43'40" EAST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 101.00 FEET TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

SAID LAND KNOWN AS LOT 65 AND PORTIONS OF "DESIGNATED RESERVOIR PARCEL" OF TRACT NO. 22900-3 IN BOOK 233, PAGES 72 THROUGH 76 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBERS
551-423-013
551-423-016

EXISTING LAND USE
RANCH HOUSE

PROPOSED LAND USE
SINGLE FAMILY RESIDENTIAL

GENERAL PLAN DESIGNATION
RI - 1 DU/AC

ZONING
R-1-7.2 - SINGLE FAMILY RESIDENTIAL, 7,200 SF MIN. LOT SIZE

PROJECT AREA
2.04 ACRES NET

NO. OF LOTS
12

UTILITIES & SCHOOL DISTRICT
SEWER - LAKE HEMET MUNICIPAL WATER DISTRICT
WATER - LAKE HEMET MUNICIPAL WATER DISTRICT
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - VERIZON
CABLE TV - TIME WARNER CABLE
HEMET UNIFIED SCHOOL DISTRICT

FLOOD PLAIN
ZONE C
COMMUNITY PANEL NUMBER 060250-1455B
SEPTEMBER 26, 1990

EARTHWORK QUANTITIES
CUT 2041 CY.
FILL 4933 CY.
NOTE: QUANTITIES ARE NOT ADJUSTED FOR SHRINKAGE OR SUBSIDENCE.

LEGEND
98.31 PAD ELEVATION
EXISTING STREET LIGHT
EXISTING STREET GRADE

Exhibit
No. 1B
Conditions of Approval

Planning Commission
Meeting of
June 21, 2011

EXHIBIT 1B

CITY OF HEMET
CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: **June 21, 2011**

PROJECT NO.: **Tentative Tract Map No. 35990**
APPLICANT: Corwin, Inc.
AGENT: Matt Brudin – Engineering Resources of So CA, Inc.
LOCATION: 894 North Hemet Street
OCCUPANCY: This project has been reviewed as a/an **R Occupancy**; any other use will require further review.

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

The following conditions of approval were approved by the City Council (Resolution No. 3523) as standard conditions of approval for all projects. Questions regarding compliance with these conditions should be directed to the Planning Department at (951) 765-2375.

General Requirements:

1. **Tentative Tract Map No. 35990** shall become null and void on **June 21, 2013** (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 and unless use in reliance on the approved Tentative Tract Map is established 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 **Tentative Tract Map No. 35990** shall become effective on **July 1, 2011** (10 calendar days after action by the Planning Commission) unless appealed to the City Council. The appeal shall be in writing and shall be accompanied by the required fee.

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. California Building Code, California Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24).

6. 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: Development Impact Fees, Park Fees, School Fees, Master Plan Storm Drainage Fees, Transportation Uniform Mitigation Fees, Permit and Plan Checking Fees, Water and Sewer Service Fees, Capital Facility Fees, Multiple Species Habitat Conservation Plan and Stephen's Kangaroo Rat Fees.

7. 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. Parkway area of 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 shall be through a Lighting Landscaping & Maintenance District (L&LMD) or alternative maintenance mechanism acceptable to the City.

8. Maximum 6-foot high masonry walls for each home shall be installed in accordance with the City of Hemet Municipal Code and Single Family Residential Design Guidelines, on the **exterior** side and/or rear property lines of each lot. The color of walls shall match or be complimentary to the color of the homes. Maximum 6-foot high walls, including wood fences, shall be installed in accordance with the City of Hemet Municipal Code and Single Family Residential Design Guidelines, on the **interior** side and rear property lines of each lot. If wood fences are utilized, then the wood fences shall be installed in compliance with applicable City of Hemet standards including, but not limited to, any wood fence details as approved by the City of Hemet.

9. 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 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 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 defense of the Action.

Subdivisions:

10. The developer shall install U.S. Postal Service approved neighborhood mailboxes prior to occupancy.

11. 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 (L&LMD) is required, the property owner of record shall execute a property owner ballot agreeing to formation of or annexation to an L&LMD.

Individual Lot Standards:

12. Each plotting of a home shall indicate a patio cover(s) or area(s) for patios at a minimum of 10 feet by 10 feet, 8 feet by 12 feet or an alternative acceptable to the Planning Commission.

Buildings:

13. Roofing materials shall be, at a minimum, Class A-rated and shall comprise concrete, clay, slate, or other durable/aesthetic roofing acceptable to the Planning Commission. The roof material used within the subdivision shall provide enough variation in terms of color and texture to minimize monotony. There shall be no exposed roof rafter tails except for decorative purposes. Fascia boards, when used shall be a minimum of two (2) inches nominal thickness.

14. The developer shall provide all homes with central air conditioning.

15. All off-street parking shall meet the requirements of the Zoning Ordinance and the Single Family Residential Design Guidelines. For single-family residential development, garage doors shall not be the dominant feature of homes as seen from the public or private street. On lots with at least a minimum width of 72-feet, three (3) car garages are permitted. Three-car garages may be permitted on cul-de-sac or knuckle lots with frontages of less than 72 feet through the use of unique design considerations such as, but not limited to, locating garages in the rear yard. These design considerations shall be reviewed at time of plot plan review. Approval of the design considerations shall be subject to the overall intent of making garage doors the minor feature of the front façade.

Grading:

16. Prior to any grading or drainage activity, a grading and/or drainage plan shall be prepared and submitted to the City Engineer for review and approval. No grading or drainage work shall occur without a grading permit and/or the permission of the City Engineer.

17. Prior to the issuance of a mass grading permit the applicant shall provide to the Planning Director proof of a signed Treatment and Dispositions agreement between the developer and the Soboba Band of Luiseno Indians. As part of said agreement, the applicant agrees to give at least 24 hours notice to the Soboba Tribe of any grading activities, surveys or archaeological testing so that a Native American Monitor may be present during ground disturbing activities.

Design Review:

18. Prior to the issuance of a building permit for any house on any lot, the applicant shall submit a site development plan that is consistent with the Single Family Residential Design Guidelines for Planning Department review and approval by the Community Development Director. After approval of the plot plan, the Planning Director shall have the authority to adjust up to 20% of the home plot plans. The plans shall show:

    a. The plotting of the proposed home on the lot and shall indicate a minimum 10-foot by 10-foot, or 8-foot by 12-foot patio area, or alternative patio area acceptable to the Planning Commission outside of the required setback area for each home plotted.

    b. Landscaping plans shall show planting for all slopes over 5 feet in height and shall show the location of all walls throughout the subdivision. The planting shall consist of 5-gallon shrubs, ground cover spaced at 12-inches on-center. Hydro-seeding of slopes in conjunction with other planting may be acceptable when approved by the Planning Commission.

Environmental:

19. During construction, should any archaeological artifacts be discovered, the Planning Department shall be notified immediately, and all work shall cease until a qualified archaeologist, approved by the Planning Department and financed by the applicant, has examined the artifacts and the site and submitted findings and recommendations directly to the Planning Department. Any further release of the information to any and all parties shall be only at the direction of the Planning Department. Recommencement of construction shall be upon approval of the Planning Department.

20. Prior to any onsite project related disturbance, the site shall be surveyed for the presence of nesting birds, if said activities are scheduled to occur during the nesting season.

PLANNING DEPARTMENT CONDITIONS

Please contact the Planning Department for compliance with the following conditions:

OPERATIONAL CHARACTERISTICS

21. Construction activity shall meet the requirements of the Hemet Municipal Code Chapter 30, Article II.

22. Prior to the issuance of a building permit for any house on any lot, all existing walls and fencing facing Paloma Drive, Annisa Avenue and Hemet Street shall be removed.

Mechanical Equipment:

23. All electrical and mechanical equipment, including but not limited to, air-conditioning units, electrical boxes, transformers, backflow preventers, and roof-mounted equipment shall be visually screened from public view. Screening shall be in accordance with city standards, to the satisfaction of the Planning Department and in compliance with the Building Code.

Landscaping:

24. Prior to grading for the development, the developer shall submit to the Planning Department and Public Works Department a detailed landscape and irrigation plan with automatic irrigation for landscaping on-site, consistent with the project site plan. The plans shall be prepared on the approved grading plans and shall indicate the botanical and common names.

25. Prior to issuance of a Certificate of Occupancy or finalization of the Building Permit, landscaped areas shall have an irrigation system, with automatic timers, installed and operational unless cash or bond is posted to guarantee completion.

26. As part of the landscaping plan submittal, show all existing on-site mature trees; trees which are located in any area proposed for buildings and/or vehicular access need not be indicated. The applicant shall minimize the removal of mature trees, where possible. A mature tree shall be defined as a tree with a trunk measuring 4-inches in diameter, 4-feet from existing ground level. Mature trees removed shall be replaced by planting replacement trees at a ratio of 1:1 and a size of not less than 24-inch box.

27. All graded slopes, equal to or greater than 3-feet in vertical height, and/or on slopes graded to a 2:1 or a greater ratio shall be planted with ground cover at a minimum spacing of 12-inches on-center to prevent erosion. A permanent irrigation system shall be installed for non-native vegetation. Irrigation shall not be required for slopes equal to or less than 3-feet in vertical height.

28. Prior to issuance of any certificates of occupancy for any new residential unit(s), front-yard landscaping and irrigation system shall be installed in accordance to approved landscaping plans.

ENGINEERING DEPARTMENT CONDITIONS

Please contact the PUBLIC WORKS-ENGINEERING DEPARTMENT for compliance with the following conditions:

GENERAL

29. When changes to the approved Tentative Map are proposed, a Substantial Compliance Exhibit, in the same scale of the Tentative Map, shall be submitted for review and approval of the City Engineer.

30. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project

31. Digitized drawing files of the Final Map, in a City's compatible CAD system, shall be submitted along with original mylar plans.

32. 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.

33. 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).

34. Monuments shall be provided in accordance with City of Hemet Standard Specifications for Public Works Construction Standard M-900, M-900A, and M-901.

35. Cross-ties shall be set in top of curbs, and tie sheets shall be submitted to the City Engineer before a monument security is released.

36. All public improvements shall be guaranteed by securities, in compliance with the provisions of the Subdivision Map Act, prior to the recordation of the map if the improvements have not been completed and accepted by the City. All improvements shall be guaranteed by securities (Faithful Performance, and Labor & Materials) for 100% of the approved cost estimate, and in accordance with the Subdivision Improvement Agreement

37. Prior to any lane closure or detour, the Applicant shall submit a Construction Traffic Management Plan, for review and approval by the City Engineer. The plan shall include, but not limited to, signing, truck routes, and dirt hauling hours.

STREETS

38. Paloma Drive - Install type "A" curb and gutter on an alignment 20-feet from the centerline in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-200.

39. Paloma Drive - Install match-in paving from the new curb and gutter to the existing pavement in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard Street Sections.

40. Grind 2-inches of the existing A.C. paving, and overlay to the centerline of the street, as determined by the City Engineer, to be necessary.

41. Any public improvement damaged during construction, including but not limited to, curb and gutter, sidewalk, access ramps, and paving shall be replaced to the satisfaction of the City Engineer.

42. Street structural sections shall be designed for a Traffic Index (TI) of 5.5. Preliminary soils investigations shall be used to determine the R-value to calculate the pavement structural section, based on the established TI. The final pavement section shall be approved by the City Engineer.

43. 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.

44. Install sidewalk and handicap ramp(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction.

45. Install public street lights, if necessary, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards G-808, G-808A, and G-808B. The plans shall be designed by a registered electrical engineer.

46. Install stop signs, street name signs and red curb per instructions of the City Engineer.

47. All existing and proposed aerial utility lines shall be relocated and installed underground, in accordance with Section 82-172 of the City of Hemet Municipal Code.

48. Install street trees (one tree per lot or two per corner lot) 40-feet on-center in accordance with the City of Hemet Approved Street Tree List. Install automatic irrigations system to trees.

49. Digitized drawing files of all improvement plans, in a City's compatible CAD system, shall be submitted along with original mylar plans.

50. 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.

51. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk, and shall repair any damaged curb, gutter and sidewalk along the subject frontage prior to issuance of a Certificate of Occupancy.

DRAINAGE

52. The incremental increase in runoff between the developed and undeveloped property for the 100-year/3-hour storm must be retained on site.

53. Detention shall not be required for sites that are less than one acre if the development uses volume based water quality measures.

54. The design of all drainage and other public improvements shall conform to the current edition of the following City of Hemet documents: "Standard Specifications for Public Works Construction", the "Hemet Master Flood Control and Drainage Plan", and the "Storm Drain Development Standards, Storm Drain Criteria and Drainage Design Manual".

55. An underground nuisance water storm drain is required in all streets where upstream street lengths exceed 660 lineal feet.

56. Prior to issuance of the Building Permit, the Applicant shall pay the Master Storm Drain Plan fee, at the currently adopted rate.

57. The Flood Insurance Rate Map shows this project to be in Zone X (areas subject to 100-year flooding with average depths less than one foot), but within the Provisionally Accredited Levee area. All building foundation pads within the development shall be elevated in accordance with City of Hemet Ordinance No. 754.

58. The Applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements in the event that the existing drainage patterns are affected by this development. Prior to issuance of a Grading Permit all necessary calculations shall be submitted to the City of Hemet and to any governing Federal agency for review and approval.

59. Prior to recording the Final Map, the Applicant shall submit to the City Engineer for review and approval, hydrology and hydraulic calculations within and immediately adjacent to the project site. Improvements proposed by the Applicant shall be taken into account when analyzing impacts to upstream, adjacent and downstream properties.

60. The Applicant's property shall accept and properly dispose all offsite drainage flowing onto or through the site.

61. Adequate provisions shall be made to intercept and conduct the drainage flows within and from the site in a manner which will not adversely affect adjacent or downstream properties.

62. 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.

63. Effective February 14, 2011, all construction projects on one acre or more, in the San Jacinto Watershed, shall apply for coverage under the State General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order No. 2010-0014-DWQ.

64. Prior to issuance of a Grading Permit, the applicant shall submit to the City for review and approval, a project-specific Water Quality Management Plan (WQMP). This plan shall address Site Design BMPs, incorporate the applicable Source Control BMPs, incorporate Treatment Control BMPs, describe the long-term operation and maintenance requirements for BMPs needing long-term maintenance, and describe the mechanism for funding the long-term operation and maintenance of the BMPs.

65. Prior to issuance of a Grading Permit, the applicant shall provide the City Engineer with proof of filing a Notice of Intent with the State Water Resources Control Board in Sacramento, obtain a WDID number from the Board, and have an approved WQMP from the City.

66. Prior to issuance of a Building Permit, the property owner shall record a "Covenant and Agreement" with the County Recorder, or other instrument acceptable to the City, to inform future property owners of the requirement to implement the approved project-specific WQMP.

67. Prior to issuance of a Certificate of Occupancy, a Registered Civil Engineer shall submit to the City Engineer a written certification that all the components of the approved WQMP have been satisfactory installed and constructed. Certification shall be to grade, elevations, plantings, materials, and other elements included in the approved WQMP.

68. Any required underground storm drain lines and appurtenances, within the public right-of-way, shall be installed in accordance with the City of Hemet Standard Specifications for Public Works Construction.

69. Drainage easement(s), as required by the City Engineer, shall be shown on the improvement plans or grading plans. Easement(s) shall be recorded by deed or as part of the Final Map.

70. Each lot shall reserve an easement, for LID-BMP-WQMP features, in favor of the City to maintain the area where the percolation basins will be located in case the homeowner fails to follow through with his/her upkeep obligation.

WATER

71. Domestic water service will be provided by LHMWD.

SEWER

72. Domestic sewer service will be provided by LHMWD.

LANDSCAPING

73. Prior to issuance of a Grading Permit, a landscape plan for improvements within the public right-of-way, shall be submitted to Engineering for review and approval. Plans shall be prepared in 24" x 36" format with City's standard title block.

74. Prior to approval of the Final Map, a Lighting and Landscaping Maintenance District (LLMD) shall be established or joined.

75. Prior to approval of the Final Map, the applicant shall pay the corresponding fee for the incorporation into a Lighting and Landscaping Maintenance District (LLMD), and the Community Facilities District (CFD) for Public Safety Services.

76. Prior to final acceptance of the public improvements, submit landscape "as-built" in public areas, and RP principle backflow prevention certification(s) for all water service.

FIRE DEPARTMENT CONDITIONS

Unless specifically stated herein, these conditions shall not be construed to permit or allow deviation from any Federal or State laws nor any of the local codes and ordinances adopted by this jurisdiction. Please contact the Hemet Fire Department, Fire Prevention Division for any questions regarding compliance with the applicable codes or following conditions:

AGENCY APPROVALS

77. Prior to the approval of a final map 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 1500 GPM @ 20psi residual pressure for a duration of 2 hours, per 2010 CFC Appendix B. Fire flow and flow duration for buildings without automatic fire protection and having an area in excess of 3,600 square feet shall not be less than specified in Table B105.1.

GENERAL

78. The final Conditions of Approval for this project shall be included in any site plan or construction plans submitted for permit issuance. Plans will not be approved without reference to these "conditions".

HYDRANTS AND FIRE PROTECTION SYSTEMS

79. 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 400 feet from an approved water supply on a public street. 2010 CFC Section 509. The location of on-site hydrants and mains shall be approved by the Fire Marshall prior to permit issuance.

80. Prior to combustible construction commencing, install and/or upgrade, as required by the 2010 CFC, 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. Fire hydrants shall be located within 150 feet of Fire Department Connections (FDC) for Standpipes and Automatic fire sprinklers.

81. Prior to combustible construction install, as required by the City of Hemet Fire Marshal, on-site fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Travel distance along the fire access route shall not exceed 300 ft. between hydrants without approval from the Fire Marshal. CFC Section 509.

82. In accordance with the 2010 CFC Section 509, the water system (mains and hydrants) shall be tested and accepted by the Fire Marshal prior to the commencement of combustible construction. Hydrant markers (Blue Dots) shall be installed pursuant to the City of Hemet Standard Specifications for Public Works.

83. In accordance with the 2010 CFC Section 903, as amended and Article II, Chapter 14 of the Hemet Municipal Code, automatic fire sprinklers shall be installed throughout all buildings 5,000 square feet or larger pursuant to NFPA Standards. Systems with 20 heads or more shall be monitored by a UL listed central station alarm system meeting NFPA 72 and City of Hemet requirements.

84. In accordance with the 2010 CFC Section 903, an automatic fire sprinkler system is required throughout all buildings with this occupancy type based on the use(s) proposed. Systems with 20 heads or more shall be monitored by a UL listed central station alarm system meeting NFPA 72 and City of Hemet requirements.

85. In accordance with the CFC Section 904 and CCR Title 19, alternative automatic fire extinguishing systems shall be installed and maintained pursuant to NFPA standards. Prior to installation (or modification) of a fire protection system, complete plans shall be submitted to the City of Hemet Fire Marshal for review and approval.

86. An approved manual, automatic or (manual and automatic) fire alarm/monitoring system shall be installed and tested prior to final inspection in accordance with the 2010 CFC Section 907 and pursuant to NFPA standards. Automatic fire sprinkler systems with 20 heads or more shall be monitored by a UL listed central station meeting the standards of NFPA 72 and City of Hemet requirements.

87. All check valves, post indicator valves, fire department controls, and connections shall be located as required and approved by the Fire Marshal of the City of Hemet. If multiple buildings, each building shall have separate (approved) control valves. A separate permit will be required for all underground piping for fire protection systems.

FIRE DEPARTMENT ACCESS

88. Prior to delivery of combustible materials on site, provide and maintain a surfaced all weather access roadway 20-feet wide with a 13-foot 6-inch vertical clearance designed to support the imposed loads of fire apparatus in accordance with the 2010 CFC Section 503.1 (dirt or native soil does not meet the minimum standard). Minimum turning radius for fire apparatus is 52 feet (outside) and 32 feet (inside). Fire access is required to within 150 ft of all portions of every building unless otherwise approved by the Fire Marshal.

89. In accordance with the 2010 CFC Section 503.2.5, approved turnarounds are required on any access road in excess of 150 feet in length, per City of Hemet Fire Department Standards.

90. Fire Department access roads shall have an unobstructed minimum width of 26 feet where fire hydrants are located along the access roadway or as otherwise determined by the Fire Marshal in accordance with 2010 CFC Section 503.2.2.

91. Provide secondary access/egress per 2010 CFC Section 503.1.2 as required by the Fire Department. No portion of any public or private street used for fire access shall exceed 12% grade without approval from the Fire Marshal. All cul-de-sacs shall conform to City Standards for length, width and turnaround radius.

92. Prior to the issuance of a Certificate of Occupancy, "No Parking - Fire Lane" signs, red curbing, street signs and other required markings shall be provided to the specifications of the City of Hemet Fire Marshal in accordance with the 2010 CFC Section 503.3 and California Vehicle Code Section 22500.1.

93. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the 2010 CFC Section 505.

MISCELLANEOUS

94. Model homes: An emergency exit shall be provided in trap fence (gate shall remain unlocked when sales office is open).

95. 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 2010 CFC Section 906.

96. Prior to the issuance of a Certificate of Occupancy, an electronic version of the final tract map or site plan shall be submitted for fire suppression use. The scale shall be such that the site plan shall be clearly legible, showing all streets, the building footprints and addresses, fire hydrant locations, Knox box locations (if applicable), and access driveways. The format shall be compatible with the latest version of "AutoCAD" or equivalent.

97. No change in use or occupancy shall be made to any existing building or structure unless the means of egress system is made to comply with the requirements for the new use or occupancy in accordance with 2010 CFC Chapter 10.

98. Fire safety during construction and demolition shall comply with 2010CFC Chapter 14.

99. Access during construction: Access for fire fighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'-6. Fire department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs. Access shall be provided to within 150 feet of combustible construction pursuant to 2010 CFC Chapter 14.

100. An automatic sprinkler system shall be provided in accordance with section 903.3 shall be provided throughout all buildings with a group R fire area.

POLICE DEPARTMENT CONDITIONS

The following conditions of approval are project specific and were recommended by the Police Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Police Department at (951) 765-2400.

The Police Department has no conditions.

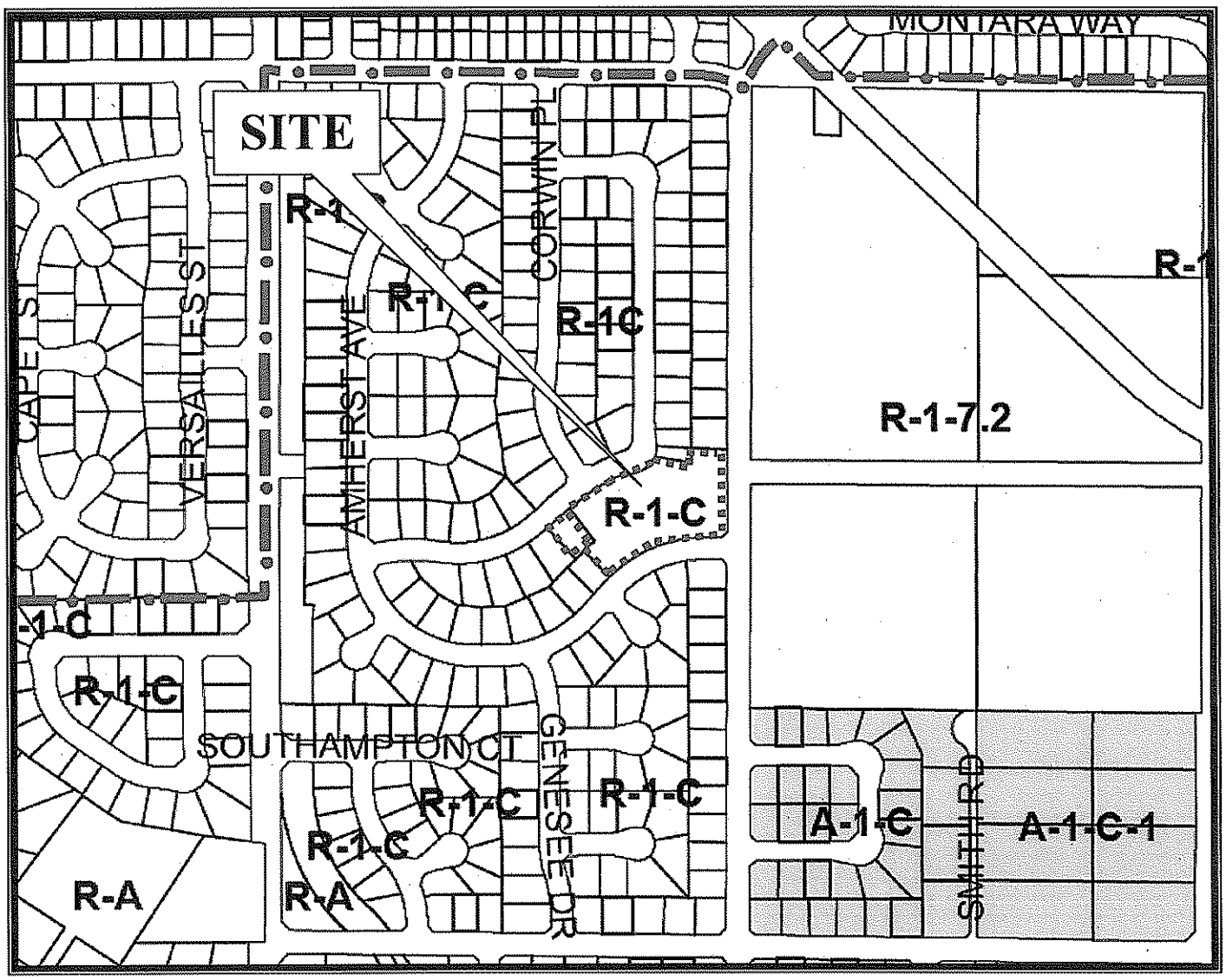
END

Attachment No. 2

Vicinity & Zoning Map

Planning Commission
Meeting of
June 21, 2011

TENTATIVE TRACT MAP NO. 35990
ZONING MAP

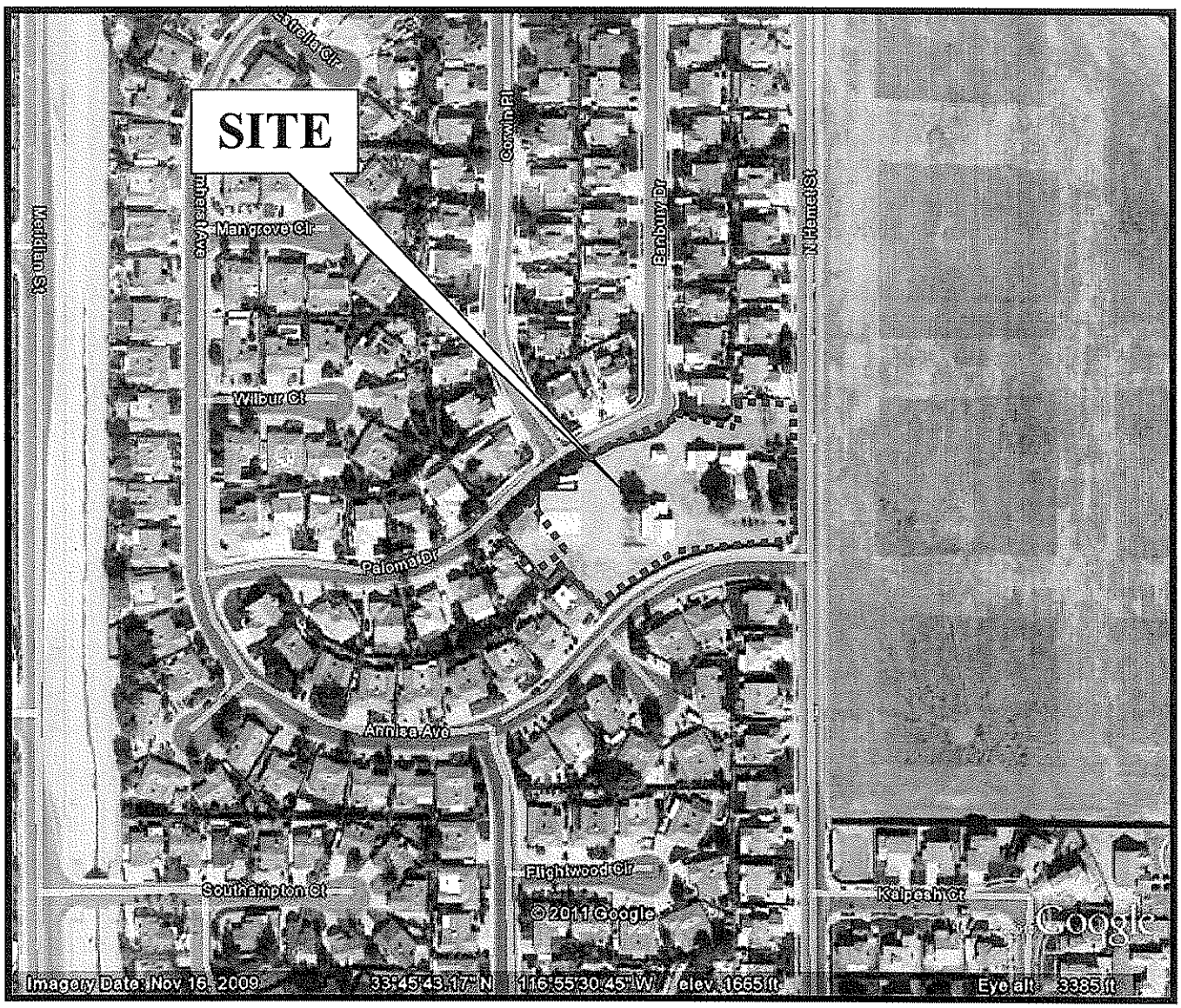


Attachment No. 3

Aerial Photograph

Planning Commission
Meeting of
June 21, 2011

TENTATIVE TRACT MAP NO. 35990
AERIAL MAP

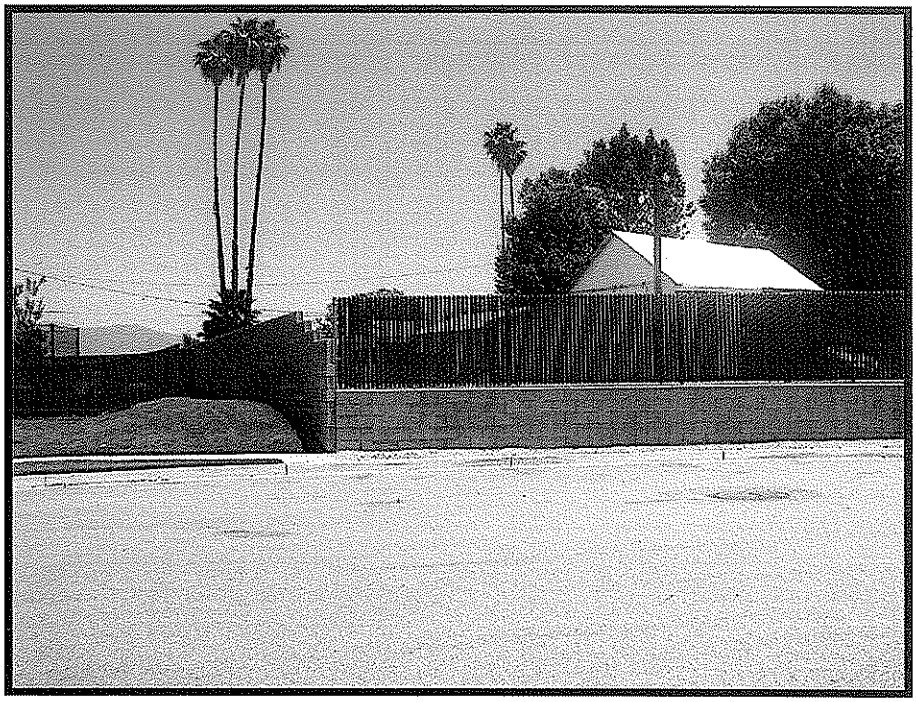


Attachment No. 4

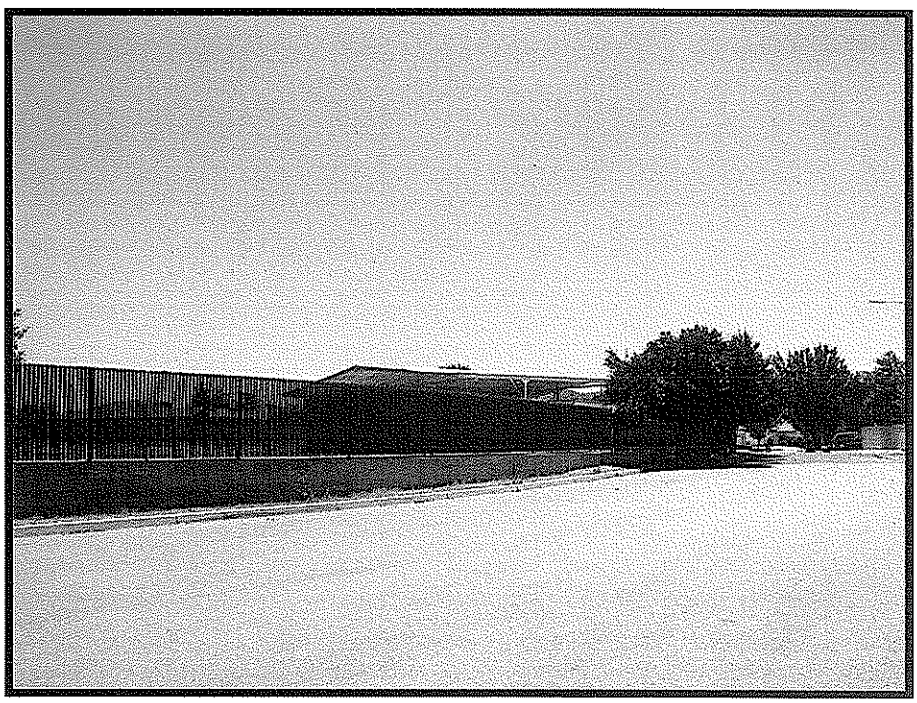
Photographs of Site

Planning Commission
Meeting of
June 21, 2011

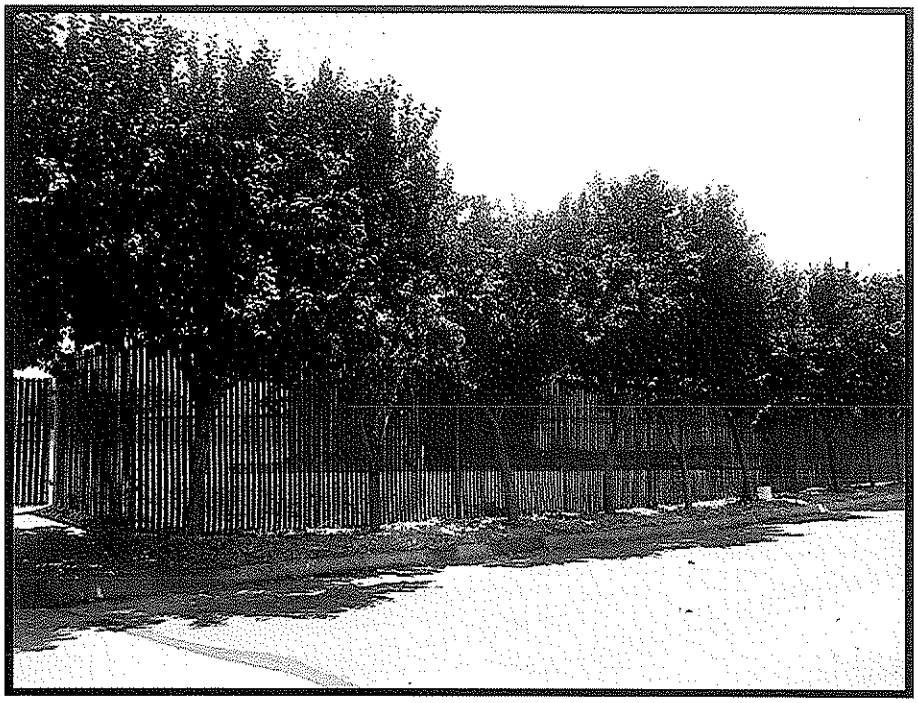
Tentative Tract Map No. 35990 (MAP11-001)
Site Photographs



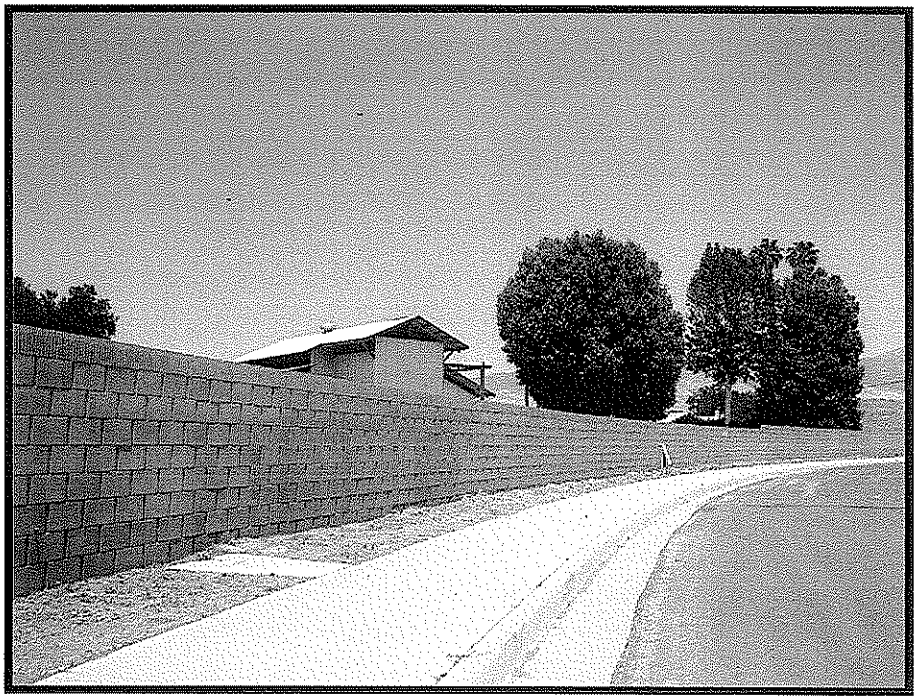
Looking east at the northwest corner of the property



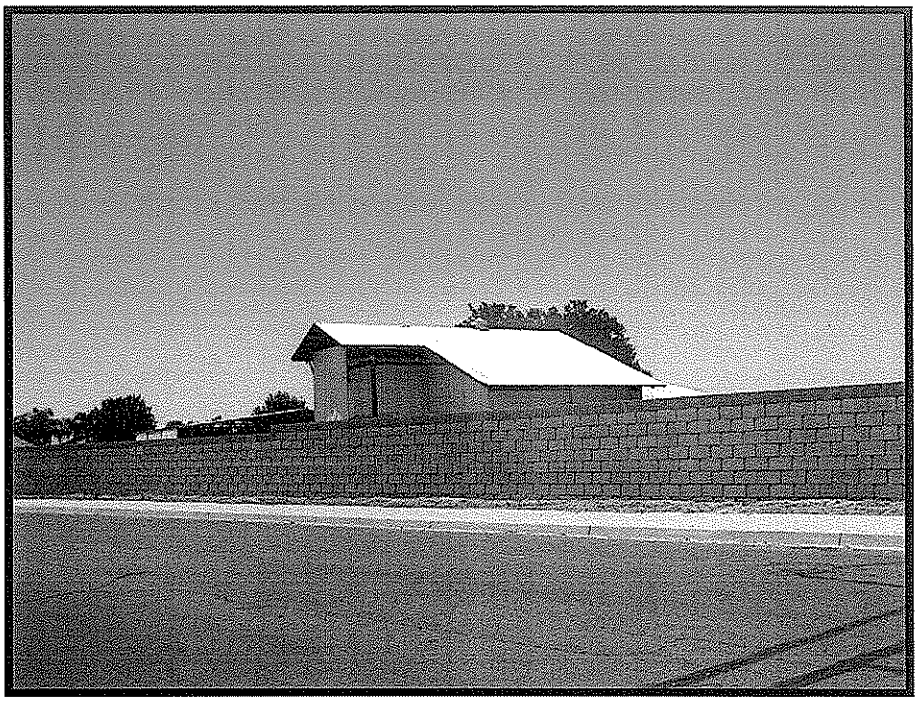
Looking southwest along Paloma Drive



Looking south at the western property line along Paloma Drive

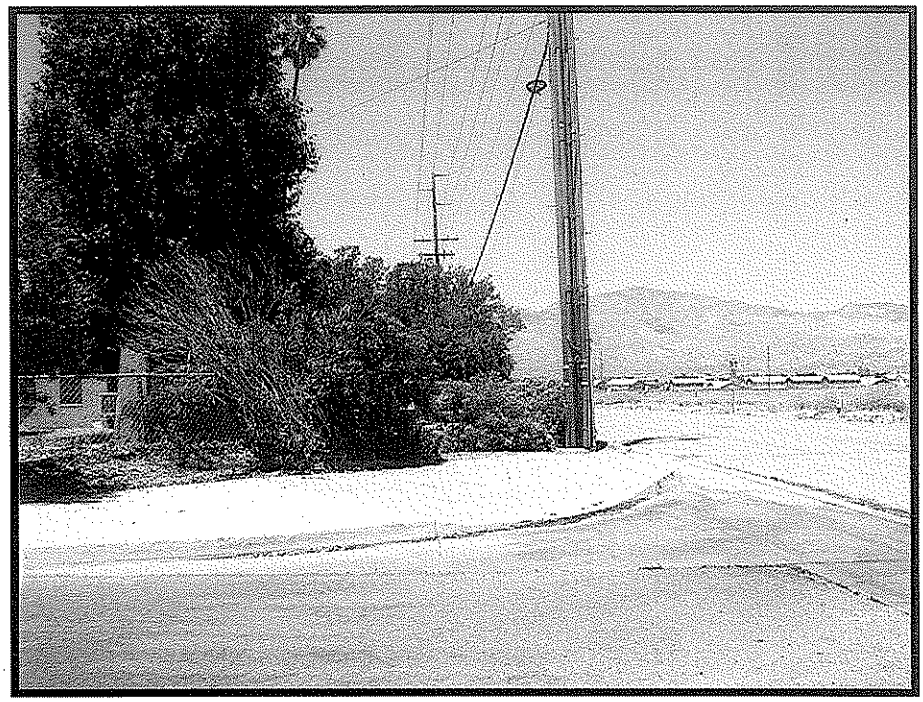


Looking east at southern property line along Annisa Ave



Looking northwest at the southern property line along Annisa Ave

Looking northeast on Annisa Avenue



Looking north at the corner of Hemet Street and Annisa Avenue

Looking west at existing single family residence on site

Looking west into existing driveway into project site

Attachment No. 5

Utility Service Detail Letters

Planning Commission
Meeting of
June 21, 2011

ENGINEERING RESOURCES
OF SOUTHERN CALIFORNIA, INC.

99008006

June 2, 2011

Ms. Carole Kendrick
City of Hemet
445 E. Florida Avenue
Hemet CA 92543

TENTATIVE TRACT MAP 35990 - UTILITY SERVICE

Dear Carole:

In response to the Fire Department comments included in your letter, dated May 23, 2011, we have conducted a field review of the area surrounding Tentative Tract 35990 to determine the location of existing fire hydrants.

Through our field observations, we have identified existing fire hydrants at the following locations:

1. Hemet Street – Northeast corner of Lot 6, Tentative Tract 35990
2. Annisa Avenue – Southwest corner of Annisa Avenue and Hemet Street
3. Annisa Avenue – Southeast corner of Annisa Avenue and Sandwagon Circle
4. Paloma Drive – North side between Lots 47 and 48, Tract 22900-3
5. Paloma Drive – Northeast corner of Paloma Drive and Corwin Street
6. Banbury Street – West side between Lots 30 and 31, Tract 22900-3

The hydrants identified at locations 1-3 and 5 are adjacent the proposed subdivisions. The hydrants identified at locations 4 and 6 are approximately 165 feet west and 187 feet north of the proposed subdivision, respectively.

If you have any questions regarding the information provided above, please let me know.

Respectfully yours,

Matt Brudin, P.E
Principal

MB/lr/S:\ADMIN\99008006\FH Locations TTM 35990.wpd

3550 E. Florida Ave. Suite B
Hemet, CA 92544
(951) 765-6622
(951) 765-6621 fax

ENGINEERING RESOURCES
OF SOUTHERN CALIFORNIA, INC.

99008006

June 1, 2011

Ms. Carole Kendrick
City of Hemet
445 E. Florida Avenue
Hemet CA 92543

TENTATIVE TRACT MAP 35990 - UTILITY SERVICE DETAIL

Dear Carole:

As requested, I have reviewed the wet and dry utilities that exist around Tentative Tract 35990 and have prepared the following discussion for the benefit of the Planning Commission. Tentative Tract 35990 is an in-fill subdivision proposed on approximately 2.5 acres on the northwest corner of Hemet Street and Annisa Avenue.

Utilities necessary to serve the proposed subdivision exist in the adjoining streets including sewer, water, power, telephone and cable TV. These services are provided by the following purveyors:

- Water – Lake Hemet Municipal Water District
- Sewer – Lake Hemet Municipal Water District
- Power – Southern California Edison
- Telephone – Verizon
- Cable TV – Time Warner Cable

As indicated above, utilities exist in the roadways adjoining the proposed subdivision. The adjoining roadways include Hemet Street, Annisa Avenue and Paloma Drive. The following discussion provides information related to the existing facilities and the improvements necessary to implement to the subdivision.

Water and Sewer

Water and sewer services are provided through the Lake Hemet Municipal Water District. The following facilities exist in the vicinity of the proposed subdivision:

Hemet Street – 14-inch water and 8-inch sewer.
Annisa Avenue – 8-inch water and 8-inch sewer
Paloma Drive – 8-inch water and 8-inch sewer

3550 E. Florida Ave. Suite B
Hemet, CA 92544
(951) 765-6622
(951) 765-6621 fax

Facilities necessary to implement the proposed subdivision are limited to water services and sewer laterals. These facilities will be constructed in conjunction with plans prepared for the Water District and per District Standard H-5 and Standard Drawing No. 1, respectively.

Power

Electric power required to serve the proposed subdivision will be provided by Southern California Edison (SCE). SCE has existing overhead and subsurface facilities along the west side of Hemet Street and subsurface facilities along the northerly side of Annisa Avenue at the project frontage and the southerly side of Paloma Avenue at the northwest corner of the proposed subdivision

At the time of development,. the project proponent will be required to submit preliminary and final plans to SCE Planning to develop the necessary and appropriate points-of-connection and service points. Likely, system improvements will include the extension of conduit and conductors along the project frontage on Paloma Drive (Lots 1-5), a transformer and individual service drops.

Telephone

Telephone service to the proposed subdivision will be provided by Verizon. Currently, Verizon operates and maintains subsurface facilities along the northerly side of Annisa Avenue and Paloma Drive. There are no overhead facilities or facilities in Hemet Street in the vicinity of the project. System improvements anticipated as part of this project are limited to conduit and cable in Hemet Street and service drops at each lot.

At the time of development, the project proponent will be required to submit preliminary and final plans to Verizon Engineers to develop the necessary and appropriate points-of-connection and service points.

Cable TV

Cable TV service to the proposed development will be provided by Time Warner Cable (TWC). Facilities currently operated in the vicinity of the project are located along the northerly side of Annisa Avenue, along the northerly side of Paloma Drive and along the southerly side of Paloma Drive to the northwest corner of the proposed project.

At the time of development, the project proponent will be required to submit preliminary and final plans to TWC Planning staff to develop the necessary and appropriate conduit and cable

runs, points-of-connection and service points. Minimum system improvements will include the extension of conduit and cable across the project frontage on Paloma Drive (Lots 1-5) and Hemet Street and service drops at each proposed lot.

Please note that the data presented herein is derived from as-built drawings and field observations. At this time, the capacity of the water and sewer systems are known to be adequate. However, it is unclear whether improvements to power and communications facilities, beyond those indicated above, are required to create capacity for the proposed project.

If you have any questions regarding the information provided above, please let me know.

Respectfully yours,

Matt Brudin, P.E
Principal

MB/lr

S:\ADMIN\99008006\Utility Detail TTM 35990.wpd

Attachment No. 6

Soboba Band of Luiseno Indians Letter dated June 8, 2011

Planning Commission Meeting of June 21, 2011

June 8, 2011

Attn: Carol Kendrick, City Planner
City of Hemet
445 East Florida Ave.
Hemet, CA 92543

Re: Tentative Tract Map No. 35990 (Map No. 11-001)
Located on the Northwest Corner of Hemet Street and Annisa Avenue

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.

2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.

3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.

4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.

5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains.

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Exhibit No. 7

Tentative Tract Map No. 35990 – full size (Commission Only)

Planning Commission Meeting of June 21, 2011

AGENDA ITEM #7

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director
Ronald Running, City Planner

DATE: June 21, 2011

RE: **SPECIFIC PLAN AMENDMENT NO. 06-01 (TRES CERRITOS EAST) AND ENVIRONMENTAL ASSESSMENT NO. 04-07** - A proposed amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-009) modifying the eastern 146 acres adding 221 residential units to the existing Specific Plan, for a total of 931 dwelling units, allocating the dwelling units in various density categories, providing for public and private park sites and trails, and the addition of 16.9 acre site, with re-adoption as the Tres Cerritos Specific Plan 90-009, along with an Environmental Impact Report for the proposed changes.

PROJECT APPLICANT INFORMATION

Applicants:	Signal Family Hemet, LLC Omni Financial, LLC MJ&M, LLC
Project Location:	Northwest corner of Cawston Avenue and Devonshire Avenue
Lot Area:	162.8 ± Acres
APNs:	448-100-001 thru 018; and 448-110-001 thru 022.

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission:

1. Adopt the attached Planning Commission Resolution Bill No. 11-001 (Attachment No. 1), entitled:

   "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2006071002) AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, A MITIGATION MONITORING

PROGRAM, AND STATEMENT OF FACTS AND FINDINGS FOR THE TRES CERRITOS EAST PROJECT"

2. Adopt the attached Planning Commission Resolution Bill No. 11-002 Attachment No. 2), entitled:

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 06-001 AMENDING THE EASTERN 162.8 ACRE PORTION OF THE HEMET VALLEY COUNTRY CLUB ESTATES SPECIFIC PLAN (SP 90-009) LOCATED ON THE NORTHWEST CORNER OF CAWSTON AVENUE AND DEVONSHIRE AVENUE (APN: 448-100-001, et. al.)"

BACKGROUND

The original Tres Cerritos Country Club (TCCC) Specific Plan No. 90-009 encompassing 336 acres allowing 641 dwelling units and a golf course was adopted on November 12, 1991. The TCCC Specific Plan was subsequently amended August 10, 1999, renamed as the Hemet Valley Country Club Estates (HVCCE) and increased the number of allowable residential units to 710 units. A second amendment (Tres Cerritos West Specific Plan Amendment No. 03-002) was adopted on January 11, 2005 which created a development plan on the western 190.1 acres for 177 single family lots over 53.1 acres, 59.1 acres of nature reserve open space, and 5.6 acres of landscaped areas that include 4.26 acres of active park, pedestrian paseos and landscaped entry areas, and a 3.5 acre vernal pool preserve. The total number of units within the HVCCE Specific Plan project area remained at 710 dwelling units.

The applicants are requesting approval of SPA No. 06-001 to change the development plan on the eastern 162.8 acres of the project area (Tres Cerritos East) with the addition of a 16.9 acre parcel located at the northeast corner of Devonshire Avenue and Myers Street. The subject amendment deletes the remaining golf course fairways and allows for development of a mixture of 754 dwelling units for a total of 931 units on 352.9 acres at an overall density of 2.6 units per acre. The residential density for the Tres Cerritos East portion of the project is 4.6 d.u./ac. The maximum density would be under the General Plan for the site is 5.0 d.u./ac.

No subdivision of the site is proposed at this time. Future development would be reviewed under tentative tract map(s) applications and site development reviews. An environmental impact report (EIR) analyzing this type and intensity of build-out has been prepared for the project. [Refer to Exhibit 1A.] The Draft EIR has been circulated and responses to their comments have been prepared. The Draft EIR includes a mitigation measure monitoring plan (MMMP) found in Exhibit 1C. Air Quality impacts have been identified as significant and will require the City to adopt a Statement of Overriding Considerations for those impacts which is contained in Exhibit 1B.

The Planning Commission is charged with making recommendations to the City Council regarding specific plan amendments (zone changes), along with the accompanying environmental documents. The Council then takes final action on the environmental document and specific plan amendment.

PLANNING COMMISSION REVIEW

The proposed project has been reviewed by the Planning Commission at several workstudy sessions. The staff reports and minutes of which are shown in Attachments 3-7. The applicants have modified the proposed plan in response to the comments and concerns raised. The amendment was analyzed in the DEIR having 787 proposed dwelling units. The project unit count has been reduced to 754 units.

The last workstudy was held on April 20, 2010. At that time a report by the Ad Hoc Committee of the Planning Commission was given. The Commission as a whole discussed the overall project density, design of the housing types and the relationship of the project to the surrounding areas. Concern was expressed about the townhouse densities proposed in Planning Area 15 in the southwestern portion of the project.

PROJECT SETTING

Surrounding Land Uses and Setting

The project area is located adjacent to the Tres Cerritos foothills (to the west). The site itself has been vacant for many years. The site had been preliminarily graded in anticipation of developing the site with a golf course. The adjacent area to the north is zoned for the Peppertree Specific Plan (SP 01-03). To the east and south is single family development and vacant land. To the west is the Tres Cerritos West portion of SP 90-009 which is vacant. To the southwest of the project area is vacant land for Garrett Ranch. The following table summarizes the surrounding land uses, zoning, and general plan designations:

	LAND USE	ZONING	GENERAL PLAN
SUBJECT SITE	Vacant	SP 90-009 (Hemet Valley Country Club Estates)	SP (Specific Plan)
NORTH	Senior Residential	SP 01-03 (Peppertree)	RI (Residential 7 du/ac)
SOUTH	Single Family Residential Vacant Detention Basin	R-1-C, R-1-7.2 A-5 OS (Open Space)	RI (Residential 7 du/ac)
EAST	Single Family Residential	SP 85-001 (Art Hofer)	SP (Specific Plan)
WEST	Vacant	SP 90-009 (Hemet Valley Country Club Estates) A-5	SP (Specific Plan)

Land Use Compatibility

The project site has been designated for Specific Plan residential uses in the General Plan and

is located within the Northwest Hemet Neighborhood Planning Area. This planning area is characterized by agricultural and residential land uses with varying densities and building types. The Tres Cerritos foothills are a significant aesthetic resource in this planning area. The gated Peppertree Senior Community (SP 01-03) is located to the north. Single residential homes are located to the east directly fronting on Cawston Avenue.

To the south of the project are two single family developments, a large 10 acre detention facility and a 35 acre vacant parcel that has a mixture of medium density residential units proposed in the form of small lot conventional single family and senior residential.

To the west of the project site is 190 acres of vacant land known as Tres Cerritos West portion of SP 90-009. The area south of Tres Cerritos West is part of the Garrett Ranch project. The area has been master planned to include a regional storm drainage detention area. The project proposes to develop some of the area as a 20 acre community park and elementary school use. The remainder of the property has been proposed for a large mixed use commercial and residential development. The Garrett Ranch project has not been adopted, and project activity has ceased due to the economic conditions in the region.

PROJECT DESCRIPTION AND ISSUE ANALYSIS

Specific plans take the place of zoning for various properties. The Specific Plan contains a land use plan, infrastructure and phasing plans, as well as, development standards for the property. The Tres Cerritos project is a residential specific plan that also includes parkland, recreational and other landscape amenities for the project area. The proposed specific plan amendment and does not include a subdivision proposal or specific residential development at this time. The following discusses the various aspects of the project that should be considered. All exhibit and table references below are contained within the draft specific plan document.

Land Use Plan

The proposed site plan for the east portion of the Specific Plan eliminates the golf course fairways, the hilltop multi-family condominium area and club house site and establishes fifteen (15) planning areas for residential development ranging from one large rural residential lot of 5.9 acres in size to townhome or garden court homes at a density of 11 dwelling units/acre. The land plan establishes a perimeter drainage channel along Cawston Avenue and Devonshire Avenue which will convey the storm water flows from the Seattle Channel located east of the site. [See Exhibit 3.2, page 54 of the specific plan document.]

The proposed land use yields for the various Planning Areas are shown in Table 1-2 on page 10. Total residential units proposed in the Tres Cerritos East sub-project area is 754 units on 162.8 acres which yields an average density for this subarea of 4.63 d.u./ac. When this area is added to the Tres Cerritos West subarea, the total unit yield is 931 units on 352.9 acres which creates an overall density of 2.6 d.u./ac.

Several neighborhood pocket parks sites are proposed to be distributed throughout the plan as

well as development of the 200 foot wide Metropolitan Water District (MWD) easement as a linear park. A one (1) acre community recreation center is proposed on the corner of realigned Menlo Avenue and "A" street. A two (2) acre site is reserved for an initial portion of a future community sports park at the intersection of Menlo Avenue and Celeste Road. The two acre site will hopefully be combined with addition property to the west to form a 20 acre community park site in conjunction with the development of the Garrett Ranch property.

Several new residential development configurations are proposed which will give the community a new look as units have the option to directly front on Menlo Avenue, the MWD right-of-way linear park and the perimeter channel. This will be accomplished through the use of alley loaded residential configurations. The result will be a development without long, uninterrupted perimeter walls adjacent to these roadways.

Drainage

This area of the City has chronically been plagued with storm water drainage issues. The proposed development will improve the localized drainage problems by constructing a perimeter drainage channel along its frontage of Cawston Avenue and Devonshire Avenue. The channel will pick up the flows from the Seattle channel and the storm flows along Devonshire Avenue to the east and transmit them to the western edge of the development. [See Section IV.E. Drainage]

A 6.2 acre temporary detention basin located at the northeast corner of Devonshire Avenue and Myers Street will be constructed and used until the ultimate regional facility is installed further downstream to the west. [See Exhibit 4.9, page 79.] The temporary facility will be constructed so that seasonal storm water runoff will be available to hydrate the vernal pool areas to the southwest.

The specific details of design for drainage system will need review and approval by the City Engineer and will be so noted in the Specific Plan. [Refer to Exhibit 2D – Conditions of Approval.]

Circulation

The proposed project will create a connection of Menlo Avenue to Myers Street to the south. This new connection will facilitate east-west traffic along Menlo Avenue that ultimately is seeking access to W. Florida Avenue and its ultimate connection with the future SR-79 Expressway. Menlo Avenue will be constructed as a modified collector with a landscaped median. The median will serve as a deterrent to future traffic exiting from Planning Area 6. Details of the circulation plan are found in Section IV (A) of the Infrastructure Plan starting on page 62.

MWD Easement

The 200 foot wide easement that bisects the site diagonally will be landscaped and provided with a regional trail. The easement contains Metropolitan Water District's two major water transmission lines below grade. The area is proposed to be landscaped and improved with minor recreational amenities, acceptable to MWD. These will be similar to that which is found northerly

on Cawston Avenue across from the Peppertree project and the school facilities. The landscaping which is proposed will be more drought tolerant and less turf intensive as is found in those locations. [Refer to Land Plan, Exhibit 3.2 on page 54 of the Specific Plan text and Exhibits 7.2 thru 7.5 (pages 156-159).] The recreational amenity proposed in the linear park will be limited as MWD discourages development on the easement of facilities that cannot be easily relocated or disturbed in case of repair or construction within the easement right-of-way. Consequently, full park credit for improvement of the linear park cannot be given.

Parks and Recreational Facilities

The proposed development will incorporate a system of open space/parkland throughout the Tres Cerritos East Principal Planning Area. Six small (10,000 sq. ft. average) mini-parks will be located at the entrances to several of the Planning Areas in the community. A paseo system will link the mini-parks to the large MWD easement area, community recreation center and sports park to the west. The community recreation center will have swimming pool and indoor recreation amenity on a one acre site. A regional trail will be developed along the inside of the perimeter channel right-of-way. Illustrations of all the proposed park facilities and recreation centers are found in Section VII(D) Landscape Design Character starting on page 152.

Quimby parkland dedication and/or fees will be established for the project with the processing of future tentative tracts maps. The City Council will determine whether parkland dedication or in-lieu fees will be appropriate for the project. The Valley-Wide district letter underscores the need for ten (10) acre park in this area of the city. [Refer to Attachment 8.] A larger active parksite could be required for the project.

The various landscape design elements proposed in the plan are shown in Section VII(D) starting on page 162. Project entries are shown for the Tres Cerritos West subarea. The Tres Cerritos East subarea only shows the location of project entries on the land plan. Staff is recommending that specific entry monumentation for the project subarea be designed and reviewed by the Director in the future. [Refer to Conditions of Approval, Exhibit 2D.]

Residential Development Types

All of the various residential product types are defined and explained in Section V (Permitted Uses & Development Regulations) starting on page 87.

A wide variety of residential unit types are proposed in the project. One large 5.89 acre rural residential lot will preserve the existing hilltop estate home. Planning Area 2 will be developed with 8,000 sq.ft. minimum lots adjacent to the hillside preserve area to the west. Residential densities will increase from Planning Area 3, with 7,000 sq. ft. minimum lots to Planning Area 15 which allows for two- and three-story townhomes developed at a density of 11 du/ac.

Planning Area 5 will have 6,000 sq.ft. minimum lots with alley loaded units sited adjacent to the MWD easement. The fronts of the units will face the linear park. The remaining Planning Areas will have a variety of housing types ranging from single family lots, courtyard homes, quad

homes, alley loaded, and garden court units. Section V of the Specific Plan contains the development standards and design guidelines for all of the residential building types proposed for the Tres Cerritos East development.

Specific Plan Modification Review Procedures

The Specific Plan has been updated and expanded concerning the review and implementation procedures for future development. The proposed amendment includes an expanded Section VI showing the allowable percentage of change the Director can approve administratively as 10%. Additionally, approval findings are included for future amendments to the Specific Plan.

Phasing

The proposed phasing of the project is shown in Section VI.G of the Specific Plan. The core area of the Tres Cerritos East will be developed first. The first phase will also include improvement of the perimeter drainage system along both Cawston Avenue and Devonshire Avenue. The proposed recreation center is also proposed for the first phase and must be constructed prior to the issuance of the 200th building permit. The applicant is proposing that only half of Menlo Avenue be constructed in the first phase to allow for construction traffic along the western portion of the street right-of-way. Staff is recommending that the extension of Menlo Avenue further to the east to Cawston Avenue be contained in Phase 1. [Refer to Exhibit 2D – Conditions of Approval.]

The linear green belt within the MWD easement will be improved in the second and third phases. The final phase (5) will be the construction of Planning Areas 2 and 3 in the hillside area of the plan.

CEQA REVIEW

Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for the project identifying the project's potentially significant environmental impacts, proposed mitigation, and analyzing project alternatives. The Draft EIR was circulated for its 45 day public review on April 11, 2008. Recirculation of the DEIR was not necessary as the project design and layout has stayed basically the same. The total number of allowable units has decreased so that no new and additional impacts were required.

The project's environmental impact report identified impacts that could reasonably be anticipated with the project, and identified mitigation measures for those impacts. While most of the project's impacts can be mitigated to a less-than-significant level, air quality impacts are significant and unavoidable. A copy of the draft Statement of Facts and Statement of Overriding Considerations is found in Exhibit 1B.

- The project would exceed daily emissions thresholds, and would exacerbate nonattainment of air quality standards within the air quality basin and contribute to adverse cumulative air quality impacts impact. This is discussed in greater detail in Section 3.3 of

the environmental impact report and in the Statement of Overriding Considerations which is attached as Exhibit 1B.

Traffic impacts and mitigation are described in detail in Section 3.14 of the EIR. Recommended improvements include the installation of traffic signals at the intersection of Cawston Avenue and Menlo Avenue, Devonshire Avenue and Menlo Avenue. Additionally the project is required to pay its fair share for a variety of traffic improvements throughout the area. [See Attachment 1C for the draft Mitigation and Monitoring and Reporting Program.]

Seven (7) letters of comment were received. The responses to the comments are included in the Draft EIR. Most of the comments from the various agencies are standard. However, the Hemet Unified School District requested that an option of a 12 acre elementary school site be looked at. The Tres Cerritos East site is too close to the existing elementary school presently located at the northeast corner of Cawston Avenue and Menlo Avenue. A preferred site is located to the future 20 acre sports park envisioned to the west of the site.

The Riverside County Airport Land Use Commission requested that a consistency review be conducted for the project as it lies within Area III of the 1992 Hemet-Ryan Airport Land Use Plan. The Commission reviewed the project on July 10, 2008 and found the project consistent with the guidelines and standards of the plan.

A Mitigation Monitoring Program (MMP) has also been prepared for those mitigation measures proposed in the EIR, and is included as an attachment to the EIR. [Refer to Exhibit 1C.] The mitigation measures have been modified somewhat since the circulation of the DEIR due to additional biological studies and a revised traffic analysis for the final land use plan. The MMP notes the completion of some of the original study requirements. Finally, as part of the resolution recommending certification of the EIR, a statement of facts and findings has been included, in accordance with findings required under CEQA. [Refer to Exhibit 1B.]

POLICIES, REQUIREMENTS AND GUIDELINES REVIEW

The proposed Tres Cerritos East Project would amend the Hemet Valley Country Club Estates Specific Plan (SP 90-009) to change the name of the specific plan and add 16.9 acres to the land use plan. The proposal is consistent with several General Plan strategies, including increasing the City's housing stock in master planned communities. The proposed amendments are also internally consistent, as the proposed specific plan amendment would allow for residential uses consistent with the General Plan. The project, subject to the mitigation measures provided within the project's Mitigation Monitoring Program, can be found consistent with the City's General Plan. Development is not proposed in conjunction with this application. The City's Residential Design Guidelines were utilized in developing the standards and guidelines contained in the amendment.

PUBLIC COMMUNICATIONS RECEIVED

At the time of report preparation, the Planning Department had received one letter of comment

from the public, other than those received in the CEQA process. The Douglas Wilson Companies, receiver for the Peppertree project to the immediate north of the proposed project, are concerned about the disturbance to their access of their project along Menlo Avenue. (Refer to Attachment 7.] The TCE applicants are aware that they will need to coordinate the realignment of Menlo Avenue and its utilities with the managing company for the Peppertree project. Peppertree still has responsibilities towards repairing the sewer line presently located within the existing Menlo Avenue right-of-way. The TCE plan will allow the utility easements to remain in their present location.

Comments received on the scope of the EIR have been addressed in the Draft EIR. Comments received on the EIR, including comments concerning potentially adverse environmental effects of the project, are included, along with responses, in the Final EIR. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the meeting.

REPORT SUMMARY

This project involves a Specific Plan amendment for the eastern portion of the Hemet Valley Country Club Estates Specific Plan (SP 90-009). The amendment will change the name of the Specific Plan back to the Tres Cerritos Specific Plan. Additionally the amendment will add 16.9 acres to the overall specific plan and reconfigure the development plan for the Tres Cerritos East Principal Planning Area. No specific development has been proposed for the project site or as part of the project application. Future development will include subdivision maps, site development reviews for the precise development proposals. An EIR has been prepared, which identifies mitigation measures that will reduce the project's impacts to a less-than-significant level, with the exception of air quality impacts. For those impacts a Statement of Overriding Considerations has been prepared. A Mitigation Monitoring Program is also included for the mitigation measures proposed in the EIR.

The project has been reviewed by the Planning Commission previously at several workstudies. The workstudies have included discussions on density and product unit mix. The proposal is consistent with several General Plan policies regarding providing diverse residential and recreational amenities for the northwest Hemet community. For the reasons stated, the Planning Department recommends that the Planning Commission adopt the attached resolutions, recommending approval of the project.

Respectfully submitted,

Ronald Running
City Planner

Reviewed by,

Deanna Elliano
Community Development Director

RR/ns

ATTACHMENTS

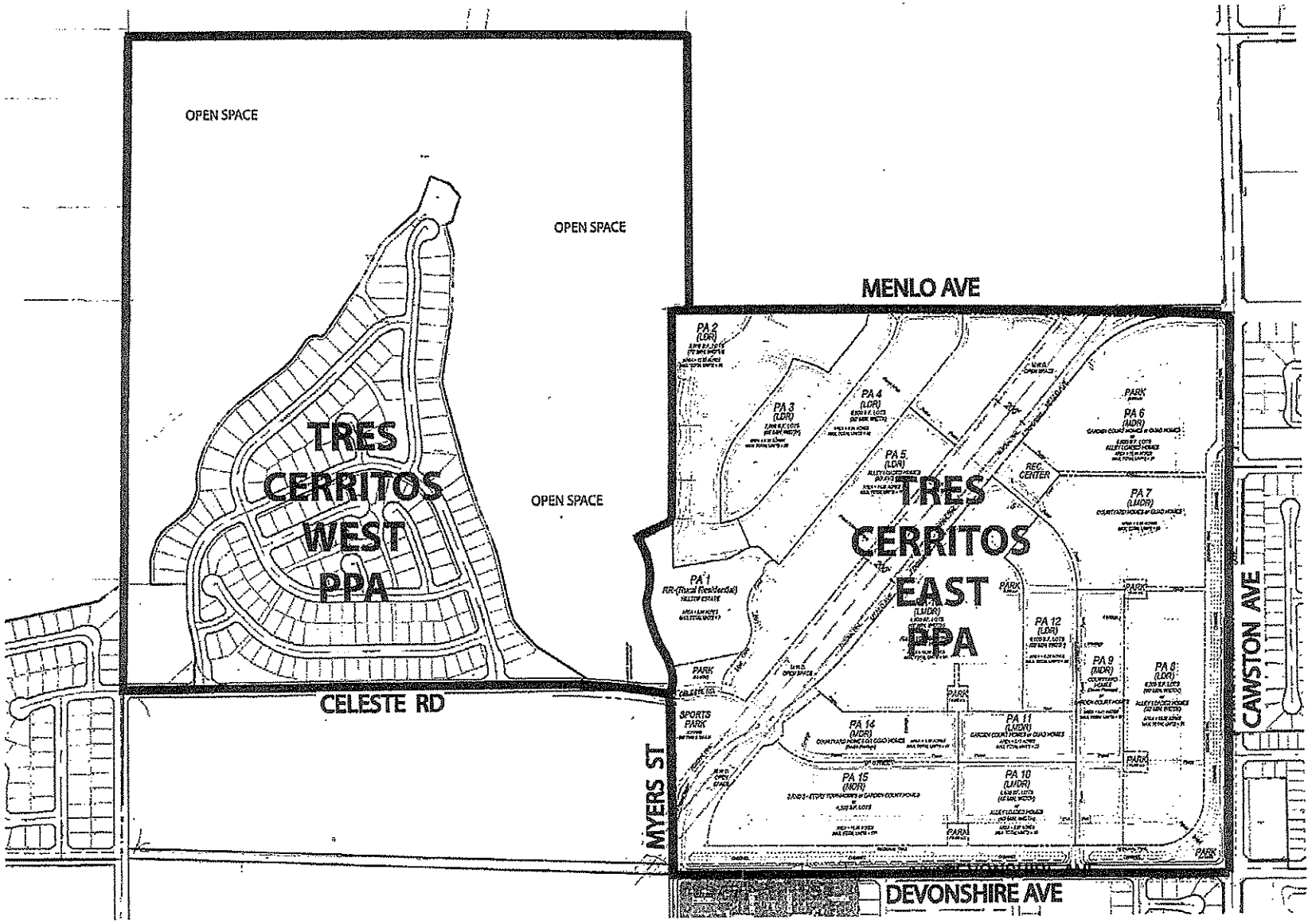
A) Locational Exhibit
1) Planning Commission Resolution Bill No. 11-001 for EIR
   - Exhibit 1A - Draft Environmental Impact Report **[Provided under separate cover to PC only, available for review at the Planning Department]**
   - Exhibit 1B - Statement of Facts and Statement of Overriding Considerations
   - Exhibit 1C - Draft Mitigation Monitoring and Reporting Program
   - Exhibit 1D - DEIR Public Review Comments & Responses
   - Exhibit 1E - Revised Traffic Evaluation dated December 14, 2010
2) Planning Commission Resolution Bill No. 11-002 for SPA 06-001
   - Exhibit 2A - Draft City Council Ordinance Bill No. 11-001
   - Exhibit 2B - Legal Description
   - Exhibit 2C - Specific Plan Text **[Provided under separate cover to PC only, available for review at the Planning Department.]**
   - Exhibit 2D - Conditions of Approval
3) Planning Commission meeting of April 20, 2010 staff report and minutes.
4) Planning Commission meeting of March 2, 2010 staff report and minutes.
5) Planning Commission meeting of September 15, 2009 minutes.
6) Planning Commission meeting of July 21, 2009 staff report and minutes.
7) Planning Commission meeting of July 17, 2007 minutes
8) Public Comment letters
   a. Letter dated August 31, 2009 from Douglas Wilson Companies.
   b. Letter dated July 20, 2009 from Valley-Wide Recreation & Park District

INCORPORATED HEREIN BY REFERENCE

- City of Hemet General Plan
- City of Hemet General Plan EIR
- City of Hemet Zoning Ordinance
- Hemet Valley Country Club Estates SP 90-9
- Project Site's Riverside County Integrated Plan Multi-Species Habitat Conservation Plan Summary Report
- Contents of City of Hemet Planning Department Project Files SPA 06-001, EIR

Attachment No. A

Locational Exhibit



PRIMARY PLANNING AREAS - PPA
EXHIBIT 1.7

Attachment No. 1

Planning Commission Resolution Bill No. 11-001

CITY OF HEMET
Hemet, California
RESOLUTION BILL NO. 11-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2006071002) AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, A MITIGATION MONITORING PROGRAM, AND STATEMENT OF FACTS AND FINDINGS FOR THE TRES CERRITOS EAST PROJECT (SPA 06-001)

WHEREAS, applications for Specific Plan Amendment No. 06-001 adding 16.9 acres, changing the land use plan and development standards for the eastern 162.8 acres, and changing the name of the Hemet Valley Country Club Estates Specific Plan (SP 90-009) have been duly filed by:

Applicants/Owners:	Signal Family Hemet, LLC Omni Financial, LLC MJ&M, LLC
Project Location:	Undeveloped area located on the northwest corner of Devonshire Avenue and Cawston Avenue
APN Numbers:	448-100-001 thru 018; and 448-110-001 thru 022
Lot Area:	Approximately 162.8 +/- acres; and

WHEREAS, the proposed Tres Cerritos East Specific Plan Amendment (SPA 06-001) is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, the City of Hemet, California, has reviewed SPA 06-001 in accordance with the authority granted by the California Government Code Section 21080(d) and § 21082.2(d) and Hemet Municipal Code § 90-41; and

WHEREAS, after completion of an Initial Study, the Community Development Director determined that there was substantial evidence that SPA 06-001 may have one or more significant effects on the environment and that preparation of an Environmental Impact Report ("EIR") was therefore warranted under Public Resources Code § 21080(d) and § 21082.2(d); and

WHEREAS, the City has consulted with, and requested comments from, members of the public and the agencies and persons referenced in CEQA Guidelines § 15083 and § 15086; and

WHEREAS, upon completion of the Draft EIR, the City provided notice of completion to OPR on July 3, 2006 as required under CEQA Guidelines § 15085 and provided notice of availability on April 11, 2008 as required under CEQA Guidelines § 15087; and

WHEREAS, the Draft EIR was circulated to the public, responsible agencies and other interested parties as required by CEQA Guidelines § 15087 for a period of 45 days commencing on April 11, 2008 and closing on May 26, 2008 in accordance with CEQA Guidelines § 15105(a); and

WHEREAS, before the close of the public comment period the City received five (5) written comments; and

WHEREAS, the Final EIR consists of the following documents: the Draft EIR, the Initial Study, Technical Appendices, Written Comments and Responses regarding the Draft EIR, and the Mitigation Monitoring Program, the Statement of Facts and Findings, and Statement of Overriding Considerations; and

WHEREAS, this EIR, as authorized under CEQA Guidelines §15150, incorporates by reference the City of Hemet General Plan, Zoning Ordinance, the Final EIR prepared for the General Plan; and,

WHEREAS, the Hemet Planning Commission conducted duly noticed public hearings on June 21, 2011, at which it received public testimony concerning the project and the Final EIR and considered the Final EIR.

NOW, THEREFORE, the Planning Commission of the City of Hemet does hereby resolve, determine, find and order as follows:

SECTION 1. FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the Final EIR, all documents incorporated by reference therein, any comments received and responses provided, the Mitigation Monitoring Program, the Statement of Facts and Findings, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, hereby finds and determines that:

1. **Preparation of EIR:** An Environmental Impact Report was prepared for the Tres Cerritos East Specific Plan Amendment No. 06-001 after completion of an Initial Study in accordance with Public Resources Code § 21080(d) and § 21082.2 and the EIR was prepared and processed in accordance with the California

Environmental Quality Act (Public Resources Code § 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations § 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Hemet.

2. **Notice:** The City has complied with CEQA Guidelines § 15085 and §15087 by providing a Notice of Completion of the Draft EIR to OPR and a Notice of Availability to responsible and trustee agencies and other persons and agencies as required.

3. **Review Period:** The City has complied with CEQA Guidelines §s 15087 and 15105 by making the Draft EIR available to the public for review for the required period of time.

4. **Response to Comments:** The City has responded to all written comments received during the public review period and included both comments and responses as part of the Final EIR. In response to these comments, the City has made minor revisions to the Final EIR. These revisions are identified in the responses and in the text of the EIR, and do not constitute significant additional information and do not require recirculation of the EIR.

5. **Avoidance / Reduction Significant Effects:** The Final EIR identifies potentially significant effects on the environment that could result if the project were adopted without changes or alterations in the project and imposition of mitigation measures. Based thereon, the Planning Commission further finds that:

   a. Changes, alterations, and mitigation measures have been incorporated into, or imposed as conditions of approval on, the project.

   b. These changes, alterations, and mitigation measures will avoid the significant environment effects identified in the Final EIR or lessen their impact below the threshold of significance, except to the extent discussed in the Findings attached hereto as Exhibit B, and the Statement of Overriding Considerations, attached hereto as Exhibit B.

   c. These changes, alterations, and mitigation measures are fully enforceable because they have either resulted in an actual change to the project as proposed or they have been imposed as conditions of approval on the project.

   d. The City has prepared a Mitigation Monitoring Program to track compliance with these changes, alterations, and mitigation measures.

6. **Environmental Findings and Statement of Overriding Considerations:** Even though most potentially significant effects identified in the Final EIR will be mitigated through changes, alterations and mitigation measures, pursuant to Section 15092 of the CEQA Guidelines, approval of the project will result in

significant and unmitigatable effects on the environment relating to air quality. However, the project alternatives identified in the Draft EIR are infeasible in accordance with Public Resources Code Section 21081 and CEQA Guidelines Section 15091 as discussed in the Statement of Overriding Considerations, attached hereto as Exhibit B. The City has balanced the economic, legal, social, technological, and other benefits of the proposed project which outweigh the identified unavoidable environmental risks and impacts when determining whether to approve the project as analyzed in detail in the Findings of Fact attached hereto as Exhibit B, and that the project will provide specific economic, social, and public safety benefits which outweigh the unavoidable adverse environmental impacts of the project, such that those impacts are considered acceptable under CEQA Guidelines Sections 15093 (a) and (b) as discussed in the Statement of Overriding Considerations.

7. **Independent Judgment:** The Final EIR reflects the independent judgment and analysis of the City.

SECTION 2. PLANNING COMMISSION ACTIONS

Based on the foregoing findings, and on substantial evidence in the whole of the record, the Planning Commission hereby takes the following actions:

1. **Certify EIR:** The Planning Commission recommends that the City Council approve and certify the Final Environmental Impact Report (SCH No. 2006071002) for the Tres Cerritos East Pr oject, attached as Exhibit A, and incorporated herein by reference.

2. **Adopt Statement of Facts and Findings:** The Planning Commission recommends that the City Council approve and adopt the Statement of Facts and Findings for the EIR attached hereto as Exhibit B.

3. **Adopt Statement of Overriding Considerations:** The Planning Commission recommends that the City Council approve and adopt the Statement of Overriding Considerations, attached as Exhibit B and incorporated herein by reference, identifying reasons for approval of the Project despite significant and unavoidable impacts described in the Final EIR.

4. **Adopt MMP:** The Planning Commission recommends that the City Council approve and adopt the Mitigation Monitoring Program for the Final EIR, attached as Exhibit C

5. **Notice of Determination:** The Planning Commission recommends that, in compliance with Public Resources Code § 21152 and CEQA Guidelines § 15094, the City Council direct the Community Development Director to prepare a Notice of Determination concerning certification of the Final EIR, and within five (5) days of project approval, file the Notice with the Riverside County Clerk for posting.

6. **Location:** The Planning Commission recommends that the Final Environmental Impact Report (SCH No. 2006071002) and all documents incorporated therein and forming the record of decision therefore, be filed with the Hemet Planning Department at the Hemet City Hall, 445 E. Florida Avenue, Hemet, California, 92543 and be made available for public review upon request

PASSED, APPROVED AND ADOPTED this 21st day of June, 2011, by the following vote, to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Minutes Secretary
Hemet Planning Commission

Exhibit No. 1A

DRAFT EIR

[Provided under separate cover to P.C. only.
Available for review at the Planning Department.]

Exhibit No. 1B

Findings of Fact & Statement of Overriding Considerations

ENVIRONMENTAL FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING CONSIDERATIONS
ON THE
ENVIRONMENTAL IMPACT REPORT

FOR THE

TRES CERRITOS EAST SPECIFIC PLAN AMENDMENT (06-001)

Prepared for:
City of Hemet
Planning Department
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(951) 765-2375

Contact: Ronald Running, Project Planner

Prepared by:
David Leonard Associates
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

Contact: David Leonard

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SECTION 1

INTRODUCTION

The findings and determinations contained herein are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project and the EIR. The findings and determinations constitute the independent findings and determinations by this City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

Although the findings below identify specific sections within the Draft and Final EIRs in support of various conclusions reached below, the City Council incorporates by reference and adopts as its own, the reasoning and analysis set forth in both the Draft and Final EIR and thus relies on that reasoning, even where not specifically mentioned or cited below, in reaching the conclusions set forth below, except where additional evidence is specifically mentioned. This is especially true with respect to the Council's approval of all mitigation measures recommended in the Final EIR, and the reasoning set forth in responses to comments in the Final EIR. The City Council further intends that if these findings fail to cross-reference or incorporate by reference any other part of these findings, any finding required or permitted to be made by this City Council with respect to any particular subject matter of the Project must be deemed made if it appears in any portion of these findings or findings elsewhere in the record. The Final EIR, comments and responses to comments and all appendices are hereby fully incorporated herein by this reference.

The custodian of the documents and other materials that constitute the administrative record of proceedings upon which the Council's decision is based are located at the City of Hemet Planning Department 445. E. Florida Avenue, Hemet,CA 92543. The custodian of records is the City Clerk.

SECTION 2

THE PROJECT

A. Project Description

The Tres Cerritos East Specific Plan Amendment No. 06-001 is located in northwest Hemet at the southwesterly base of the Tres Cerritos Hills. The site is bound by Devonshire Avenue along the south, Cawston Avenue along the east, Menlo Avenue along the north, and the Tres Cerritos Hills complex along the west. The project area has been the subject of a number of specific plan actions that are summarized under B. Background.

B. Background

The original Tres Cerritos Country Club (TCCC) Specific Plan No. 90-009 encompassed 336 acres with 641 dwelling units. The TCCC Specific Plan was amended in 1999 under Ordinance 1608 and renamed the Hemet Valley Country Club Estates, (HVCCE). That amendment modified residential product types resulting in an increase in the number of residential units from 641 to 710.

The Tres Cerritos West Specific Plan Amendment No. 03-002 was adopted in 2004 encompassing the westerly 121.3 acres of the original 190-acre HVCCE plan. This

amendment established 177 lots over 53.1 acres, 59.1 acres of natural open space, 5.6 acres of parks and pedestrian paseos, and a 3.5 acre vernal pool conservation area.

The Tres Cerritos East Specific Plan Amendment area includes the remaining original project area, plus an additional 17.0 gross acres located at the northeast corner of Myers Street and Devonshire Avenue, for a total project area of 162.8 acres. The project area is now divided among three ownerships. The plan converts 50.89 acres of the original golf course uses to residential uses. With the inclusion or conversion of additional acreage for residential use, the plan now has a total of 754 dwelling units supported by parks, open space, and drainage facilities. The total area now comprised of Tres Cerritos West and Tres Cerritos East is 352.9 acres.

B. Objectives

The primary Project objectives are as follows:

- Develop 754 residential homes that include single-family detached units on lots ranging from 4000 to 10,000 square feet, and multiple family units.
- Develop improved community recreation areas, as either public facilities, to be maintained through and Landscape. Lighting, and Maintenance District; or as private facilities to be owned and operated by a homeowner's association.
- Improve east to west circulation patterns between Menlo Road and Cawston Avenue
- Eliminate the previously approved golf course and club house
- Revise the approved drainage configuration to accommodate hillside ephemeral flows, in-tract urban runoff, and an on-site detention basin with "first-flush" functions.
- Revise the grading plan to reflect the currently development proposal.
- Amend approved development, architectural, and landscape standards to reflect current plans and development schemes.

SECTION 3

FINDINGS

Public Resources Code section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" The same statute states that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." Section 21002 goes on to state that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles announced in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code, § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a).) For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that "[c]hanges or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR." (CEQA Guidelines, § 15091, subd. (a)(1).) The second permissible finding is that "[s]uch changes or alterations are within the

responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency." (CEQA Guidelines, § 15091, subd. (a)(2).) The third potential conclusion is that "[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR." (CEQA Guidelines, § 15091, subd. (a)(3).) Public Resources Code section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." CEQA Guidelines section 15364 adds another factor: "legal" considerations. (See also *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 565 (*Goleta II*).)

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417.) "'[F]easibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors." (*Ibid.*; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.)

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the Project lies with some other agency. (CEQA Guidelines, § 15091, subd. (a), (b).)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b).) The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II*, *supra*, 52 Cal.3d at p. 576.)

These findings constitute the City Council members' best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various proposed mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the Council adopts a resolution approving the Project.

These findings do not repeat the full discussions of environmental impacts contained in the EIR. The Council ratifies, adopts and incorporates the analysis, explanation, findings, responses to comments and conclusions of the EIR. The Council adopts the reasoning of the EIR, of City staff reports, and of City staff and the presentations provided by the Project Sponsor.

At a meeting assembled on _____,2011, the Planning Commission of the City of Hemet recommended to the City Council that, based upon all the evidence presented, including but not limited to the Final EIR, written and oral testimony given at the meetings and hearings, and submission of testimony from the public, organizations, and regulatory agencies,

the following impacts associated with the Project are: (1) less than significant and do not require mitigation; or (2) potentially significant and each of these impacts will be avoided or reduced to a level of insignificance through the identified mitigation measures and/or implementation of an environmentally superior alternative to the Project; or (3) significant and cannot be fully mitigated to a level of less than significant, but will be substantially lessened to the extent feasible by the identified mitigation measures.

SECTION 4

ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

The City Council of the City of Hemet hereby finds that the following potential environmental impacts of the Project are less than significant and therefore do not require the imposition of mitigation measures. The Council again ratifies, adopts and incorporates the full analysis, explanation, findings, responses to comments and conclusions of the EIR.

A. Agricultural Resources

1. **Termination of Williamson Act Contracts**: The proposed project is not within an area identified as being part of a Williamson Act contract. Therefore, no impact to the termination of a Williamson Act contract would occur.

2. **Conflict with Existing Zoning for Agricultural Use**: The proposed project is zoned as Specific Plan (SP) and is not currently use.

3. **Involve changes in the existing environment, which due to their location or nature, could individually of cumulatively result in substantial loss of farmland for non-agricultural use:** The proposed project is not located in an area, nor by its nature, would result in substantial loss of farmland for non-agricultural use.

4. **Conversion of State Designated Farmland**: The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, as lands within the proposed project are not located within any of these mapped designations.

5. **Substantially impair the productivity of adjoining agricultural areas:** There are no agricultural uses on lands that adjoin the proposed project.

6. **Result in introduction of, or a substantial increase pests and/or disease in, nearby agricultural areas**: The nature of the proposed project would not result in increased pests and/or disease in nearby agricultural areas.

B. Land Use

1. **Physically divide an established community:** The proposed project, as urban infill, will introduce drainage facilities, circulation links, recreation facilities, and residential development that will resolve existing problems in the area.

2. **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project.:** The proposed project has been prepared in accordance with the Government Code and General Plan, and is consistent with the policies of the General Plan. The proposed project results in an increase in recreation facilities and decrease in the average density of development as compared to the adopted specific plan.

3. **Conflict with any adopted environmental plans and goals of the community where it is located, or Conflict with any applicable habitat conservation plan or NCCP:** The proposed project will not conflict with any adopted environmental plans and goals of the community because it would not impact sensitive habitat, nor would it conflict with the Multi-Species Habitat Conservation Plan (MSHCP).

SECTION 5

ENVIRONMENTAL IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

The City Council of the City of Hemet hereby finds that the following environmental impacts identified in the Final EIR and potentially significant, but can be mitigated to less than significant levels through the implement imposition of mitigation measures and or conditions identified in the Final EIR and summarized below. The Council again ratifies, adopts and incorporates the full analysis, explanation, findings, responses to comments and conclusions of the EIR.

A. Aesthetics/Visual Resources

1. **Substantially degrade the existing visual character or quality of the site and its surroundings.**

   Finding: The proposed project would change the visual character of the site and its surroundings by replacing vacant undeveloped land with residential uses, roadways, and parks. Development of the site would partially block the view of the San Jacinto Mountains to the north/northeast and the Lakeview Mountains to the west. The effect of blocking views of these resources would be significant without mitigation. However, the design and construction of the development would be consistent with the existing and planned developments in the area, but visual impacts would still occur given that the site is currently vacant and undeveloped. Implementation of Mitigation Measures VR-1 – VR-3 will reduce impacts to a level that is less than significant.

   Mitigation Measure VR-1: Hillside development shall be limited to slopes of less than 25 percent. Public access to hillside areas shall be restricted and the rocky uplands of the Tres Cerritos Hills shall be preserved as dedicated open space for habitat preservation purposes and for visual purposes. (Note: the rocky uplands of the Tres Cerritos Hills has been dedicated to the City of Hemet as natural open space).
   Mitigation Measure VR-2: At the time a discretionary permit is filed, the applicant shall provide a rough grading plan to the satisfaction of the city engineer. Landscape plans shall be prepared by a licensed landscape architect or a contractor to the satisfaction of the planning director and city engineer. A tree preservation plan shall be prepared, if feasible, and a map of rock

outcroppings on and within 100 feet of the project shall be prepared in an attempt to preserve these on-site resources.

Mitigation Measure VR-3: Landscape and revegetation of graded slopes shall occur as soon as possible after grading to minimize the potential erosion as well as to reduce the potential for visual and aesthetic impacts.

2. **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.**

   Finding: The proposed project would include exterior lighting for public safety and security. While the proposed development would increase the lighting in the vicinity of the proposed project, the impacts would be less than significant with adherence to the City's lighting policies and implementation of Mitigation Measure VR-4

   Mitigation Measure VR-4: The applicant shall adhere to the City's exterior lighting policies and shall incorporate shielding of fixtures to minimize ambient lighting in and adjacent to natural open space areas. Street and parking lot lighting shall be designed with internal baffles to direct lighting toward the ground and have a zero side angle cutoff to the horizon. The applicant shall incorporate a prohibition on floodlights and other ambient lighting by homeowners in or adjacent to the natural open space areas.

B. Biological Resources

1. **Have a substantial adverse affect, either directly or through habitat, modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plan. Policies, or regulations by the CDFG or the USFWS**

   Finding: The burrowing owl and its habitat would by directly impacted by the proposed project. Potential impacts could consist of destruction of habitat within the home range and possible disturbance or destruction of up to two breeding owl pairs and their young. The Smooth Tarplant would be directly impacted by the proposed project. Implementation of Mitigation Measures BIO-1 through BIO-2 will reduce impacts to a level that is less than significant.

   Mitigation Measure BIO-1: The proposed project shall participate in the Western Riverside County MSHCP through payment of fees in compliance with MSHCP Volume 1 of 4, Part 2 of 2, Appendix C, Best Management Practices.

   Mitigation Measure BIO-2: Rare plant surveys shall be conducted during the spring blooming period on the western 80-acre portion of the site.

2. **Have a substantial adverse affect on federally-protected wetlands as defined by Section 404 of the CWA, (including, but not limited to, marsh, vernal pool, coastal), through direct removal, filling, hydrological interruption, or other means.**

   Finding: The project site has the potential to support the federally listed and endangered Riverside Fairy Shrimp and the federally listed threatened vernal pool fairy shrimp. On the eastern portion of the 80-acre site 0.1 acre of non-wetlands water of the United States and 0.2 acre of CDFG streambed would be

directly impacted by the proposed project. Implementation of Mitigation Measures BIO-3 through BIO-4 will reduce impacts to a level that is less than significant.

Mitigation Measure BIO-3: An additional assessment shall be conducted during the wet season and spring blooming season to determine the presence/absence of vernal pool habitat on the western 80-acre portion of the site.

A vernal pool habitat assessment on the western 80-acre portion of the site is unnecessary. The wet season fairy shrimp survey encompassed 11 surveys that began in late December 2007 and extended through mid-April 2008, and remain within the five-year window of report acceptability. The entire property was inspected for this series of surveys. No vernal pool plant species were observed. If indicator plant species for vernal pools were present, they would have been noted during these wet season fairy shrimp surveys. The findings of these studies can be found in the Biological Assessment dated 3/20/09.

Mitigation Measure BIO-4: Wet season fairy shrimp surveys shall be conducted during the wet season.

Wet season fairy shrimp surveys shall be conducted during the wet season. The survey protocol for fairy shrimp requires two seasons of surveys and such a survey was only performed for the eastern half of the 160 acres of the site. Two wet season surveys or one wet season survey and one dry season survey will be required. Due to the one- to two-year shelf life for protocol fairy shrimp surveys, the site must be surveyed again in its entirety prior to the approval of an implementing Tentative Tract Map to create buildable lots. These surveys must begin with the first fall rains and last until the pools dry out or until 10 or 12 surveys have been done. A dry season survey may also suffice after the pools dry out in late spring or early summer The findings of these studies can be found in the Biological Assessment dated 3/20/09.

3. **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.**

Finding: The burrowing owl and its habitat would by directly impacted by the proposed project. Potential impacts could consist of destruction of habitat within the home range and possible disturbance or destruction of up to two breeding owl pairs and their young. Implementation of Mitigation Measures BIO-5 will reduce impacts to a level that is less than significant.

Mitigation Measure BIO-5: A burrowing owl survey shall be conducted during the spring burrowing owl nesting season on the western 80-acre portion of the site.

Finding: If vegetation clearing activities are scheduled to occur between January 1 and August 31 of any given year, surveys must be conducted to determine the presence of any nesting birds prior to construction. If nests are found for bird species that are protected under the Migratory Bird Treaty Act, (MBTA), then vegetation clearing shall either be deferred until after the breeding season, or avoidance of impacts to the nests. Two burrowing owls were found and reported in the Biological Assessment dated 3/20/09. Further burrowing owl surveys will be conducted prior to issuance of grading permits.

4. **Conflict with local policies protecting biological resources, such as tree preservation, policies or ordinances; or with the provisions of an adopted HCP, NCCP, or other approved local, state, or regional HCP.**

Finding: The presence and potential limits of areas under jurisdiction of the CDFG, and the RWQCB will be identified and quantified under a jurisdictional delineation. Implementation of Mitigation Measures BIO-6 through BIO-15 will reduce impacts to a level that is less than significant.

Mitigation Measure BIO-6: A jurisdictional delineation shall be conducted to identify the presence of US Army USACE and CDFG jurisdictional wetlands as well as non-wetlands Waters of the United States and CDFG streambeds on the western 80-acre portion of the site

A jurisdictional field survey of the entire 160-acres was done in September 2008 and final report issued and delivered to the City on 17 February 2009, which remains within the five-year window of acceptability. The survey identified 0.64 acres of Army Corps jurisdicational waters and 1.03 acres of Waters of the State. In the interim, the Army Corps of Engineers determined that an adjoining downstream project, (Florida Promenade Specific Plan Amendment, File No. SPL-2009-00750-JPL), was not subject to their jurisdiction under Section 404 of the Clean Water Act. This renders TCE property as isolated and therefore non-jurisdictional.

Mitigation Measure BIO-7: If proposed, fuel modification shall be assessed as a portion of the project's biological impacts once detailed engineering plans are complete.

Mitigation Measure BIO-8: The applicant shall provide MSHCP Local Development Mitigation Fees in accordance with the MSHCP requirements. These fees currently range from $937 to $1,801 per residential dwelling unit depending upon density per acre.

Mitigation Measure BIO-9: The application shall provide fee for mitigation of impacts to the Stephens Kangaroo Rat (SKR). The SKR fee established by Riverside County Ordinance 663.10 is currently $500 per gross acre.

Mitigation Measure BIO-10: The applicant shall pay fees for loss of Riversidean sage scrub, southern willow, and non-native grassland in accordance with MSHCP requirements.

Mitigation Measure BIO-11: For the eastern 80-acre portion of the site, impacts to the 0.1 acre of non-native wetland waters of the US would require issuance of a Department of the Army permit, (likely a Nationwide permit), and 401 Certification from the RWQCB. Impacts to the 0.2 acre of CDFG streambed would require a Streambed Alteration Agreement.

Mitigation Measure BIO-12: The federally listed Riverside fairy shrimp and the federally listed vernal pool fairy shrimp have the potential to occur on site. If either of these species is found to occur on-site, consistency with Section 6.1.2 of the MSHCP would be required. Avoidance of impacts is preferred; however, if avoidance is not feasible, minimization of impacts shall occur, or compensatory mitigation, at a minimum 1:1 ratio, would be required. If compensatory mitigation

is the mechanism used, a Determination of Biologically Equivalent or Superior Preservation would be required.

Wet season surveys for fairy shrimp were conducted in 59 basins. Dry sampling was done in 42 basins. Fairy shrimp were detected in 38 basins with the wet season sampling and 26 basins with the dry season sampling. The fairy shrimp detected by dry sampling can only be identified to genus (i.e., *Branchinecta*) and there are listed and non-listed species in this region in this genus. There were also fairy shrimp in the *Branchinecta* genus detected in 7 basins during the wet season surveys that never matured. The *Branchinecta* individuals that were identified were a non-listed species (i.e., *Branchinecta lindahli*). No mitigation is necessary for impacts to this species.

Mitigation for fairy shrimp could occur at 1:1 as negotiated with the City and resource agencies. Due to the one- to two-year shelf life for protocol fairy shrimp surveys, the site must be surveyed again in its entirety prior to the approval of an implementing Tentative Tract Map to create buildable lots. These surveys must begin with the first fall rains and last until the pools dry out or until 10 or 12 surveys have been done. A dry season survey could be done after the pools dry out in late spring or early summer. The findings of the studies can be found in the Biological Assessment dated 3/20/09.

Mitigation Measure BIO-13: Loss of burrowing owl habitat would be mitigated by payment of the MSHCP fees. This shall include pre-construction surveys within 30 days prior to the onset of vegetation removal activities onsite.

If less than three burrowing owl pairs are detected, impacts to individual owls would be compensated by passive or active relocation. Any relocation shall be conducted outside of the nesting season (March 1 through August 31) to be consistent with the MSHCP and MBTA. Owl relocation shall adhere to the California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines (April 1993)*. If three or more pairs are detected, on-site preservation may be necessary, as the project site could be considered to have long-term habitat conservation value under the MSHCP.

Mitigation Measure BIO-14: Vegetation clearing, if conducted during the bird nesting season, pre-construction surveys for nesting birds shall be conducted to identify active nests and monitor construction activities to avoid impacts. If active nests can not be avoided during the nesting/breeding season, authorization to take any nests would be required through issuance of a Migratory Bird Permit from USFWS.

Mitigation Measure BIO-15: Potential offsite indirect impacts to the Hemet Vernal Pool Complex MSHCP Conservation Area would be mitigated through the implementation of an on-site Storm Water Pollution Prevention Permit (SWPPP) and standard erosion control and water quality Best Management Practices (BMPs).

C. Cultural Resources

1. **One isolated bedrock milling site exists in a slight state of decomposition within the project site. The site is not considered a 'historic resource' pursuant to CEQA Guidelines Section 15064.5 and no mitigation measures are required. However, during the Native**

American consultation pursuant to SB 18, the Morongo Band of Mission Indians requested that the rock containing the milling feature be relocated from the site to a location on the Morongo Indian Reservation.

Finding: The project site has the potential to yield subsurface historic resources. In the event that buried subsurface cultural materials are encountered during project grading or construction that could not be identified on the surface survey, mitigation measures have been identified below that would alleviate this impact to less than significant.

Mitigation Measure CR-1: In the event that any archaeological or historical resources or remains are uncovered during the course or project construction, ground-disturbing activities in the vicinity of the resources shall be redirected until the nature and extent can be evaluated by a qualified archaeologist and the Soboba, Morongo, and Pechenga Tribes. The archaeologist shall examine the area and determine the actions that may be needed to mitigate potential impacts. The City shall consult with the Tribes regarding the archaeologist's recommendations and then shall approve the recommended actions, as appropriate.

Work in the area of the previously unknown finds shall halt until impacts to the resources are addressed as directed by the City. Earth-moving shall be allowed to proceed through the site when the archaeological supervisor and the City, in consultation with Soboba, Morongo, and Pechenga Tribes, determine that the artifacts have been mitigated to the extent necessary.

Mitigation Measure CR-2: If human remains are encountered during any earth-moving activities, all work in the area shall stop, and the Riverside County Coroner shall be notified. State law dictates that the NAHC shall be notified in the event that the remains are determined to be human and of Native American descent. The City shall notify and consult with members of the Soboba and Pechanga Tribes in the event that the remains are of Native American descent to determine proper disposition of the remains.

D. Geology and Soils

1. **The proposed project would cause exposure of people to potential substantial adverse effects caused by strong seismic ground-shaking, including liquefaction.**

Finding: The project lies within a region of active faulting and seismicity in southern California. Potential regional sources for ground-shaking hazards include the San Andreas, San Jacinto, and Elsinore fault zones. There is a 10 percent probability that the design ground motion could be exceeded in 50 years and could produce a peak horizontal ground surface acceleration at the project site of 0.69g.

The proposed project would ultimately increase the number of people in the area, and therefore an increased number of people would be exposed to seismic hazards. Compliance with the UBC building construction hazards and federal and state Occupational Safety and Health Administration (OSHA) standards is expected to reduce onsite ground shaking hazards to acceptable levels, and would therefore result in a less than significant impact with mitigation

incorporated. Implementation of Mitigation Measures GM-1, GM-2, GM-3, GM-4. GM-5, GM-6, GM-7, GM-8, and GM-16 would reduce this impact to a level of insignificance.

2. **The proposed project would expose people or structures to substantial adverse effects caused by landslides.**

Finding: The potential for adverse risk associated with landslides for the majority of the proposed project is low. The project site is located primarily on an alluvial fan that is not prone to landslides, specifically the central and eastern portions of the proposed project site. On the western side of the proposed project site, construction of fill slopes less than 10 feet in height at a 2:1 slope ratio would mitigate potential liquefaction impacts in this area. Implementation of Mitigation Measures GM-10 and GM -11 would reduce this impact to a level less than significant for slope stability on the western side of the project site.

3. **The proposed project would potentially be located on a geological unit or soil that is unstable, or that would become unstable as a result of the proposed project.**

Finding: The near surface soils consisting of top soil, artificial fills and shallow alluvial soils are not suitable for the support of structural improvements or additional fills. The existing on-site near-surface alluvial soils and undocumented artificial soils are suitable for re-use as fill during proposed grading, from a geotechnical standpoint, provided that they are free of organic material. Implementation of Mitigation Measures GM-1, GM-2. GM-3, GM-4, GM-5, GM-6, GM-7, GM-8, GM-9, GM-12, GM-13, GM-14, GM-15, and GM-16 should reduce this impact to a level of insignificance.

4. **The proposed project would potentially be located on expansive or reactive soils that would create a substantial risk of life and property.**

Finding: On-site near surface soils are anticipated to generally be low to very high expansive. Clay layers with high plasticity index and expansive index (medium to high expansive) were encountered within the upper 10 feet of the soil borings. The alluvial soils in the central and eastern portions of the site can be excavated with heavy duty conventional grading equipment; however, the on-site soils may be moderately corrosive to any proposed concrete and buried metal improvements. Implementation of Mitigation Measures GM-1, GM-2, GM-3, GM-4, GM-5, GM-6, GM-7, GM-8, GM-9, GM-12, GM-13, GM-14, GM-15, and GM-16 should reduce this impact to a level of less than significant. Additional corrosion testing should be performed on representative finish grade soils at the completion of rough grading under the direction of a corrosion consultant. Concrete foundations in contact with site soils should be designed in accordance with Table 19-A-A-4 of the UBC.

Mitigation Measure GM-1: Prior to grading:

- Proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions and organic material.
- Septic tanks and cesspools shall be removed or abandoned in accordance with local regulations.

- Voids created by removal of buried material should be backfilled with properly compacted soil with general accordance with the recommendations in Appendix F of the DEIR (Preliminary Geotechnical Investigation Report).
- Near surface soils onsite composed of undocumented fill, topsoil, and loose alluvium should be removed down to competent material as determined by the geotechnical engineer and replaced with properly compacted fill for uniform support under structural improvements and additional fill soils.
- Acceptability of all of all removal bottoms should be reviewed by an engineering geologist with field and laboratory testing under the supervision of a geotechnical engineer.
- General remedial removal depths are expected to be 5 to 8 feet below existing grade as required by the Preliminary Geotechnical Investigation Report, (Appendix F of the DEIR).

Mitigation Measure GM-2: Overexcavation of the cut portion of transition lots to mitigate the impact of underlying cut/fill transition conditions. Over excavation should extend to a minimum depth of 3 feet below the bottom of the proposed footings or one-half of the maximum fill thickness on the lot, whichever is deeper.

Mitigation Measure GM-3: Overexcavation of the cut lots and streets. Cut lots should be overexcavated to a depth of 3 feet below the bottom of the proposed footings and then capped with compact fill. Bottom of the overexcavation should be sloped at a minimum 2 percent or as needed toward the street to prevent the accumulation of subsurface water.

Mitigation Measure GM-4: Areas to receive structural fill and/or other surface improvements should be scarified to a minimum depth of 8 inches, moisture conditioned to optimum moisture content, and recompacted to minimum90 percent of the maximum dry density in accordance with ASTM Test Method D1557.

Mitigation Measure GM-5: Import soils and/or the borrow site should be evaluated by the geotechnical consultant prior to importation, and should be granular in nature; free of organic material; have very low expansion potential; have a minimum R-value of 20; and have low corrosion impact to the proposed improvements.

Mitigation Measure GM-6: The onsite soils may generally be suitable as trench backfill provided they are screened for rocks over 6 inches in diameter and organic materials; and should be compacted in uniform lifts by mechanical means to at least 90 percent relative compaction (ASTM Test Method D1557). In addition, excavation of utility trenches should be performed in accordance with the project plans, specifications, and all applicable OSHA requirements.

Mitigation Measure GM-7 Site grading should include, if possible, a balance area or ability to adjust import quantities to accommodate some variation in earthwork shrinkage and bulking estimates. Values are provided as guidelines in Appendix F of the Draft EIR.

Mitigation Measure GM-8: Proposed single-family residential structures should be founded on post-tension foundation systems due to the existence of medium and very high expansive soils in the near surface. Specific parameters for foundation footings, under-slab moisture retarded, soil moisture levels, and slab subgrade soils are presented in Appendix F of the Draft EIR.

Mitigation Measure GM-9: The project civil, structural engineer, and architect should consider the potential combined effects of both static and dynamic settlement as presented in Appendix F. The magnitude of the [static] consolidated settlement would be dependent on the thickness of the fill placed above existing ground surface, thickness of clay layers underlying the fill area, and the time of construction of structures from the placement of the fills. Total dynamic (saturated and dry sand) are estimated to be on the order of 2 to 3 inches with differential settlements of 1.5 inch in 40 feet horizontal distance or between similar structural elements of the buildings, whichever is a greater distortion.

Mitigation Measure GM-10: Minimum horizontal setback distance from the face of slopes for all structural footings should not be less than 7 feet and need not be greater than 15 feet. This distance should be measures from the outside bottom edge of the footing horizontally to the slope face (or to the face of a retaining wall) and should be a minimum of H/2, where H is the slope height. Additional guidance is presented in Appendix F of the Draft EIR.

Mitigation Measure GM-11: All slopes should be constructed in accordance with the most current version of the UBC guidelines and the City of Hemet requirements. If there is discrepancy between the recommendations in the UBC and City of Hemet requirements or those presented in Appendix F of the Draft EIR, the more stringent recommendations should be used.

Mitigation Measure GM-12: For preliminary design purposes, the lateral earth pressure values for level or sloping backfill are recommended for walls backfilled with onsite and/or imported soils of very low to low expansion potential presented in Table 2 in Appendix F of the Draft EIR.

Mitigation Measure GM-13: Surface drainage should be controlled at all times. Positive surface drainage should be provided to direct surface water away from the structures toward the street or suitable drainage facilities. Positive drainage may be accomplished by providing a minimum 2 percent gradient away from the structures for a distance of at least 5 feet. Below grade planters should not be situated adjacent to structures or pavements unless provisions for drainage such as catch basins and drains are made. In general, ponding of water should be avoided adjacent to the structures or pavements. Over-watering of the site should be avoided. Protective measures to mitigate excessive site erosion during construction should also be implemented in accordance with the City of Hemet grading ordinances.

Mitigation Measure GM-14: Additional corrosion testing should be performed on representative finish grade soils at the completion of rough grading under the direction of a corrosion consultant (corrosion engineer). Concrete foundations in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.

Mitigation Measure GM-15: Preliminary pavement design should be based on Caltrans Highway Design Manual. For planning and estimating purposes, a range of Traffic Indices (TIs) has been provided for preliminary pavement recommendations; and final pavement sections should be selected by the project civil engineer or traffic engineer consultant with the appropriate TI data.

Mitigation Measure GM-16: Concrete structures in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.

- When used as compacted fill, high to very high expansive soils should be avoided in the upper 5 feet immediately under structural improvement areas.
- Removal limit should be established by a 1:1 projection from the edge of the fill soils supporting settlement-sensitive structures downward and outward to competent material identified by the geotechnical consultant, and include a perimeter area of at least 5 feet beyond the outermost foundation elements for a given structure.
- After completion of the recommended removal, and prior to placement of additional fill, the approved surface should be scarified a minimum of eight inches, moisture conditioned, and compacted to a minimum of 90% of the maximum dry density in accordance with ASTM D1557.

E. Hydrology and Drainage

1. **The potential exists for site construction and grading to result in substantial erosion which could result in increased siltation and/or turbidity to on- and off-site water systems. These on- and off-site impacts would be considered a potentially significant impact.**

Finding: Any construction project that clears and grades over one acre of undisturbed or vegetated land must obtain coverage under the NPDES General Permit from the RWQCB. The NPDES permit requires the preparation of a SWPPP. The SWPPP must contain a monitoring program and requires installation and maintenance of BMP systems. These BMPs are intended to prevent construction pollutants, (ie soil erosion and hazardous material runoff), from coming into contact with receiving waters, minimize on-site erosion, and prevent on-site siltation or added turpidity to local water systems. Preparation of the SWPPP is required prior to any site preparation, grading, or construction. Development and implementation of the SWPPP would reduce potential water quality impacts to a level set by the RWQCB. Mitigation Measures HYD-1 and HYD-2 would reduce potential short-term construction impacts to a level less than significant.

Mitigation Measure HYD-1: Prior to the issuance of a grading permit, the Applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of Hemet. The SWPPP shall include a requirement to include hydrocarbon filters along the perimeter of the retention basin. The SWPPP must be prepared by a licensed engineer, hydrologist, or erosion control specialist and shall be reviewed by the City of Hemet prior to issuance of a Grading Permit. The SWPPP shall be available on-site at all times for review by the City of Hemet and RWQCB inspectors.

Mitigation Measure HYD-2: The Applicant shall be responsible for coordinating all SWPPPs for various projects and facilities to make sure the overall Proposed Project meets the requirements specified in the Federal CWA and the State Porter-Cologne Water Quality Control Act (Division 7 of the California Water Code).

2. The possibility exists to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff.

Finding: Development of the proposed project site would involve developing a primarily vacant site covered with vegetation to a residential (ie urban) community. This would increase impervious surfaces, (is roads. parking lots, sidewalks, roofs), thereby increasing surface water runoff. Under the proposed condition, the runoff from the site would be conveyed on the surface within the street sections and would be picked up by catch basins at street grade. The runoff via a storm drain system would be outlet into an interim detention basin located at the southwest corner of the proposed project site. The basin would be used until such time as the Master Plan of Drainage Improvements are constructed downstream. The storm drain system is designed in accordance with the RCFC &WCD requirements and standards. Construction of the storm drain system would reduce on-site runoff impacts to less than significant.

Mitigation Measure HYD-3: Drainage conveying system and locations shall be constructed in accordance with the preliminary drainage system plan and through conditions of approval provided by the City Engineer.

The preliminary drainage plan requires the collection of existing flows from the existing Seattle Channel/Basin and from an existing channel at the intersection of Cawston Avenue and Devonshire Avenue. Existing flows from the watershed north of the project will be conveyed along Cawston Avenue to the intersection with Devonshire Avenue. All three existing flows will be collected in a proposed trapezoidal naturalized channel located onsite along the west side of Cawston Avenue and along the north side of Devonshire Avenue. The channel has been sized to convey existing and future developed flows and will have a top span of approximately 50 feet, with 2:1 armorized side slopes, and a 10 foot-wide bottom. The channel depth will be 10 feet. The channel will convey flows into an 6.2 acre interim detention basin to be located onsite at the northeast corner of Devonshire Avenue and Myers Street. The design of the basin is sized to meet water storage retention requirements for a 100-year storm event. The basin will have a depth of 25 feet. Details for construction of the interior and perimeter of the basin are provided in the Tres Cerritos East Specific Plan Amendment document. The drainage channel and detention basin will be constructed concurrently with the first phase of development. Upon subsequent completion of downstream drainage facilities, the interim detention basin will be substantially filled in to facilitate development. A portion of the detention basin will continue to function as a water quality basin to cleanse surface flows before release offsite.

F. Noise

1. **The proposed project may expose a person to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.**

2. **The proposed project may generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the proposed project.**

Finding: During the construction period, a variety of equipment would be utilized at various locations within the proposed project area. Many of these activities would be close to noise sensitive receptors. The current noise sensitive locations near the proposed project boundary are: (1) single family residences at the southwest corner of Devonshire Avenue and Cawston Avenue, (2) a single family residence to the west, (3) a large single family residential area on the eastern side of Cawston Avenue, (4) the Cawston Elementary school to the northeast, and (5) new single family residential development to the north. Most of the noise sensitive receptors would be approximately 100 feet from the closest construction activity where noise could be as high as 83 dBA. Construction noise represents a short-term impact. Mitigation Measure N-1 and N-2 would limit these impacts to less than significant.

Mitigation Measure N-1: Construction activities shall be limited to those specified in the City of Hemet ordinance provided in Division 1 - Generally, Section 30-32, Item 33.

Mitigation Measure N-2: A construction-related noise mitigation plan has been prepared as part of the Draft EIR, which incorporates the provisions set forth below. Prior to any construction, the contractor must submit a list of construction equipment to the City of Hemet Planning Department to assure minimum emissions under normal conditions. The noise mitigations to be implemented to reduce construction noise include the following:

- Construction equipment shall be equipped with manufacturer recommended mufflers or equivalent.
- Equipment engine covers shall be maintained on the apparatus as designated by the manufacturer.
- Construction equipment shall be turned off when not in use.
- Equipment used for project construction shall be hydraulically or electrically powered whenever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.
- External jackets on the tools should be used where feasible. Quieter procedures shall be used such as drilling rather than impact equipment whenever possible.
- Stationary noise sources shall be located as far from existing sensitive receptors as possible. If stationary sources must be located near existing sensitive receptors, they shall be adequately muffled and enclosed within temporary sheds or portable sound blankets used.

Supporting Explanation: Potentially significant short-term noise impacts would be generated during the excavation, grading, and building erection phases of the project's construction. Since construction is performed in separate phases, each phase involves its own mix of equipment and, consequently, its own noise characteristics. As noted above, the City's Municipal Code Section 30-32 (33) limits hours of construction to between 6:00 AM and 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. Saturday construction is permitted between the hours of 7:00 AM and 6:00

PM, and Sunday construction is prohibited. The mitigation measures will reduce impacts to a less than significant level by directing noise-generating activities and equipment away from sensitive receptors or by locating equipment at distances where noise levels would have a less than significant effect. Additionally, compliance with construction hours as specified in the Municipal Code would reduce impacts related to this issue to a less than significant level.

G. Paleontological Resources

1. **A project may have a significant effect on the environment if it would directly or indirectly destroy a unique paleontological resource, site, or unique geological feature.**

Finding: Direct impacts to paleontological resources could occur when earthwork activities such as drilling, trenching, and mass grading in the sedimentary deposits within which fossils are buried. The majority of the site is underlain by young alluvial valley deposits and old alluvial fan deposits. Earth moving activities conducted within these sedimentary deposits could have a significant impact on paleontological resources. Implementation of Mitigation Measure PR-1, PR-2, PR-3, PR-4, PR-5, and PR-6 would reduce the impact to less than significant.

Mitigation Measure PR-1: A qualified paleontologist shall attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual who:

- has a M.S. or Ph.D. in paleontology or geology;
- is familiar with paleontological procedures and techniques;
- is knowledgeable in the geology and paleontology of Riverside County;
- has worked as a paleontological mitigation project supervisor in the county for at least one year.

Mitigation Measure PR-2: A paleontological monitor shall be on-site on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential ("Old Alluvial Fan" deposits [Q_{of}]); and at least on a half-time basis during the original cutting of previously undisturbed deposits of moderate paleontological resource potential ("Young Valley Fill" deposits [Q_{yv}]) to inspect exposures for contained fossils. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials, and would work under the direction of a qualified paleontologist. As grading progresses, the qualified paleontologist and paleontological monitor shall have the authority to reduce the monitoring program to an appropriate level if it is determined that the potential for impacts to paleontological resources is lower than anticipated.

Mitigation Measure PR-3: When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small

fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site.

Mitigation Measure PR-4: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged as part of the mitigation program.

Mitigation Measure PR-5: Prepared fossils, along with copies of all pertinent field notes, photos, and maps shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Bernardino County Museum, the San Diego Natural History Museum, or the Natural History Museum of Los Angeles County. Donation of the fossils shall be accompanied by financial support for preparation, curation, and initial specimen storage.

Mitigation Measure PR-6: A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.

H. Public Health and Safety/Hazardous Materials

1. **The proposed project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.**

Finding: The use of hazardous materials during construction of various facilities on the project site would pose potential health and safety hazards to construction workers and nearby residents. These impacts would be associated with the transport, use, or disposal of hazardous substances during construction of the proposed project. Implementation of Mitigation Measures PHS-1, PHS-2, PHS-3, PHS-4, PHS-5, PHS-6, and PHS-7 would minimize these potential impacts to a level of insignificance.

Mitigation Measure PHS-1: The Project Applicant, General Contractor, and/or an assigned Health and Safety Officer (H&SO) shall provide training to grading, trenching, and excavation personnel regarding identification protocols for encountering any residual contamination. All suspected area(s) identified by construction workers shall be reported to the proper on-site assigned representative immediately. All work at the identified location shall be stopped until a qualified professional evaluates the suspected contamination area.

Mitigation Measure PHS-2: The Applicant shall perform subsurface soil sampling to determine if past agricultural use has impacted the subsurface soil. Representative samples should be collected from the near surface soil (0 to 1 foot below grade) and deeper soils (3 feet below grade). All near surface samples should be analyzed for pesticides.

Mitigation Measure PHS-3: The Applicant shall perform subsurface soil sampling and analyses to determine the depth of the apparent oil and stained soils located in the vicinity of the equipment storage yard. Soil samples should be collected at selected intervals to the apparent vertical extent of the oil stained soils. All near surface samples should be analyzed for total recoverable hydrocarbons and volatile organic compounds.

Mitigation Measure PHS-4: In the event of demolishing of remodeling the residential structure on the subject site, an asbestos and lead paint survey should be completed prior to demolition.

Mitigation Measure PHS-5: In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

Mitigation Measure PHS-6: A qualified professional shall be available to respond to suspected contamination at the site if found. The credentials of the qualified professional or company shall be submitted to the City for review and approval prior to commencing work at the Proposed Project site. It shall be the responsibility of the qualified professional to evaluate all suspected contaminated areas identified by contracting personnel. The evaluation shall include, but not be limited to, making a professional judgment, taking soil samples for analyses, and/or using portable instruments. The qualified professional or company shall provide a written evaluation and actions to be taken (if required) to the Proposed Project on-site representative. The Proposed Project on-site representative shall implement all action(s) recommended by the qualified professional or company. Additionally, the Proposed Project on-site representative shall notify and provide the City with the written evaluation for each event.

Mitigation Measure PHS-7: The Project Applicant shall be required to use clean fill material. The Construction General Contractor and assigned H&SO shall examine the source of the fill dirt used at the site. The H&SO shall analyze soil samples if contamination is present in the fill soils and, if contaminated, the soils shall be replaced with clean fill material.

I Public Service and Utilities

1. **The proposed project could result in a substantial adverse impact associated with the of new or physically altered government facilities, or create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: police protection, fire protection, schools, parks, or other public facilities.**

Finding: Build out of the proposed project would increase the local population over existing levels and would result in an increased need for police protection, fire protection, schools, and libraries. The proposed project will also increase the need for recreation facilities, however, the proposed project provides parks, trails, a recreation center, and a linear park that result in a beneficial effect upon the community. Implementation of Mitigation Measures PSU-1, PSU-2, PSU-3, PSU-4, PSU-5, and PSU-6 will reduce impacts upon public services to a level that is less than significant.

Mitigation Measure PSU-1: As it relates to police and fire services, prior to approval of any final map, or approval of any final map for any phase of the development, the property covered by said final map ("Tract") shall be included

within, or annexed to, a Community Facilities District ("CFD") established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the City of Hemet for the provision of public services permitted under Government Code § 53313, including police, fire protection, and emergency medical services (collectively "Public Safety Services"), for which proceedings have been consummated, and shall be subject to the special tax approved with the formation of the CFD with the Tract's annexation into the CFD.

The owner and/or any developer of the Project on the Tract shall notify all potential lot buyers prior to sale of such lot(s) that: (1) the Tract is part of the CFD; (2) each lot within the Tract is subject to the levy of a special tax; and (3) the amount of the special tax for the subject lot. This notification shall be in a manner approved by the City.

This requirement may only be waived by the City Council if, at the time the final map is considered for approval, the City Council determines, based on substantial evidence in the record, that each of the following three findings can be met: (1) the Tract is located in a target area that is currently in compliance with the public safety response time mandates set forth in the General Plan; (2) that build-out and occupancy of the Project on the Tract will not result in the target area becoming non-compliant with the response time mandates of the General Plan; and (3) that, after considering the cumulative impacts of the subject Project, currently existing projects and reasonably anticipated future projects within the target area, the target area will remain in compliance with the response time mandates of the General Plan.

Police Protection
Mitigation Measure PSU-2: Police protection impact fees shall be paid to the City of Hemet to cover costs associated with added Police Department services to the area as a result of the Proposed Project.

Fire Protection
Mitigation Measure PSU-3:

1. Fire protection impact fees shall be paid to the City of Hemet to cover costs associated with projected service levels as a result of the Tres Cerritos East Project.

2. All water lines and fire hydrants constructed at the Proposed Project site shall be reviewed by the City of Hemet Fire Department and shall be designed to meet their requirements.

3. The Hemet Fire Department shall approve all fire hydrant locations and other fire design requirements for the proposed project.

Parks
Mitigation Measure PSU-4: The Proposed Project would result in an increase in recreational facilities in the City of Hemet and have a beneficial impact to the community. Therefore, no mitigation is proposed.

Schools
Mitigation Measure PSU-5:

1. The developer shall pay school impact fees and/or land and improvements pursuant to the requirements of SB 50. This shall be established in accordance with State formulas for determining developer fees.

2. The developer shall coordinate all school services resulting from the development with the HUSD or the SJUSD, as appropriate. The developer may enter an agreement with either of the districts.

Library Services
Mitigation Measure PSU-6:
1. Library impact fees shall be paid to the City of Hemet to cover costs associated with increased demands associated with library services resulting from the proposed Project.

2. **The proposed project would have a significant impact to utility and service systems if it would**:

- **Exceed wastewater treatment requirements of the applicable RWQCB?**
- **Require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**
- **Result in a determination by the wastewater treatment provider, which serves or may serve the proposed project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- **Be served by a landfill with sufficient permitted capacity to accommodate the proposed projects solid waste disposal needs?**
- **Comply with federal, state, and local statutes and regulations related to solid waste?**

Finding: Build out of the proposed project would increase local population and result in an increased demand for water for household usage, landscaping, and other site improvements, (i.e., parks). This increased water demand could result in a significant impact to EMWD. EMWD prepared a Water Supply Assessment for Tres Cerritos Specific Plan that determined that EMWD is in a position to provide safe and secure water supply to the proposed project site. Implementation of Mitigation Measure PSU-7 will result in a less than significant impact.

Water Supply
Mitigation Measure PSU 7:

1. The EMWD has determined that adequate sources of water are available for domestic and recycled water supplied for the Proposed Project. Two EMWD storage tanks exist on adjoining land north of the Project site that have a storage capacity of 1.5 million gallons. There is an existing 16-inch domestic water line and a 24-inch recycled water line in Cawston Avenue. Devonshire Avenue has a

as the area develops. The developer shall be responsible for the construction or supplemental production, transmission, and storage facilities needed to serve the Proposed Project in accordance with the supply assessment.Those facilities have been identified as 12-inch water lines within future streets in the development looped to existing domestic water lines in Cawston Avenue and Devonshire Avenue.

2. The Proposed Project developer shall be responsible for all costs associated with the preparation, recommendations, and/or decisions resulting from the water supply assessment, if so required. The developed contracted with EMWD to prepare a Water Supply Assessment to evaluate water supply conditions for a period of 20 years. The WSA determined that it is able to provide adequate water supply to meet the potable water demand for the Tres Cerritos Specific Plan, in addition to existing and future users.

3. Water-related development impact fees and water related charges in effect during construction shall be paid to EMWD.

4. The Proposed Project developer shall be responsible for installing the necessary infrastructure to achieve fire protection and the maximum/minimum water pressure service standards as provided by the EMWD. The combination of fees and infrastructure shall consist of the following:

- Fire protection impact fees shall be paid to the City to cover costs associated with projected service levels as a result of the Proposed Project.
- All water lines and fire hydrants constructed at the Proposed Project site shall be reviewed by the City Fire Department and shall be designed to meet their requirements.
- The City Fire Department shall approve all fire hydrant locations and other fire design requirements for the Proposed Project.

5. The Proposed Project developer shall be required as necessary to install both potable water to each residential lot required by the EMWD and as set forth in SB 221 and SB 610. All connections to the recycled water system will be the responsibility of the developer.

Finding: Development of the proposed project would increase wastewater discharge to local wastewater treatment systems in the City. This could result in a significant impact to the City. The City has an agreement with the EMWD to pay a fair share of the cost for developing treatment facilities and associated infrastructure. That fair-share cost is paid by the developer to EMWD to satisfy the agreement. Additionally, fee credits are available to offset direct costs. Implementation of Mitigation Measure PSU-8 will result in impacts that are less than significant

Wastewater Services
Mitigation Measure PSU-8:

1. The Proposed Project developer shall pay all development impact fees associated with wastewater-related charges resulting from the Proposed Project at the time of permit issuance. These fees shall include, but not be limited to, sewer treatment expansion fees and necessary permits.

2. The Proposed Project developer shall be responsible for complying with the RWQCB Basin Plan.

Finding: Build-out of the proposed project would alter drainage patterns and would result in additional on-site runoff during construction and facility completion. These changes could result in a significant impact to the City's regional drainage systems. The proposed drainage system for the proposed project would either maintain or reduce the 100-year peak runoff discharges from the sites boundaries. Proposed mitigation to decrease runoff caused by the proposed project would consist of a reduction to the overall drainage area tributary to individual drainage courses. The project would also use on-site detention basins top reduce storm water flows or other control methods. An NDES permit from the RWQCB would be required to address construction and post-development activities of the proposed project. Securing these permits and the development of approved SWPPPs would reduce storm water impacts to less than significant with the implementation of Mitigation Measure PSU-9.

Storm Water
Mitigation Measure PSU-9: The Proposed Project developer shall obtain all necessary NPDES permits from the RWQCB related to construction and operation of the proposed Project.

Finding: The proposed project would impact area landfills by generating solid waste during construction activities and through household waste. Moreover, the proposed project will generate further demand on telephone, natural gas, and electrical services. The purveyors of each of these services indicate that potential impacts will be mitigated through fees collected for the services provided and the impact is less than significant. No mitigation is required.

J Recreation

1. The proposed project would increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

Finding: The proposed project would result in additional dwelling units generating an increased population of over 1500 in the area. Many of the residents would use the parks and recreation facilities in the area, which could result in some deterioration of these facilities. The proposed project includes public sports parks, neighborhood parks, a linear park, a private recreational facility, a community trail, and private paseos that total 25.6 acres. The parks and recreation provided far exceed the Quimby parkland requirements of 6.2 acres. Implementation of Mitigation Measure REC-1 will result in a less than significant impact.

Mitigation Measure REC-1: The applicant shall dedicate parkland or pay an in-lieu fee, or a combination thereof, on accordance with the City Municipal Code. The fee shall be payable at the time of recording the final map.

L. Traffic and Circulation

1. The proposed project would cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street

system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections.

Finding: The proposed project would generate 6091 trips per day based on 754 dwelling units. About 495 trips would be generated during the AM peak hour, and approximately 644 trips would be generated during the PM peak hour traffic conditions. The traffic impact study for the proposed project recommended several on- and off-site roadway and intersection improvements to minimize impacts on the local transportation system. Implementation of Mitigation Measure T-1, T-2, T-9, T-10, T-11, and T-12 will result in a less than significant impact.

Mitigation Measure T-1: Construct Myers Street as a 32-foot paved roadway from Devonshire Avenue to Florida Avenue to its current terminus north of Florida Avenue for access purposes.

Mitigation Measure T-2: Construct Devonshire Avenue at its ultimate half section width as a Secondary roadway from Myers Street to Cawston Avenue.

Mitigation Measure T-9: Construct a minimum 150-foot left turn lanes on all approaches at the intersection of Cawston Avenue and Menlo Avenue.

Mitigation Measure T-10: On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Mitigation Measure T-11: Sight distance at the project entrances should be reviewed with respect to standard Caltrans and City of Hemet sight standards at the time of preparation of final grading, landscape, and street improvement plans.

Mitigation Measure T-12: Provide stop sign controls at all project driveways that intersect with public roadways and do not meet traffic signal warrants.

Supporting Explanation: Implementation of the mitigation measures would still result in a drop on LOS at the intersections of Cawston Avenue and Fruitvale Avenue, Cawston Avenue and Menlo Avenue, Sanderson Avenue and Fruitvale Avenue, and Florida Avenue and State Street, (See 2. below). However, all effected intersections would operate at LOS D or better. Therefore, implementation of the mitigation measures would result in satisfactory levels of service, reducing the impact to less than significant

2. The proposed project could exceed, either individual of cumulative, a Level of Service standard established by the county congestion management agency for designated roads and highways.

Finding: A number of projects have been proposed which could affect traffic conditions on roadways near the proposed project site. The cumulative, existing, ambient, and proposed project daily trips, including AM and PM peak hour traffic under this condition were calculated to define impacts with and without the proposed project. The results show an increased wait time at four area intersections resulting from the proposed project causing the Level of Service values to change to lower designations. However, the Level of Service remains at an acceptable Level D or better. The affected intersections are:

- Cawston Avenue at Fruitvale Avenue changes from LOS B to LOS C during the AM peak hour.

- Cawston Avenue at Menlo Avenue changes from LOS B to LOS C during the AM peak hour.
- Sanderson Avenue at Fruitvale Avenue changes from LOS C to LOS D during the AM peak hour.
- State Street at Florida Avenue changes from LOS C to LOD D during the PM peak hour.

Implementation of Mitigation Measure T-15 will require that the proposed project pay a fair share of the cost to improve off-site intersections to meet an acceptable Level of Service and reduce cumulative circulation impacts to a less than significant level.

Mitigation Measure T-15: The project shall participate in fair-share funding of off-site improvements which are needed to serve cumulative future conditions through payment of appropriate fees (TUMF and City of Hemet Development Impact Fees fees). Improvements along Florida Avenue, Sanderson Avenue, Stetson Avenue, Esplanade Avenue, and Warren Road are included in the TUMF Program for Western Riverside County. The TUMF process includes a network of regional facilities and endeavors to spread the cost on a regional basis through participation on the County and individual cities. TUMF provides a key funding source for improvements in this area.

Finding: The proposed project is located 1.2 miles north of the Hemet Ryan Airport and will not alter air traffic patterns, nor will it alter roadway systems at or near the Hemet Ryan Airport. The circulation system for the vacant proposed project site is designed in accordance with the Hemet Municipal Code on generally level land, and will not increase hazards due to a design feature (ie sharp curves or dangerous intersections), or incompatible uses (ie farm equipment). The proposed project will enhance emergency access by connecting street links and constructing roadways to the standards of the Municipal Code. Parking is provided in accordance with the Municipal Code and will not create inadequate parking capacity. The proposed project promotes alternate forms of travel, in compliance with adopted plans, policies, and programs, by establishing convenient walking connections, placing parks and recreation facilities in convenient locations throughout the project area, and providing a regional trail along the perimeter of the project site.

Supporting Explanation: The proposed project will contribute to increased traffic volumes in the project vicinity. However, the improvement measures listed above and on Table 3.14-13 of the DEIR are consistent with the General Plan. Given the long-term time frame for when these improvements will be needed, their implementation is not needed in the existing plus project or 2011 plus project scenarios. Implementation of the improvement measures listed above would result in acceptable levels of service, (LOS D or higher). The project will be responsible for contributing toward the fair-share funding of future improvements via the payment of the City's Development Impact Fees and County TUMF fees The City of Hemet uses Development Impact Fees to fund construction of local roadway improvements on a priority based on need. The allocation of these funds is reviewed annually. The County uses a similar approach for the allocation of TUMF fees. Therefore, long-term impacts to the circulation system are considered less than significant.

SECTION 5

ENVIRONMENTAL IMPACTS NOT FULLY MITIGATED TO LESS THAN SIGNIFICANT

The City Council of the City of Hemet finds the following environmental impact identified in the Final EIR remains significant even after application of all feasible mitigation measures: Air Quality (as to short-term construction emissions, long term are source and mobile source air pollution emissions, localized construction emissions, and cumulative impacts as to failure to meet state and federal ambient air quality standards).

In accordance with state CEQA guidelines Section 15092(b)(2), the City Council of the City of Hemet cannot approve the project unless it finds (1) Under CEQA Section 21081(a)(3), and state CEQA Guidelines Section 15091(a)(3), that specific economic, legal, social technology, or other considerations, including provisions for employment opportunities to highly trained workers make infeasible mitigation measures of the project alternatives identified in the Final EIR; and (2) Under State CEQA Guidelines Section 15092(b), the remaining significant effects are acceptable due to overriding concerns described in State CEQA Guidelines Section 15093 and, therefore, a statement of overriding considerations is included herein as Section 10.

A. Air Quality

1. Short-Term Construction Emissions Impacts: Emissions associated with construction sources were calculated as a worst-case scenario with URBEMIS 2002. Project-related construction emissions for ROG, CO, PM_{10}, and SOx would conform within SCAQMD thresholds of significance, but NOx would exceed the SCAQMD daily emissions threshold. (DEIR Page 3.3-17)

Finding: Implementation of **Mitigation Measures AQ-1** through **AQ-3** would reduce impacts to short-term air quality from construction activities to the extent feasible.

Mitigation Measure AQ-1: On-road trucks and other mobile equipment shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.

Mitigation Measure AQ-2: Water or chemical dust suppressants shall be applied in sufficient quantity and frequency to stabilized disturbed areas and/or unpaved roadways.

Mitigation Measure AQ-3: All clearing and grading activities shall cease during periods of high wind (greater than 20 mph averaged over 1 hour).

Implementing these mitigation measures is feasible. Therefore, the City Council of the City of Hemet adopts and incorporates these mitigation measures into the project. However, the mitigation measures identified would not necessarily reduce the impact to a less than significant level.

Supporting Explanation: Construction activities produce combustion emissions from various sources, such as site grading, utility engines, on-site heavy duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from construction activities envisioned on-site would vary daily as construction activity levels change. Construction activities associated with new development occurring within the project area would temporarily increase ROG, CO, PM_{10}, NOx, and SOx concentrations in the project vicinity. Based upon the equipment identified in the DEIR, the mix of equipment construction-related emissions during grading period would exceed the

SCAQMD daily threshold for NOx, (DEIR Page 3.3-17). Because there is no additional feasible mitigation available to reduce construction related nitrogen oxide emissions and because of the uncertainty of available NOx reducing fuels and/or equipment, this impacts remains significant and unavoidable, (DEIR Page 3.3-18).

2. **Long-Term Operations Emissions Impacts:** Emissions associated with stationary and mobile sources were calculated for the opening year as a worst case scenario with URBEMIS 2002. Emissions associated with stationary sources would be minimal when compared with mobile source emissions. However, project-related emissions for NOx, ROG, and CO would exceed the SCAQMD daily emission thresholds. (DEIR Page 3.3-17, Table 3.3-7).

Finding: Implementation of **Mitigation Measures AQ-4** through **AQ-7** would reduce impacts to long-term air quality from mobile sources to the extent feasible.

Mitigation Measure AQ-4: Prior to issuance of occupancy permits the project applicant or master developer shall prepare a Waste Management Plan which specifies measures that shall be undertaken to encourage recycling. The Waste Management Plan shall, at a minimum, require the separation of recycling and solid waste collection facilities, and shall depict areas within the development where recycling receptacles will be provided. The Waste Management Plan shall be subject to review and approval by the City of Hemet Planning Department

Mitigation Measure AQ-5: Future landscaping plans within the development shall comply with the criteria of the Specific Plan which specifies the types and locations of tress within the development. The criteria promote the use of trees to minimize energy consumption associated with the heating and cooling of homes. Trees within the development also would serve as carbon storage which will help offset carbon dioxide emissions from the proposed project.

Mitigation Measure AQ-6: Prior to approval of building permits, the City of Hemet shall verify that proposed building plans include a note requiring the use of low-flow appliances and fixtures (i.e., toilets, shower heads, washing machines, etc) in order to decrease water consumption during operation of the project site.

Mitigation Measure AQ-7: Prior to the issuance of occupancy permits, the applicant or master developer shall provide evidence to the City of Hemet demonstrating that energy efficient appliances (i.e., washer/fryers, refrigerators, stoves, etc.) have been utilized in the construction of proposed residential homes.

Implementing these mitigation measures is feasible. Therefore, the City Council of the City of Hemet adopts and incorporates these mitigation measures into the project. However, the mitigation measures identified would not necessarily reduce the impact to a less than significant level.

Supporting Explanation: Because the project site is located within a nonattainment air basin for criteria pollutants, and in the absence of feasible mitigation to reduce the proposed project's emissions of CO NOx, and ROG to below SCAQMD thresholds, potential long-term air quality impacts resulting from the operation of the proposed project will remain significant and unavoidable, (DEIR Page 3-3.19).

3. Cumulative Air Quality Impacts: The southern California air basin, (SoCAB) is designated as an 'extreme' non-attainment area by the SCAQMD for both federal and state standards for ozone. The SoCAB also exceeds the state standard for airborne PM_{10}. It is determined that the proposed project will exceed the SCAQMD threshold for NOx pollutants during construction. The project would not exceed the SCAQMD thresholds for ROG, CO, SOx, and PM_{10} pollutants

during construction. It is determined that the proposed project will exceed the SCAQMD thresholds for NOx, ROG, and CO during the long-term operations. These emissions constitute cumulative impacts as they as they contribute toward the Basin-wide ozone and PM_{10} levels. (DEIR Page 4-5)

Finding: Implementation of the previously identified mitigation measures, (**Mitigation Measures AQ-1** through **AQ-7**) would reduce cumulative air quality impacts to the extent possible.

Implementing these mitigation measures is feasible. Therefore, the City Council of the City of Hemet adopts and incorporates these mitigation measures into the project. However, the mitigation measures identified would not necessarily reduce the impact to a less than significant level.

Supporting Explanation: Although implementation of the above-stated mitigation measure may reduce long term emissions associated with the proposed project, it is not possible to quantify the reduction in the amount of emissions that may occur. There is no construction schedule for the project. The actual equipment to be utilized during the construction phase will not be known until construction is eminent, and changes in technology and/or legislative actions may affect operational strategies that are currently available to mitigate impacts upon air quality. Even if all the emission factors were known implementation of the identified mitigation measures would not result in a reduction in emissions necessary to lower operational project emissions to a less than significant level. As the long-term operation of the project would exceed the SCAQMD thresholds of CO NOx, and ROG, the project would have significant unavoidable adverse long-term operational air quality impacts. Despite the mitigation measures implemented above to reduce air quality impacts related to the project, the proposed project would exacerbate nonattainment of air quality standards within the Basin and contribute to adverse cumulative air quality impacts that would remain significant and unavoidable.

SECTION 7

CUMULATIVE IMPACTS

Pursuant to Sections 15130 and 15355 of the State CEQA Guidelines cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The City Council of the City of Hemet finds and determines that the discussion of Cumulative Impacts in the final EIR provides adequate and sufficient discussion of the cumulative impacts from the proposed project pursuant to CEQA Guidelines Section 15130. Cumulative impacts are discussed in Chapters 3 and 4 of the DEIR. The City Council further finds that the cumulative addressed would be less than significant, as set forth in Section 3 herein, or mitigated to a less than significant level, as set for the in Section 4 herein, with the exception of the following environmental impact that remains significant even with the implementation of mitigation measures as set forth in Section 5 herein: Air Quality, (short-term construction activities, long-term project-related emissions, and cumulative air emissions- fail to meet State and Federal air quality standards).

While it is not possible to determine whether the project will individually will have an impact on global warming or climate change, the project will contribute to cumulative greenhouse gas emissions in California. The CARB has published criteria for analysis of greenhouse gas emissions, and is currently on the process of designing regulations to monitor, limit, and ultimately reduce California greenhouse gas emissions but there, are as of yet, no clear standards for assessing the significance of cumulatively impacts from the project. Given the findings of AB 32 and the requirements of CEQA, the lead agency must determine whether a project will or will not have a cumulatively considerable contribution. Due to the lack of guidance

for determining the significance of cumulative impacts to climate change from projects, and out of the overabundance of caution, the effect of 842 lbs per day of CO is considered cumulatively considerable, (DEIR Page 3.3-18). The determination is based on a lack of clear scientific and regulatory criteria for determining the level of significance of the project's contribution to degraded air quality in the South Coast Air Basin.

At this time, it is unknown if global warming can be reversed through the use of greener technology, economic regulations or social practices. For the purpose of analysis, the DEIR assumes a worst case scenario. Because a worst case scenario is assumed, global warming impacts are considered to contribute to a cumulatively significant irreversible environmental change.

SECTION 7

SIGNIFICANT IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Determining whether the proposed project may result in significant irreversible and irretrievable effects requires determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. CEQA Guidelines Section 15126.2(c) states that:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts, (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accident associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

An irreversible or irretrievable commitment of resources would occur when resources are consumed, committed, or lost as a result of the proposed project. The proposed project would result in a long-term commitment of the site to residential and related uses. The project site is currently disturbed and vacant, resulting from grading that occurred in the past pursuant to prior entitlements. No significant cultural, mineral, or scenic resources will be lost as a result of project implementation. Natural resources, in the form of construction materials and energy resources, will be utilized in the construction of the proposed project and energy resources, in the form of electricity and gas, will be used during long-term operations of the project; however, their use is not expected to negatively impact the availability of these resources.

SECTION 8

GROWTH INDUCING IMPACTS

Pursuant to the State CEQA Guidelines Section 15126.2(d), and EIR must "*discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment*". The purpose of this Section is to evaluate the potential for growth-inducing effects of the proposed project.

Implementation of the proposed project would directly result in the development of new housing and would generate an increase in population that would allow for growth in the region. The proposed project would be developed for 754 dwelling units, with 15.5 acres of public parks and trails, 6.6 acres of private parks, 3.5 acres of open space, and 8.5 acres of drainage and circulation improvements on 162.8 acres. Because the Specific Plan designation is already on the property that currently allows for the development of similar residential uses, the proposed project would be consistent with what was envisioned in the General Plan and is allowed under the Property's current Zoning Ordinance (Specific Plan) designation.

The City of Hemet is located within a job-poor region and would benefit from short-term construction jobs and revenues to fund municipal services. Therefore, there would be little effect on the local population size and the potential for growth from the proposed project is already anticipated in the City General Plan. (DEIR Page 4-1)

SECTION 10

ALTERNATIVES TO THE PROPOSED PROJECT

The State CEQA Guidelines Section 15126.6(a) requires that an analysis of alternatives to the proposed project be contained within the EIR. Alternatives are developed based on their ability to satisfy project goals and objectives and to identify opportunities to reduce or eliminate environmental impacts, specifically to "*...describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives.*" In all cases, the consideration of the alternatives is to be judges against a rule of reason. The lead agency is not required to choose an environmentally superior alternative identified in the EIR if the alternative does not provide substantial advantages over the proposed project and A) Through the imposition of mitigation measures the environmental effects of the project can be reduced to an acceptable level; or B) There are social, economical, technical, or other considerations that make the alternative infeasible.

One alternative was considered and rejected was an Alternate Location for the proposed project. No other location could achieve the objective of this project to provide additional housing opportunities in this portion of the City of Hemet. Development of this site is authorized under the adopted Hemet Valley Country Club Specific Plan and is supported by the Specific Plan designation under the City of Hemet General Plan. The Tres Cerritos East Specific Plan Amendment applies the regulatory framework developed for this particular site, not for other sites in the City of Hemet. Additionally, an alternate site location would not meet the basic project objectives related to the development of this site. No alternate sites were evaluated because no alternate sites were considered reasonable under the provisions of CEQA.

Additionally, alternate locations would not necessarily provide an environmental advantage over the proposed action because the same environmental impacts associated with the proposed project site, or any development project of this nature, would largely occur at an alternate site.

A. Alternative No. 1 – No Project Alternative

Description: Consideration of the No Project Alternative is required under State CEQA Guidelines Section 15126(e). Evaluation of the No Project Alternative allows decision-makers to compare the impacts of approving the proposed project against the affects of not approving the proposed project. The proposed project would not proceed under the No Project Alternative. The No Project alternative assumes that the proposed project would not be built and that no development would occur at the site, which would remain undeveloped for the foreseeable future. The No Project Alternative also does not consider the underlying Specific Plan designation under the adopted Hemet Valley Country Club Specific Plan.

Finding: The City Council finds that under the "No Project" Alternative, the project site would remain vacant, unused land for the long-term. The "No Project" Alternative would not address a deficiency in park land in this area, nor would it serve to protect the Tres Cerritos Hills from conflicting land uses and excessive grading. The "No Project" Alternative would fail to generate revenues to support public facilities and services, and the extension of regional infrastructure to resolve circulation, drainage, wastewater treatment, and water supply issues. For these reasons, the alternative would be rejected.

Supporting Explanation: Implementation of the No Project Alternative would avoid potential Aesthetic and Light and Glare impacts associated with the proposed development as the visual character of the site would not change. No air quality impacts would occur, resulting either from short-term construction emissions or long-term operational emissions. No impacts to Biological resources would occur beyond the existing condition. Direct impacts to Burrowing Owl and Smooth Tarplant habitats, and to potential Fairy Shrimp habitat would be avoided. No impact upon existing or potential cultural resources would occur in the absence of grading of the site; which would also avoid impacts associated with Seismicity and Groundshaking. The "No Project" Alternative would avoid direct impacts upon Water Quality associated with construction of impervious surfaces. Likewise, the absence of development under the "No Project" Alternative would avoid impacts relating to Land Use, Noise, Public Services, Utilities, Water Supply, Wastewater Treatment, Parks, and regional Traffic.

Implementation of the "No Project" Alternative would fail to address surface flooding associated with the Seattle Channel by constructing needed storm drain improvements and detention facilities to manage storm water runoff. The "No Project" Alternative would fail to address the bifurcated local transportation system, whereby Menlo Avenue would not be extended to Myers Street, Devonshire Avenue and Cawston Avenue would remain partially improved without surface water flow containment, no provision would be made to extend a regional trail for alternate travel in the community, and the existing segment of Menlo Avenue, west of Cawston Avenue would remain partially approved and subject to flooding.

B. Alternate No. 2 – No Project (Development Under the Adopted Specific Plan) Alternative

Description: The No Project (Development Under the Adopted Specific Plan) Alternative considers what would reasonably be expected to occur, based on current plans and consistent with available infrastructure and community services, in the foreseeable future. The project site is currently designated as Specific Plan pursuant to the adopted Hemet Valley Country Club Estates (HVCCE) Specific Plan (SPA 90-009) under Ordinance No. 1608 in 1999. The HVCCE plan includes 710 dwelling units, ranging in density from 4 to 17 dwelling units per acre, and 50.89

acres designated as golf course over 336 acres. Following adoption of the HVCCE plan, 68.8 acres were dedicated to the City of Hemet as Open Space. An additional 16.9 acres was added to the proposed project that was not included in the HVCCE, resulting in 352.9 acres. Also, recognizing the different environmental setting and ownership in the west of the HVCCE project area, the City adopted the Tres Cerritos West Specific Plan (SPA 03-02) under Ordinance No. 1726 in 2004. For the purpose of analysis, the No Project (Development Under the Adopted Specific Plan) Alternative does not include the now separate 121.3-acre Tres Cerritos West Specific Plan, the removal of open space that was dedicated to the City, nor the additional land included within the proposed project. The resulting density and acreage within the HVCCE and analyzed in the DEIR is 526 dwelling units over 231 acres. The average density of the No Project (Development Under the Adopted Specific Plan) is 2.28 units per acre.

Finding: The City Council finds that under the "No Project (Development Under the Adopted Specific Plan" Alternative, the project site would allow for implementation of the previously approved HVCCE Specific Plan on the majority of the proposed project site. The "No Project (Development Under the Adopted Specific Plan)" Alternative would have similar environmental consequences compared to the proposed project, with potentially greater impacts upon regional infrastructure relating to drainage and the area circulation system. For these reasons, the alternative would be rejected.

Supporting Explanation: Implementation of the "No Project (Development Under the Adopted Specific Plan)" Alternative would disturb about the same footprint area as the proposed project. Approximately 40.7 acres of the 50.89 acre golf course would be constructed as a less-than-nine-hole course, creating an aesthetic benefit for the community, while making the viability of the golf course questionable. The loss of the golf course is offset by a linear park and public and private active recreation facilities throughout the proposed project. Aesthetic and Visual impacts would be approximately the same. Air Quality impacts associated with short-term construction emissions and long-term operational emissions, Biological impacts, Cultural Resource impacts, Paleontological impacts, and Geology and Soils impacts would be roughly the same due to the same acres being disturbed and constructed. Impacts relating to Noise, Public Services, Land Use, and Public Utilities would be similar due to the similar nature and intensity of residential uses. Impacts relating to Drainage and Traffic and Circulation may be greater under the "No Project (Development Under the Adopted Specific Plan)" Alternative. A 16.9-acre parcel of land at the northeast corner of Devonshire Avenue and Myers Street would not be a part of the project. This would eliminate the opportunity to place a storm water detention basin at a critical location within the area drainage system, and would eliminate the opportunity to establish an important circulation link from Menlo Avenue to Myers Street.

B. Alternate No. 3 - Reduced Intensity Alternative

Description: The Reduced Intensity Alternative would reconfigure land uses on the site to reduce the development footprint and reduce the number of dwelling units proposed on the site. A lower density development concept would be employed and would use R-1 zoning for the property, which would allow 7,200 square foot lots. A total of 543 single family dwelling units could be built on the site under this alternative.

Finding: The City Council finds that construction of the "Reduced Intensity" Alternative would meet some of the project objectives, and would have similar or fewer impacts compared to the proposed project. However, the significant impact relating to Air Quality would still occur and would not be reduced to a level that is less than significant, even with the inclusion of mitigation measures proposed in the DEIR. The Reduced Intensity Alternative is the environmentally superior alternative. The Alternative would still satisfy the following objectives:

- Improve east to west circulation patterns between Menlo Road and Cawston Avenue.

- Eliminate the previously approved golf course and club house.
- Revise the approved drainage configuration to accommodate hillside ephemeral flows, in-tract urban runoff, and an on-site detention basin with 'first flush' functions.

Supporting Explanation: Under the Reduced Intensity Alternative, development would result in the conversion of less open space to development compared to the proposed project and would have less visual and aesthetic impacts because more natural open space would be available. However, associated visual impacts from grading would be about the same as the proposed project because the development footprint would be about the same. Short-term construction-related Air Quality impacts would be similar to the proposed project because a similar amount of land would be graded. Long-term operational Air Quality impacts would be less due to a fewer number of dwelling units. The similar development footprint compared to the proposed project would produce similar impacts relating to Biology, Cultural Resources, Paleontological Resources, Grading, Geology, Soils, and Hydrology. Short-term noise impacts during construction would be similar to the proposed project, but long-term Noise impacts would be expected to be less than the proposed project due to fewer dwelling units. It would be expected that a greater amount of Park acreage would be available under this alternative and, with fewer dwelling units, impacts on parks and open space would be less than the proposed project. The "Reduced Intensity" Alternative is expected to result in less of an impact on Public Services, (police, fire, schools, parks, and libraries), Utilities, and Traffic. The "Reduced Intensity" Alternative would result in similar impacts compared to the proposed project relating to Aesthetic and Light and Glare, Air Quality, Biology, Cultural Resources, Paleontological Resources, Grading, Geology, Soils, and Hydrology. The "Reduced Intensity" Alternative would result in fewer impacts relating to Public Services, Utilities, and Traffic compared to the proposed project. Therefore, the "Reduced Intensity" Alternative would have fewer environmental consequences compared to the proposed project, and is considered to be environmentally superior to the proposed project. However, it does not meet the basic project objectives to offer a wide range of housing opportunities as expressed through the range of lot sizes and housing types, nor would it offer a diversified range of public and private recreational opportunities within the project site. Moreover, development of any project on the proposed site entails major fixed costs relating to area drainage and circulation improvements, which require a density greater than the Reduced Intensity Alternative to generate revenues that offset the fixed costs.

SECTION 11

STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council has considered all potentially feasible mitigation measures to substantially lessen or avoid the Project's significant and unavoidable impacts. Where feasible, mitigation measures have been adopted as part of the Project. The imposition of these measures will reduce the identified impacts, but not to a less-than-significant level. The Council finds that it is not feasible to fully mitigate these Project impacts.

After review of the entire administrative record, including, but not limited to, the Final EIR, the staff report, applicant submittals, and the oral and written testimony and evidence presented at public hearings, the City Council finds that specific economic, legal, social, technological and other anticipated benefits of the Project outweigh the significant and unavoidable impacts, and therefore justify the approval of the Project notwithstanding the identified significant and unavoidable impacts.

The City Council of the City of Hemet hereby declares that, pursuant to State CEQA Guidelines Section 15093, the City Council has balanced the benefits of the proposed Project against any significant and unavoidable environmental impacts in determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse environmental impacts, those impacts are considered "acceptable".

The City Council hereby declares that the Final EIR had identified and discussed significant effects that may occur as a result of the Project. With the implementation of the mitigation measures discussed in the DEIR, these impacts can be mitigated to a level of less than significant except for the unavoidable and significant impacts as discussed in Sections 6 and 7 herein, (Air Quality, short-term project related emissions, long-term operational project related emissions, and cumulative air emissions that fail to meet State and Federal Air Quality standards), and Cumulative Impacts, due to a lack of guidance on significance of climate change, the Project's contribution to greenhouse gases and climate change is found to be cumulatively considerable.

The City Council hereby declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate the potential impacts resulting for the Project.

The City Council hereby declares that to the extent any mitigation measures recommended to the City are not incorporated, such mitigation measures are infeasible because they would impose restrictions of the Project that would prohibit the realization of specific economic, social, and other benefits that this City Council finds outweigh the unmitigated impacts.

The City Council further finds that except for the Project, all other alternatives set forth on the Final EIR are infeasible because they would prohibit the realization of the Project alternatives, and/or specific economic, social, or other benefits that this City Council finds outweigh any environmental benefits of the alternatives.

The City Council specifically adopts and makes this Statement of Overriding Considerations acknowledging that this Project has eliminated or substantially lessened all significant effects on the environment where feasible (including the incorporation of feasible mitigation measures), and finds that the remaining significant and unavoidable impacts of the Project are acceptable because the benefits of the Project outweigh the significant and unavoidable impacts identified. The City Council finds that each of the overriding considerations expressed as benefits constitutes a separate and independent ground for such a finding. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the City Council will stand by its determination that each individual reason is sufficient by itself. The substantial evidence supporting the various benefits can be found in the findings within this document and in the documents found in the record of proceedings regarding this Project.

The City Council hereby declares that having reduced the adverse significant environmental effects of the Project, to the extent feasible by adopting the proposed mitigation measures, having considered the entire administrative record on the Project, and having weighed the benefits of the Project against its unavoidable significant impacts after mitigation, the City Council has determined that the economic, social, and environmental benefits of the Project outweigh the unavoidable significant impacts and render those potential significant impacts acceptable based upon the following considerations:

- The Project will offer a wide range of housing opportunities through a range of lot sizes and housing types available for varying types of households and incomes. Housing opportunities consist of single family detached units on lot sizes of 4000, 4500, 5000, 6000, 7000, and 8000 square feet, having a density of 2.0-5.0 dwelling units per acre. The project also includes clustered single family detached units, served by common access driveways, having a density of 5.1-8.0 units per acre. Also included are multi-family townhomes, having a density of 8.1 to 18 units per acre. These housing types collectively offer home ownership in an affordable manner through reductions of conventional lot sizes of 7200 square feet or greater. Six neighborhood parks located within each neighborhood area, a recreation center, and an active sports park are provided to offset reductions in private yard areas. Housing types were conceived in consultation with a real estate economist and were developed to match housing affordability with the wage structure of the local economy.

The proposed housing plan assists the City toward meeting the Goals and Objectives of the Housing Element of the General Plan, The overall housing goals are stated as follows:

1. *The attainment of decent housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.*

All structures within the Proposed Project will be constructed pursuant to the Uniform Building Code, and by doing so, must meet contemporary standards for material quality, energy efficiency, park and open space provisions, and participation in funding mechanisms for public services and infrastructure to assure a desirable quality of life. Future sales within the Proposed Project will not discriminate based on socio-economics, age, or ethnicity, and shall comply will all laws to protect individual civil rights. Housing within the Proposed Project would be available for, and appeal to, entry level buyers, move-up buyers, and down-sizing households.

2. *The provisions of a variety of housing opportunities by type, tenure, and cost for households of all sizes throughout the City.*

Although this Goal is applicable at a macro scale City-wide, the Proposed Project individually achieves this goal. The housing types within the Proposed Project for single family detached, single family detached clustered, and townhome categories offer a range in type and cost for households of all sizes.

3. *The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.*

The Proposed Project includes recreational opportunities internally and is located within walking distance to an elementary school and existing or planned commercial centers along Florida Avenue. Access to mass transit exists within walking distance along Florida Avenue. The Proposed Project will contribute fair-share funding for the expansion of public parks, libraries, emergency services, schools, and infrastructure to support the additional population.

The City needs development, as proposed within this project, to provide a supply of decent housing that conforms to contemporary standards for construction and energy efficiency, that is

available to a wide range of households, is conceived to match housing with local economic opportunities, and aids in meeting the provisions of the Housing Element of the Hemet General Plan.

- The Project provides a comprehensive program of Design Regulations and Design Guidelines that will ensure that the Project is functional, safe, and attractive. The Design Guidelines have been prepared to address landscaping and standards for project entry designs, street parkway landscaping, often within deeper setbacks, community/paseo trail design, neighborhood parks, a linear park, private recreation facilities, and common open space.

  The Design Guidelines provide consistency and compatibility throughout the project by addressing building scale, architectural styles, roof treatments, building materials, textures, and colors, and setbacks. Design Regulations are provided to address the form and function of public and private recreation facilities and their location within each neighborhood and housing type within the project to promote accessibility. All of these elements assure an attractive development using criteria that meets or exceeds the provisions of the Municipal Code.

- The Project provides a comprehensive program and Landscape Guidelines for an urban landscape that will enhance the aesthetic quality of the Project area, and will be consistent with the design standards that enhance the natural environment, and minimize visual clutter and blight. A greenbelt is planned around the entire project site consisting of either open space, public parks, community trails along drainage facilities, expanded entry treatments, or enhanced parkway landscaping within deeper setbacks to enrich the appearance of the project perimeter. A network of walking paseos, linked with the perimeter community trail promote a safe means for pedestrian access to recreational facilities throughout the project.

- The project will strengthen the local economy by generating tax revenue directly from property tax assessments, and indirectly from increased sales tax for local goods and services. The 754 dwelling units within the Proposed Project would generate a population of approximately 1885 people. The fiscal impact analysis contained in the Hemet General Plan projects annual sales tax revenue generation of $169 per capita. Based on the estimated project population of 1885, the annual sales tax revenue attributable from the proposed project will be $318,565. In addition, the Proposed Project will annex into a Community Facilities District and be subject to a special tax to fund police, fire, and other emergency services. Additional revenue will be generated from property taxes to fund other municipal services at amounts that will be based on the evnutal selling prices of the dwelling units
- The project will improve east to west circulation by constructing Menlo Avenue from Cawston Avenue to Myers Street. The proposed project will improve the east-west vehicular circulation in the area by widening Devonshire Avenue to the standards set forth in the Circulation Element of the Hemet General Plan, and constructing Menlo Avenue as an alternate east to west route. The improvements associated with the construction of these streets will also include drainage facilities that will relieve flooding currently experienced during rainstorms. The construction of these streets will also include sidewalks to improve pedestrian safety.
- The project will improve regional drainage by constructing channels from Seattle Street and from Devonshire Avenue, east of the Project site, to extend along Project boundaries to a detention basin to manage area storm water runoff and temporary storage.

  These improvements will resolve a long-standing drainage problem with the overflow of Seattle channel to the east. This overflow has created access limitations due to road closures and property damage from flooding inside homes. Proposed drainage improvements will include a pipe to allow flows to escape before overflowing the Seattle channel. The pipe will connect to a new channel along the west side of Cawston Avenue, and extend along the north side of Devonshire Avenue for collection in a detention basin. In addition to inundation of the Seattle channel, post-development flows from the north have also contributed to road

closures and flooding. The improvements identified above will also resolve drainage from the north. An elementary school is located at the northeast corner of Menlo and Cawston that will benefit flood protections included in the proposed project.

- The project will elevate community design by including features that do not exist in the community. The project is designed with attractive formal entries that define a sense of arrival into the project and will serve as local landmarks. The project will include a public community trail along the perimeter of the project along Cawston Avenue and Devonshire Avenue. The project will convert an unsightly aqueduct easement to a linear park having public access. The project will include an active sports park and dog run available for use by the community. The project will also include a recreation center that, while designed for the private use of project residents, may be available for public meetings on a fee basis to off-set operating costs.

The City Council hereby declares that the foregoing benefits provided to the public through the approval and implementation of the Project outweighs the identified significant adverse environmental Impacts of the Project that cannot be mitigated to a less than significant level. The City Council finds that each of the Project benefits outweighs the unavoidable adverse environmental impacts identified in the Final EIR and, therefore, finds this impacts to be acceptable.

Accordingly, the City Council adopts the Statement of Overriding Considerations, recognizing that significant unavoidable impacts will result from implementation of the Project. Having (i) adopted all feasible mitigation measures, as discussed in the Environmental Impact Report; (ii) rejected alternatives to the Project, as discussed in the Environmental Impact Report; and (iii) recognized the significant unavoidable impacts of the Project, the City Council hereby finds that each of the separate benefits of the proposed Project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants approval of the Project and outweighs and overrides its significant unavoidable impacts, and thereby justifies the approval of the Project.

Exhibit No. 1C

Mitigation Monitoring and Reporting Program

TABLE ES-2

Mitigation Monitoring and Reporting Program Matrix Tres Cerritos East Specific Plan Amendment Environmental Impact Report

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Aesthetics/Visual						
AES-1	Hillside development shall be limited to slopes of less than 25 percent. Public access to hillside areas shall be restricted and the rocky uplands of the Tres Cerritos Hills shall be preserved as dedicated open space for habitat preservation purposes and for visual purposes (Tres Cerritos East SPA No. 06-2).	Prior to issuance of grading permits and during grading or prior to final map.	City of Hemet Planning Director/ Building Official			
AES-2	At the time a discretionary permit is filed, the applicant shall provide grading plans to the satisfaction of the city engineer. Landscape plans shall be prepared by a licensed landscape architect or contractor to the satisfaction of the planning director and city engineer. A tree preservation plan shall be prepared, if feasible, and a map of rock outcroppings on and within 100 feet of the project site shall be prepared in an attempt to preserve these on-site resources (City of Hemet Municipal Code Section 70-163, Ord. No. 1737, § 3).	Prior to issuance of grading permits	City of Hemet Building Official/Planning Director/City Engineer			
AES-3	Landscaping and revegetation of graded slopes shall occur as soon as possible after grading to minimize the potential for erosion as well as to reduce the potential for visual and aesthetic impacts.	During and after grading.	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
AES-4	The applicant shall adhere to the City's exterior lighting policies and shall incorporate shielding of fixtures to minimize ambient lighting in and adjacent to natural open space areas. Street and parking lot lighting shall be designed with internal baffles to direct lighting toward the ground and have a zero side angle cutoff to the horizon. The applicant shall incorporate a prohibition on floodlights and other ambient lighting by homeowners in or adjacent to the natural open space areas.	Prior to occupancy.	City of Hemet Building Official			
Air Quality						
MM AQ-1	On-road trucks and other mobile equipment shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions	During grading and construction.	City of Hemet City Engineer/Building Official/South Coast AQMD			
MM AQ-2	Water or chemical dust suppressants shall be applied in sufficient quantity and frequency to stabilized disturbed areas and/or unpaved roadways.	During grading and construction	City of Hemet Building Official/City Engineer/South Coast AQMD			
MM AQ-3	All clearing and grading activities shall cease during periods of high wind (greater than 20 mph averaged over 1 hour).	During grading and construction	City of Hemet Building Official/South Coast AQMD			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM AQ-4	Prior to issuance of occupancy permits the project applicant or master developer shall prepare a Waste Management Plan which specifies measures that shall be undertaken to encourage recycling. The Waste Management Plan shall, at a minimum, require the separation of recycling and solid waste collection facilities, and shall depict areas within the development where recycling receptacles will be provided. The Waste Management Plan shall be subject to review and approval by the City of Hemet Planning Department	Prior to occupancy	City of Hemet Building Official/Planning Director			
MM AQ-5	Future landscaping plans within the development shall comply with the criteria of the Specific Plan which specifies the types and locations of trees within the development. The criteria shall promote the use of trees to minimize energy consumption associated with the heating and cooling of homes. Trees within the development also would serve as carbon storage which will help offset carbon dioxide emissions from the proposed project.	During construction	City of Hemet Building Official			
MM AQ-6	Prior to approval of building permits, the City of Hemet shall verify that proposed building plans include a note requiring the use of low-flow appliances and fixtures (i.e., toilets, shower heads, washing machines, etc) in order to decrease water consumption during operation of the project site.	Prior to approval of building permits.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM AQ-7	Prior to the issuance of occupancy permits, the applicant or master developer shall provide evidence to the City of Hemet demonstrating that energy efficient appliances (i.e., washer/ fryers, refrigerators, stoves, etc.) have been utilized in the construction of proposed residential homes.	Prior to issuance of occupancy permits.	City of Hemet Building Official			
Biological Resources						
MM BIO-1	The Proposed Project shall participate in the Western Riverside County MSHCP through the payment of fees in compliance with MSHCP Volume 1 of 4, Part 2 of 2, Appendix C, Best Management Practices (BMPs), per Appendix C, MSCHP Compliance Report, Figure 3, MSHCP Criteria Map.	Prior to issuance of grading permits.	City of Hemet Planning Director			
MM BIO-2	Rare plant surveys shall be conducted during the spring blooming period on the western 80-acre portion of the site.	Prior to issuance of grading permits.	City of Hemet Planning Director			Assessment conducted 3/20/09
MM BIO-3	An additional assessment shall be conducted during the wet season and spring blooming season to determine the presence/absence of vernal pool habitat on the site on the western 80-acre portion of the site.	Prior to issuance of grading permits.	City of Hemet Planning Director			Assessment conducted 3/20/09
MM BIO-4	Wet season fairy shrimp surveys shall be conducted during the wet season. Prior to issuance of grading permits.	Prior to issuance of grading permits	City of Hemet Planning Director			Assessment conducted 3/20/09

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM BIO-5	A burrowing owl survey shall be conducted during the spring burrowing owl nesting season on the western 80-acre portion of the site.	Prior to issuance of grading permits.	City of Hemet Planning Director/City Engineer			Assessment conducted 3/20/09
MM BIO-6	A jurisdictional delineation shall be conducted to identify the presence of U.S. Army Corps of Engineers and CDFG jurisdictional wetlands as well as non-wetland Waters of the U.S. and CDFG streambeds on the western 80-acre portion of the site	Prior to issuance of grading permits.	City of Hemet Planning Director/City Engineer			Judisdictional Delineation Report conducted 2/17/09.
MM BIO-7	If proposed, fuel modification shall be assessed as a portion of the project's biological impacts once detailed engineering plans are complete.	Prior to issuance of grading permits.	City of Hemet Planning Director/City Fire Marshall			
MM BIO-8	The applicant shall provide MSHCP Local Development Mitigation Fees in accordance with MSHCP requirements.	Prior to issuance of grading or building permits.	City of Hemet Building Official/City Engineer			
MM BIO-9	The applicant shall provide fees for mitigation of impacts to the SKR. The SKR fee as established by County Ordinance 663.10 is currently $500 per gross acre.	Prior to issuance of building permits.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM BIO-10	The applicant shall pay fees for the loss of Riversidean sage scrub, southern willow, and non-native grassland in accordance with MSHCP requirements, per Appendix C, MSCHP Compliance Report, Figure 3, MSHCP Criteria Map.	Prior to issuance of building permits.	City of Hemet Building Official			
MM BIO-11	For the eastern 80-acre portion of the site, impacts to the 0.1 acre of nonwetland waters of the U.S. would require issuance of a Department of Army Permit (likely a Nationwide Permit) and 401 Certification from the RWQCB. Impacts to the 0.2 acre of CDFG streambed would require a Streambed Alteration Agreement	Prior to issuance of grading permits.	City of Hemet Planning Director/City Engineer			
.MM BIO-12	The federally listed Riverside fairy shrimp and the federally listed vernal pool fairy shrimp have the potential to occur on site. If either of these species is found to occur on-site, consistency with Section 6.1.2 of the MSHCP would be required. Avoidance of impacts is preferred; however, if avoidance is not feasible, minimization of impacts shall occur, or compensatory mitigation, at a minimum of a 1:1 ratio, would be required. If compensatory mitigation is the mechanism used, a Determination of Biologically Equivalent or Superior Preservation would be required.	Prior to issuance of grading permits	City of Hemet Building Official/Planning Director			Assessment conducted 3/20/09. None found.

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM BIO-13	Loss of burrowing owl habitat would be mitigated by payment of the MSHCP fees. This shall include pre-construction surveys within 30 days prior to the onset of vegetation removal activities onsite. If less than 3 burrowing owl pairs are detected, impacts to individual owls would be compensated by passive or active relocation. Any relocation shall be conducted outside of the nesting season (March 1 through August 31) to be consistent with the MSHCP and MBTA. Owl relocation shall adhere to the California Burrowing Owl Consortium's Burrowing Owl Survey Protocol and Mitigation Guidelines (April 1993). If 3 or more burrowing owl pairs are detected, on-site preservation may be necessary, as the project site could be considered to have long-term habitat conservation value under the MSHCP.	Prior to issuance of grading permits.	City of Hemet Building Official/Planning Director			
MM BIO-14	If vegetation clearing is conducted during the bird nesting season, preconstruction surveys for nesting birds shall be conducted to identify active nests and monitor construction activities to avoid impacts. If active nests can not be avoided during the nesting/breeding season, authorization to take any nests would be required through issuance of a Migratory Bird Permit from the USFWS.	Prior to issuance of grading permits.	City of Hemet Building Official/City Engineer/Planning Director			
MM BIO-15	Potential offsite indirect impacts to the Hemet Vernal Pool Complex MSHCP Conservation Area would be mitigated through the implementation of an onsite SWPPP and standard erosion control and water quality BMPs.	During the grading process	City of Hemet Building Official/City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Cultural Resources						
MM CR-1	In the event that any archaeological or historical resources or remains are uncovered during the course of project construction, ground-disturbing activities in the vicinity of the resources shall be redirected until their nature and extent can be evaluated by a qualified archaeologist and the Soboba, Morongo, and Pechanga Tribes. The archaeologist shall examine the area and determine the actions that may be needed to mitigate potential impacts. The City shall consult with the Tribes regarding the archaeologist's recommendations and then shall approve the recommended actions, as appropriate. Work in the area of the previously unknown finds shall halt until impacts to the resources are addressed as directed by the City. Earthmoving shall be allowed to proceed through the site when the archaeological supervisor and the City, in consultation with the Soboba, Morongo, and Pechanga Tribes, determine that the artifacts have been mitigated to the extent necessary.	During grading and construction	City of Hemet City Engineer & archaeologist			
MM CR-2	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. The City shall notify and consult with members of the Soboba and Pechanga Tribes in the event that the remains are of Native American descent to determine proper disposition of the remains.	During grading and construction.	City of Hemet City Engineer and archaeologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Paleontological Resources						
MM PR-1	A qualified paleontologist shall attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual who: • has a M.S. or Ph.D. in paleontology or geology; • is familiar with paleontological procedures and techniques; • is knowledgeable in the geology and paleontology of Riverside County; • has worked as a paleontological mitigation project supervisor in the county for at least one year.	Prior to grading	City of Hemet City Engineer and paleontologist			
MM PR-2	A paleontological monitor shall be on-site on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential ("Old Alluvial Fan" deposits [Qof]); and at least on a halftime basis during the original cutting of previously undisturbed deposits of moderate paleontological resource potential ("Young Valley Fill" deposits [Qyv]) to inspect exposures for contained fossils. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials, and would work under the direction of a qualified paleontologist. As grading progresses, the qualified paleontologist and paleontological monitor shall have the authority to reduce the monitoring program to an appropriate level if it is determined that the potential for impacts to paleontological resources is lower than anticipated.	During grading	City of Hemet City Engineer and paleontologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM PR-3	When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site.	During grading	City of Hemet City Engineer and paleontologist			
MM PR-4	Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged as part of the mitigation program.	During grading	City of Hemet City Engineer and paleontologist			
MM PR-5	Prepared fossils, along with copies of all pertinent field notes, photos, and maps shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Bernardino County Museum, the San Diego Natural History Museum, the Natural History Museum of Los Angeles County, or the Western Center for Paleontology. Donation of the fossils shall be accompanied by financial support for preparation, curation, and initial specimen storage.	During grading.	City of Hemet City Engineer and paleontologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM PR-6	A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.	Prior to issuance of occupancy permits.	City of Hemet Building Official/City Engineer			
Geology and Soils						
MM GM-1	Prior to grading: ☐ Proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions and organic material. ☐ Septic tanks and cesspools should be removed or abandoned in accordance with local regulations. ☐ Voids created by removal of buried material should be backfilled with properly compacted soil in general accordance with the recommendations of Appendix F, Preliminary Geotechnical Report. ☐ Near surface soils onsite composed of undocumented fill, topsoil, and loose alluvium should be removed down to competent material as determined by the geotechnical engineer and replaced with properly compacted fill for uniform support under structural improvements and additional fill soils. ☐ Acceptability of all removal bottoms should be reviewed by an engineering geologist with field or laboratory testing under the supervision of a geotechnical engineer. ☐ General remedial removal depths are expected to be 5 to 8 feet below existing grade as recommended by the Preliminary Geotechnical Investigation Report (Appendix F). ☐ When used as compacted fill, high to very high expansive soils should be avoided in the upper 5 feet immediately under structural improvement areas.	Prior to grading and construction.	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	□ Removal limit should be established by a 1:1 projection from the edge of fill soils supporting settlement-sensitive structures downward and outward to competent material identified by the geotechnical consultant, and include a perimeter area at least 5 feet beyond the outermost foundation elements for a given structure. □ After completion of the recommended removal and prior to placement of additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned, and compacted to a minimum90 percent of the maximum dry density in accordance with ASTM Test Method D1557.					
MM GM-2	Overexcavation of the cut portion of transition lots to mitigate the impact of underlying cut/fill transition conditions. Over excavation should extend to a minimum depth of 3 feet below the bottom of the proposed footings or one half of the maximum fill thickness on the lot, whichever is deeper.	During grading and construction.	City of Hemet City Engineer			
MM GM-3	Overexcavation of the cut lots and streets. Cut lots should be overexcavated to a depth of 3 feet below the bottom of the proposed footings and then capped with compact fill. Bottom of the overexcavation should be sloped at a minimum 2 percent or as needed toward the street to prevent the accumulation of subsurface water.	During grading and Construction	City of Hemet City Engineer			
MM GM-4	Areas to receive structural fill and/or other surface improvements should be scarified to a minimum depth of 8 inches, moisture conditioned to optimum .moisture content, and recompacted to minimum 90 percent of the maximum dry density in accordance with ASTM Test Method D1557.	During grading and construction	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM GM-5	Imported soils and/or the borrow site should be evaluated by the geotechnical consultant prior to importation, and should be granular in nature; free of organic material; have very low expansion potential; have a minimum R-value of 20; and have low corrosion impact to the proposed improvements.	During grading and construction.	City of Hemet City Engineer			
MM GM-6	The onsite soils may generally be suitable as trench backfill provided they are screened for rocks over 6 inches in diameter and organic materials; and should be compacted in uniform lifts by mechanical means to at least 90 percent relative compaction (ASTM Test Method D1557). In addition, excavation of utility trenches should be performed in accordance with the project plans, specifications, and all applicable OSHA requirements.	During grading	City of Hemet City Engineer			
MM GM-7	Site grading should include, if possible, a balance area or ability to adjust import quantities to accommodate some variation in earthwork shrinkage and bulking estimates. Values are provided as guidelines in Appendix F.	During grading	City of Hemet City Engineer			
MM GM-8	Proposed single-family residential structures should be founded on post tension foundation systems due to the existence of medium and very high expansive soils in the near surface. Specific parameters for foundation footings, under-slab moisture retarded, soil moisture levels, and slab subgrade soils are presented in Appendix F.	During design, grading, and construction	City of Hemet City Engineer/Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM GM-9	The project civil, structural engineer, and architect should consider the potential combined effects of both static and dynamic settlement as presented in Appendix F. The magnitude of the [static] consolidated settlement would be dependent on the thickness of the fill placed above existing ground surface, thickness of clay layers underlying the fill area, and the time of construction of structures from the placement of the fills. Total dynamic (saturated and dry sand) are estimated to be on the order of 2 to 3 inches with differential settlements of 1.5 inch in 40 feet horizontal distance or between similar structural elements of the buildings, whichever is a greater distortion.	During construction and prior to issuance of building permits.	City of Hemet Building Official			
MM GM-10	Minimum horizontal setback distance from the face of slopes for all structural footings should not be less than 7 feet and need not be greater than 15 feet. This distance should be measures from the outside bottom edge of the footing horizontally to the slope face (or to the face of a retaining wall) and should be a minimum of H/2, where H is the slope height. Additional guidance is presented in Appendix F.	During grading and construction	City of Hemet City Engineer/Building Official			
MM GM-11	All slopes should be constructed in accordance with the most current version of the UBC guidelines and the City requirements. If there is discrepancy between the recommendations in the UBC and City requirements or those presented in Appendix F, the more stringent recommendations should be used.	During grading and construction.	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM GM-12	For preliminary design purposes, the lateral earth pressure values for level or sloping backfill are recommended for walls backfilled with onsite and/or imported soils of very low to low expansion potential presented in Table 2 of Appendix F.	During grading and construction, and prior to issuance of occupancy permits.	City of Hemet City Engineer			
MM GM-13	Surface drainage should be controlled at all times. Positive surface drainage should be provided to direct surface water away from the structures toward the street or suitable drainage facilities. Positive drainage may be accomplished by providing a minimum 2 percent gradient away from the structures for a distance of at least 5 feet. Below grade planters should not be situated adjacent to structures or pavements unless provisions for drainage such as catch basins and drains are made. In general, ponding of water should be avoided adjacent to the structures or pavements. Over-watering of the site should be avoided. Protective measures to mitigate excessive site erosion during construction should also be implemented in accordance with the City grading ordinances.	During construction and prior to issuance of occupancy permits	City of Hemet City Engineer			
MM GM-14	Additional corrosion testing should be performed on representative finish grade soils at the completion of rough grading under the direction of a corrosion consultant (corrosion engineer). Concrete foundations in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.	During design and grading	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM GM-15	Preliminary pavement design should be based on Caltrans Highway Design Manual. For planning and estimating purposes, a range of TIs has been provided for preliminary pavement recommendations (Appendix F); and final pavement sections should be selected by the project civil engineer or traffic engineer consultant with the appropriate TI data.	During design	City of Hemet City Engineer			
MM GM-16	Concrete structures in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.	During design	City of Hemet City Engineer/Building Official			
Hydrology/Drainage/Water Quality						
MM HYD-1	Prior to the issuance of a grading permit, the Applicant shall prepare and submit a SWPPP to the City. The SWPPP shall include a requirement to include hydrocarbon filters along the perimeter of the retention basin. The SWPPP must be prepared by a licensed engineer, hydrologist, or erosion control specialist and shall be reviewed by the City prior to issuance of a grading permit. The SWPPP shall be available on-site at all times for review by the City and RWQCB inspectors.	Prior to issuance of grading permits	City of Hemet City Engineer			
MM HYD-2	The Applicant shall be responsible for coordinating all SWPPPs for various projects and facilities to make sure the overall Proposed Project meets the requirements specified in the Federal Clean Water Act and the State Porter-Cologne Water Quality Control Act (Division 7 of the California Water Code).	Prior to issuance of grading permits and during grading.	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM HYD-3	Drainage conveying system and locations shall be constructed in accordance with the recommendations provided in the Drainage Feasibility Study prepared by Mayers & Associates Civil Engineering, Inc., dated June 22, 2006 (Mayers 2006b).	During grading	City of Hemet City Engineer			
Land Use and Planning						
MM LU-1	No significant land use and planning or population and housing impacts have been identified and no mitigation measures are required.					
Noise						
MM N-1	Construction activities shall be limited to those specified in the City ordinance provided in Division 1 - Generally, Section 30-32, Item 33.	During construction and prior to issuance of occupancy permits	City of Hemet Building Official			
MM N-2	The Proposed Project proponent shall develop a construction-related noise mitigation plan and submit it to the City prior to start of work. Examples of noise mitigations which would be implemented to reduce construction noise include the following: ☐ Construction equipment shall be equipped with manufacturer recommended mufflers or equivalent. ☐ Equipment engine covers shall be maintained on the apparatus as designated by the manufacturer. ☐ Construction equipment shall be turned off when not in use.	Prior to obtaining a grading permit.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	☐ Equipment used for project construction shall be hydraulically or electrically powered whenever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. ☐ External jackets on the tools should be used where feasible. Quieter procedures shall be used such as drilling rather than impact equipment whenever possible. ☐ Stationary noise sources shall be located as far from existing sensitive receptors as possible. If stationary sources must be located near existing sensitive receptors, they shall be adequately muffled and enclosed within temporary sheds or portable sound blankets used.					
Public Health and Safety						
MM PHS-1	The Project Applicant, General Contractor, and/or an assigned Health and Safety Official (H&SO) shall provide training to grading, trenching, and excavation personnel regarding identification protocols for encountering any residual contamination. All suspected area(s) identified by construction workers shall be reported to the proper on-site assigned representative immediately. All work at the identified location shall be stopped until a qualified professional evaluates the suspected contamination area.	Prior to grading	City of Hemet Building Official/ Construction Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM PHS-2	The Applicant shall perform subsurface soil sampling to determine if past agricultural use has impacted the subsurface soil. Representative samples should be collected from the near surface soil (0 to 1 foot below grade) and deeper soils (3 feet below grade). All near surface samples should be analyzed for pesticides.	Prior to obtaining a grading permit.	City of Hemet Building Official/City Engineer			
MM PHS-3	The Applicant shall perform subsurface soil sampling and analyses to determine the depth of the apparent oil and stained soils located in the vicinity of the equipment storage yard. Soil samples should be collected at selected intervals to the apparent vertical extent of the oil stained soils. All near surface samples should be analyzed for total recoverable hydrocarbons and volatile organic compounds	Prior to obtaining a grading permit.	City of Hemet Building Official/City Engineer			
MM PHS-4	In the event of demolishing or remodeling the residential structure on the subject site, an asbestos and lead paint survey should be completed prior to demolition.	Prior to issuance of demolition permit	City of Hemet Building Official			
MM PHS-5	In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil, or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.	During grading	City of Hemet Building Official/City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM PHS-6	A qualified professional shall be available to respond to suspected contamination at the site if found. The credentials of the qualified professional or company shall be submitted to the City for review and approval prior to commencing work at the Proposed Project site. It shall be the responsibility of the qualified professional to evaluate all suspected contaminated areas identified by contracting personnel. The evaluation shall include, but not be limited to, making a professional judgment, taking soil samples for analyses, and/or using portable instruments. The qualified professional or company shall provide a written evaluation and actions to be taken (if required) to the Proposed Project on-site representative. The Proposed Project on-site representative shall implement all action(s) recommended by the qualified professional or company. Additionally, the Proposed Project on-site representative shall notify and provide the City with the written evaluation for each event.	Prior to approval of grading permits; during grading	City of Hemet Building Official/City Engineer			
MM PHS-7	The Project Applicant shall be required to use clean fill material. The Construction General Contractor and assigned H&SO shall examine the source of the fill dirt used at the site. The H&SO shall analyze soil samples if contamination is present in the fill soils and, if contaminated, the soils shall be replaced with clean fill material.	During grading	City of Hemet Building Official/City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Public Services and Utilities						
MM PSU-1	Police Protection: Police protection impact fees shall be paid to the City to cover costs associated with added Police Department services to the area as a result of the Proposed Project.	Prior to occupancy	City of Hemet Building Official			
MM PSU-2	As it relates to police and fire services, prior to approval of any final map, or approval of any final map for any phase of the development, the property covered by said final map ("Tract") shall be included within, or annexed to, a Community Facilities District ("CFD") established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the City of Hemet for the provision of public services permitted under Government Code § 53313, including police, fire protection, and emergency medical services (collectively "Public Safety Services"), for which proceedings have been consummated, and shall be subject to the special tax approved with the formation of the CFD with the Tract's annexation into the CFD. The applicant and property owner acknowledge and agree that if the Tract were not a part of the CFD referred to above, the City might lack the financial resources to operate and provide Public Safety Services at the level required under the City's General Plan. Absent this requirement that the Tract be included within the CFD, the City might not be able to make the finding that the project	Prior to approval of final maps.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	now under consideration ("Project") is consistent with the City's General Plan and might not be able to make findings supporting approval of the Project as required by the Subdivision Map Act and the California Environmental Quality Act and, therefore, might be required to deny approval of the Project. The owner and/or any developer of the Project on the Tract shall notify all potential lot buyers prior to sale of such lot(s) that: (1) the Tract is part of the CFD; (2) each lot within the Tract is subject to the levy of a special tax; and (3) the amount of the special tax for the subject lot. This notification shall be in a manner approved by the City. This requirement may only be waived by the City Council if, at the time the final map is considered for approval, the City Council determines, based on substantial evidence in the record, that each of the following three findings can be met: (1) the Tract is located in a target area that is currently in compliance with the public safety response time mandates set forth in the General Plan; (2) that build-out and occupancy of the Project on the Tract will not result in the target area becoming non-compliant with the response time mandates of the General Plan; and (3) that, after considering the cumulative impacts of the subject Project, currently existing projects and reasonably anticipated future projects within the target area, the target area will remain in compliance with the response time mandates of the General Plan.					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM PSU-3	Fire Protection: 1. Fire protection impact fees shall be paid to the City to cover costs associated with projected service levels as a result of the Proposed Project. 2. All water lines and fire hydrants constructed at the Proposed Project site shall be reviewed by the City Fire Department and shall be designed to meet their requirements. 3. The City Fire Department shall approve all fire hydrant locations and other fire design requirements for the Proposed Project.	Prior to issuance of occupancy permits.	City of Hemet Fire Official			
MM PSU-4	Parks: The applicant will provide parkland per Hemet Municipal Code Chapter 70 (Subdivisions) Article X (Public Parklands and/or Dedication) either by payment of development fee or dedication of land.	Prior to issuance of occupancy permits	City of Hemet Building Official			
MM PSU-5	Schools: 1. The developer shall pay school impact fees and/or land and improvements pursuant to the requirements of SB 50. This shall be established in accordance with State formulas for determining developer fees. 2. The developer shall coordinate all school services resulting from the development with the HUSD or the SJUSD, as appropriate. Thedeveloper may enter an agreement with either of the districts.	Prior to issuance of occupancy permits	City of Hemet Building Official			
MM PSU-6	Library Services: Library impact fees shall be paid to the City to cover costs associated with increased demands associated with library services resulting from the Proposed Project.	Prior to issuance of occupancy permits	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM PSU-7	Water: 1. The EMWD has determined that adequate sources of water are available for domestic water supplied for the Proposed Project. The developer shall be responsible for the construction or supplemental production, transmission, and storage facilities needed to serve the Proposed Project in accordance with the supply assessment. 2. The Proposed Project developer shall be responsible for all costs associated with the preparation, recommendations, and/or decisions resulting from the water supply assessment, if so required. 3. Water-related development impact fees and water related charges in effect during construction shall be paid to EMWD. 4. The Proposed Project developer shall be responsible for installing the necessary infrastructure to achieve fire protection and the maximum/minimum water pressure service standards as provided by the EMWD. 5. The Proposed Project developer shall be required as necessary to install both potable water to each residential lot required by the EMWD and as set forth in SB 221 and SB 610. All connections to the recycled water system will be the responsibility of the developer.	Prior to issuance of occupancy permits.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM PSU-8	Wastewater Services: 1. The Proposed Project developer shall pay all development impact fees associated with wastewater-related charges resulting from the Proposed Project at the time of permit issuance. These fees shall include, but not be limited to, sewer treatment expansion fees and necessary permits. 2. The Proposed Project developer shall be responsible for complying with the RWQCB Basin Plan.	Prior to issuance of occupancy permits	City of Hemet Building Official			
MM PSU-9	Stormwater: The Proposed Project developer shall obtain all necessary NPDES permits from the RWQCB related to construction and operation of the Proposed Project.	Prior to issuance of occupancy permits	City of Hemet Building Official			
MM PSU-10	Natural Gas, Electricity, Solid Waste, and Other Utilities: Environmental impacts associated with the supply of natural gas, electricity, solid waste, and other utilities would be less-than-significant. Therefore, no mitigations are proposed for these utilities.	None	Not Applicable			
Transportation and Traffic						
~~MM T-1~~	~~Construct Myers Street at its ultimate half section width (32-foot part width) as a Collector from Driveway 1 (Menlo Avenue) to Devonshire Avenue.~~	During construction	City of Hemet City Engineer			
MM T-21	Construct Myers Street as a 32-foot paved roadway from Devonshire Avenue to its current terminus north of Florida Avenue for access purposes.	During construction	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
MM T-~~3~~2	Construct Devonshire Avenue at its ultimate half section width as a Secondary roadway from Myers Street to Cawston Avenue.	During construction	City of Hemet City Engineer.			
MM T-43	Construct Cawston Avenue at its ultimate half section width as a Secondary roadway in conjunction with development from Menlo Avenue to Devonshire Avenue.	During construction.	City of Hemet City Engineer			
MM T-~~5~~4	Construct Menlo Avenue at its ultimate half section width (32-foot part width) as a Collector from the northerly project boundary ~~Driveway 3 (Menlo Avenue)~~ to Cawston Avenue.	During construction	City of Hemet City Engineer			
MM T-~~6~~5	Construct Menlo Avenue as its ultimate full section width as a Collector from ~~Driveway 1 on Myers Street to Driveway 3 on Menlo Avenue (A Street)~~ Devonshire Avenue to the northerly project boundary.	During construction	City of Hemet City Engineer			
~~MM T-7~~	~~Install a traffic signal at the proposed intersection of Driveway 4 and Devonshire Avenue in conjunction with the development.~~	During construction	City of Hemet City Engineer			
MM T-6	Construct Celeste Road from the westerly project boundary to Menlo Avenue as a collector road. This improvement should be coordinated with the development to the west to ensure proper alignments.	During Construction	City of Hemet City Engineer			
MM T-7	Install appropriate channelization for the southbound traffic at Driveway 1 to restrict movements to right turns in/out and left turns in only at the Driveway 1/Devonshire Avenue intersection. Install a 150 foot eastbound left turn lane at this location along Devonshire Avnue.	During Construction	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
~~MM T-9~~	~~Construct a minimum 150-foot eastbound left turn lane on Devonshire Avenue at Driveway 2 and Driveway 4.~~	~~During construction~~	~~City of Hemet City Engineer~~			
MM T-~~10~~9	Construct minimum 150-foot left turn lanes on all approaches at the intersection of Cawston Avenue and Menlo Avenue.	During construction	City of Hemet City Engineer			
MM T-~~11~~10	On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.	During construction	City of Hemet City Engineer			
MM T-~~12~~11	Sight distance at the project entrances should be reviewed with respect to standard Caltrans and City sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.	During construction	City of Hemet City Engineer			
MM T-~~13~~12	Provide stop sign controls at all project driveways that intersect with public roadways and do not meet traffic signal warrants.	During construction	City of Hemet City Engineer			
MM T-~~14~~13	For existing plus ambient plus project ~~cumulative~~ traffic impacts, install traffic signals and improvements as identified in Table 6-~~1~~2 and Exhibit 8-~~A~~B of the Traffic Impact Analysis, dated ~~March 6, 2007~~ August 2007 (with the exception of the elimination of the traffic signal at the project driveway on Devonshire Avenue).	During construction	City of Hemet City Engineer			
~~MM T-15~~	~~For existing plus ambient plus project traffic impacts, install traffic signals and improvements as identified in Table 6-2 and Exhibit 8-B of the Traffic Impact Analysis, dated March 6, 2007.~~	~~During construction~~	~~City of Hemet City Engineer~~			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
~~MM T-17~~	~~For general plan buildout with project traffic impacts, provide the recommended improvements for the roadway segments identified in Table 7-2 of the Traffic Impact Analysis, dated March 6, 2007.~~	~~During construction~~	~~City of Hemet City Engineer~~			
MM T-~~18~~14	Provide fair share contributions for roadway improvements as indicated in Table ~~7-3~~ 9-1 and 9-3 of the Traffic Impact Analysis, dated ~~March 6, 2007~~ August 2007.	During construction	City of Hemet City Engineer			
~~MM T-19~~	~~Coordinate off-site improvements with the proposed West Hemet Roadway Phasing and Financing Program.~~	~~During construction~~	~~City of Hemet City Engineer~~			
MM T-~~20~~15	Participate in the funding of off-site improvements needed to serve cumulative future conditions through the payment of appropriate fees (TUMF and City fees). Improvements along Florida Avenue, Sanderson Avenue, Stetson Avenue, Esplanade Avenue, and Warren Road are included in the TUMF Program for Western Riverside County.	During construction	City of Hemet City Engineer			

Exhibit No. 1D

DEIR Public Review Comments & Responses

DEIR Public Review Comments
SPA 06-001 - Tres Cerritos East

Date: July 1, 2008

SCH #2006071002

Entity Commenting	Date of Comment	Date Received	Notes
OPR	5-28-08	5-30-08	Standard details report (no comment per se)
NAHC	4-28-08	4-30-08	Native American Contact List provided
PUC	4-23-08	4-27-08	Comments re off-site railroad crossings
Toxic Substances Control	5-30-08	6-2-08	No specific comments
ALUC	5-14-08	5-16-08	Submit SPA to ALUC for consistency review
HUSD	5-21-08	5-27-08	Requests option for 12-acre school site to reduce impacts
Valley-Wide Rec & Park Disctrict	5-20-08	5-27-08	1. Acreage not useable as park 2. MWD already set aside 3. 2-acre parks not large enough; needs 10-acre park
SCE	5-21-08	5-30-08	Capacity available; mitigating for SCE infrastructure expansion within project EIR could facilitate said expansion

SECTION 3.0 RESPONSES TO COMMENTS

3.1 LIST OF DRAFT EIR COMMENTORS

The agencies, organizations, groups, and individuals listed below provided written comment letters, or emails on the Tres Cerritos East Specific Plan Amendment DEIR.

Each comment letter was assigned a letter (Letter A, Letter B, Letter C, etc.) and each separate specific comment made within a letter was given a specific identifying number (e.g., Comment A-1, Comment A-2, etc.). Specific comments have been bracketed. The comment numbers are provided on the right hand side of each letter. Responses to each comment are labeled with the corresponding comment number.

LETTER #	AGENCY/ORGANIZATION	DATE LETTER RECEIVED
A	Native American Heritage Commission	May 6, 2008
B	Hemet Unified School District	May 21, 2008
C	State of California Public Utilities Commission	May 27, 2008
D	Valley-Wide Recreation & Park District	May 27, 2008
E	Southern California Edison	May 30, 2008
F	California Department of Toxic Substances Control	June 2, 2008

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

LETTER A

April 28, 2008

Mr. Ron Running, City Planner
CITY OF HEMET
445 E. Florida Avenue
Hemet, CA 92543

APR 30 2008
PLANNING DEPT

Re: SCH#2006071002; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Tres Cerritos East Specific Plan; City of Hemet; Riverside County, California

Dear Mr. Running:

A-1

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

√ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur.. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ http://www.ohp.parks.ca.gov. The record search will determine:

- If a part or the entire APE has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded in or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

√ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.

√ Contact the Native American Heritage Commission (NAHC) for:

- A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section:.
- The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).

√ Lack of surface evidence of archeological resources does not preclude their subsurface existence.

- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

LETTER "A" RESPONSE

NATIVE AMERICAN HERITAGE COMMISSION

Response to Comment A-1 –

As outlined in Section 3.5 in the DEIR, *Cultural Resources*, the following were completed for the Proposed Project: a record check conducted at the Eastern Information Center (EIC) at University of California, Riverside, a literature review, and a field survey of the Proposed Project site by qualified archaeologists from Archaeological Systems Management (ASM) Affiliates in 2006.

Only one cultural resource site was found within the Proposed Project area. This previously recorded isolated bedrock milling site (CA-RIV-4046) is a single milling slick that is in a slight state of decomposition. In addition, this site had been previously tested for subsurface resources, and was evaluated as not significant (Smith 1990). Due to the ubiquity and limited research potential of the site, as well as the fact that no artifacts or midden were found in association with the feature even after additional testing, it is not considered a significant "historical resource" pursuant to CEQA Guidelines Section 15064.5 nor is it eligible for listing in the California Register of Historic Resources or in the National Register of Historic Places.

Concern was expressed by the Morongo Band of Mission Indians during the Native American consultation process, who stated that if the milling feature were to be impacted, they would like it to be removed and relocated. Even though the site is not significant and no additional mitigation measures are required, an agreement between the developer and Morongo will be worked out regarding the treatment of the milling feature. If acceptable to both parties, the Morongo Band

LETTER A

A-1 Cont.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

- CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

√ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

LETTER "A" RESPONSE

would be responsible for removing the milling feature in the presence of an archaeological monitor, and would relocate it to a permanent location on the Morongo Indian Reservation. As a result, impacts to cultural resources would not be significant.

In the event that unanticipated buried cultural resources are encountered during the Proposed Project construction, Cultural Resources Mitigation Measure No. 1 has been provided to allow for monitoring of site development by a qualified archaeologist. If subsurface artifacts are found, the archaeologist would divert construction from that area, examine the finds, and make recommendations for mitigation of impacts, if needed.

In accordance with Senate Bill (SB) 18 as part of the consultation process with Native American organizations and individuals, ASM Affiliates, Inc. contacted the NAHC on June 21, 2006 and requested information about sacred lands that may be located within the Proposed Project site. The result of a records search conducted by the NAHC was negative in that no known Traditional Cultural Properties or sacred sites were identified in their files. Three of the Native American representatives responded but only one, from the Morongo Band of Mission Indians (Morongo), had concerns. These concerns were in reference to the isolated bedrock milling site and an agreement between the developer and Morongo will be worked on regarding the treatment of the milling feature, as described above.

Native American Contacts
Riverside County
April 28, 2008

LETTER A-2

:ahuilla Band of Indians
.nthony Madrigal, Jr., Chairperson
:.O. Box 391760 Cahuilla
.nza , CA 92539
ibalcouncil@cahuilla.net
951) 763-2631

951) 763-2632 Fax

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 609 Cahuilla
Hemet , CA 92546
srtribaloffice@aol.com
(951) 658-5311
(951) 658-6733 Fax

'echanga Band of Mission Indians
'aul Macarro, Cultural Resource Center
'.O. Box 1477 Luiseno
'emecula , CA 92593
951) 308-9295 Ext 8106
951) 676-2768
951) 506-9491 Fax

Morongo Band of Mission Indians
Michael Contreras, Cultural Resources-Project
49750 Seminole Drive Cahuilla
Cabazon , CA 92230 Serrano
(951) 755-5206

(951) 922-8146 Fax

Ramona Band of Cahuilla Mission Indians
oseph Hamilton, vice chairman
.O. Box 391670 Cahuilla
nza , CA 92539
dmin@ramonatribe.com
951) 763-4105
951) 763-4325 Fax

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
tbrown@pechanga-nsn.gov
(951) 676-2768
(951) 695-1778 Fax

Soboba Band of Mission Indians
Chairperson
.O. Box 487 Luiseno
San Jacinto , CA 92581
thill@soboba-nsn.gov
951) 654-2765
951) 654-4198 - Fax

Willie Pink
48310 Pechanga Road Luiseno
Temecula , CA 92592
wjpink@hotmail.com
(909) 936-1216
Prefers e-mail contact

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2006071002; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Tres Cerritos East Specific Plan; City of Hemet; Riverside County, California.

LETTER "A-2" RESPONSE

ATTACHMENT COMMENT A-2

Response to Comment A-2 –

The Native American Contacts list for Riverside County that was provided (dated April 28, 2008) was identical to the list previously used to conduct the Native American consultation process as described above.

Native American Contacts
Riverside County
April 28, 2008

LETTER A-2

Soboba Band of Luiseno Indians
DARREN HILL, Cultural Resources Manager
P.O. Box 487 Luiseno
San Jacinto , CA 92581
dhill@soboba-nsn.gov
(951) 654-2765
FAX: (951) 654-4198

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2006071002; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Tres Cerritos East Specific Plan; City of Hemet; Riverside County, California.

LETTER "A-2" RESPONSE

(Intentionally left blank)

LETTER B

Dr. Philip O. Pendley
Superintendent

Mary Wulfsberg
Deputy Superintendent
Richard M. Beck
Assistant Superintendent
LaFaye Platter
Assistant Superintendent
Dr. Caryl Miller
Assistant Superintendent

Professional Development Service Center
1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Professional Development Academy
2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board
Mike Cook
Dr. Gregg Figgins
Charlotte Jones
David Peters
Phyllis Petri
Bill Sanborn
Joe Wojcik

May 21, 2008

City of Hemet - Planning
RECEIVED
MAY 27 2008
PROJECT NO.(S)

Bernard Chase
City of Hemet
Planning Department
445 E Florida Avenue
Hemet, CA 92543

Re: Tres Cerritos East Specific Plan Amendment Draft Environmental Impact Report

Mr. Fink,

The Hemet Unified School District (District) has reviewed the DEIR for Tres Cerritos East Specific Plan Amendment and would like to make the following comments and recommendations prior to the City approving the project.

B-1

The Tres Cerritos East project is comprised of a total of 787 residential units. Based on a K-12 student yield factor of 0.6633, this project may generate a total of 522 K-12 students. Breaking this down to K-5 students only, applying a student yield factor of 0.3127 would generate 246 K-5 students from this project. Currently, the District only has one elementary school (Cawston Elementary) servicing K-5 students northwest of Florida and Sanderson Avenues. Cawston Elementary is serving students beyond its intended capacity.

The District is in critical need of an elementary school site in this area. The elementary school would serve students generated by this project as well as other neighboring projects that have already been approved or are in the process, including Canyon Trails, Garrett Ranch, Tres Cerritos West and Florida Promenade (Hemet 55).

If the proposed project is implemented, the District will be significantly impacted. The District requests that an option for a 12 acre school site be included in the Tres Cerritos East Specific Plan, or another neighboring plan. The District is willing to meet with the City and all involved consultants and developers to discuss the appropriate location for a 12 acre school site.

Please contact me at your earliest convenience at (951) 765-5100 x5465.

Sincerely,

Jesse Bridwell,
Facilities Planner

cc:
Gary Fink, ARCADIS
Ron Running, City of Hemet
Mel Mercado, Corman Leigh Communities

LETTER "B" RESPONSE

HEMET UNIFIED SCHOOL DISTRICT

Response to Comment B-1 –

As discussed in Section 3.12.3.1.4, *Schools*, and Mitigation Measure PSU-5 in the DEIR, the developer shall pay school impact fees and/or land and improvements pursuant to the requirements of SB 50. The requirements of the school impact fees shall be established in accordance with State formulas for determining developer fees.

Hemet Unified School District indicated that an existing K-6 elementary school (Cawston Elementary), on the northeast corner of Cawston Avenue and Menlo Road, is already in close proximity to the Proposed Project. Thus, it was their opinion that an elementary school site was not necessary within the Proposed Project. In addition, the Garratt Ranch Specific Plan, directly to the west of the Proposed Project, already proposed to include an elementary school within its specific plan boundaries.

TATE OF CALIFORNIA
'UBLIC UTILITIES COMMISSION
20 WEST 4TH STREET, SUITE 500
OS ANGELES, CA 90013

ARNOLD SCHWARZENEGGER, *Governor*

LETTER C

May 23, 2008

MAY 27 2008

Ron Running
City of Hemet
444 E. Florida Avenue
Hemet, CA 92543-4209

Dear Mr. Running:

Re: SCH# 2006071002; Tres Cerritos East Specific Plan Amendment

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

C-1 The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion & Environmental Document Transmittal-DEIR* from the State Clearinghouse. In July 2006, RCES submitted comments in response to the NOP for this project. Our correspondence today reiterates those previous comments and provides recommendations relative to developing 787 residential dwelling units on 164.4 acres of land at Cawston Avenue and Devonshire Avenue (lat= 33.750463, long= -117.014866) which may increase traffic volumes not only on streets and at intersections, but also at the nearby Sanderson Avenue (DOT# 027370G), Stetson Avenue (DOT# 027368F), and Lyon Avenue (DOT# 027372V) crossings. This includes considering pedestrian circulation patterns/destinations with respect to the BNSF Railway Company right-of-way.

C-2 Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

If you have any questions, please contact Varouj Jinbachian, Senior Utilities Engineer at 213-576-7081, vsj@cpuc.ca.gov, or me at rxm@cpuc.ca.gov, 213-576-7078.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: John Shurson, BNSF

LETTER "C" RESPONSE

STATE OF CALIFORNIA PUBLIC UTILITIES COMMISSION

Response to Comment C-1 –

Comment is acknowledged and concerns regarding increasing traffic volumes, pedestrian circulation patterns, and destinations with respect to the BNSF right-of-way will be forwarded to the decision makers for consideration.

Response to Comment C-2 –

The City of Hemet, developer, and involved parties will discuss potential mitigation measures as they relate to pedestrian safety and traffic circulation issues that may occur as a result of crossing the BNSF Railway Company's right-of-way.

LETTER D

VALLEY-WIDE RECREATION & PARK DISTRICT
P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 • District Office

May 20, 2008

MAY 27 2008

Ron Running
City of Hemet
445 E. Florida Avenue
Hemet, California 92543

Re: Tres Cerritos East Specific Plan Amendment

Dear Mr. Running:

Valley-Wide Recreation and Park District is in receipt of the Tres Cerritos East Specific Plan Amendment and has the following concerns:

D-1 787 dwelling units are stated on page ES-4 and it indicates a total of 20.1 acres of park acreage which is not usable as park acreage. A 10.4 linear park that is in an easement owned by the Metropolitan Water District and a 3.7 acre private park leaves only 6 acres of park acreage which is divided into three (3) two (2) acre parks. Is this for real? What a poor excuse for parks...keep in mind that the 10 acre linear park as it is designated is there regardless of development. It is an additional amenity above and beyond set standards. Development should be required to improve said property in addition to a 10 acre active park in one central location. The city should ask for quality not quantity.

D-2 Page 3.13-4 Impact Analysis states "6 acres of public parks among three park sites located within the development". This is poor planning. Three (3) two (2) acre parks are mini parks which do not allow for active recreational uses. They become hang outs and crime zones. Further, they appear to be detention or water quality basins. These parks are similar to the Lennar Tract adjacent to West Valley High School. Are these parks useable and functional today? Upon visits, I would say no. Development should be conditioned to provide a 10 acre active park in one central location.

District Office: 901 West Esplanade Avenue • San Jacinto, CA 92582 • (951) 654-1505 • Fax (951) 654-5279
Menifee Office: 30627 Menifee Road • Menifee, CA 92584 • (951) 672-6744 • Fax (951) 672-6740
Valle Vista Community Center: 43935 Acacia Avenue • Hemet, CA 92544 • (951) 927-6573 • Fax (951) 927-0793
Winchester Community Center • 32605 Haddock Street • Winchester, CA 92596 • (951) 926-5917 • Fax (951) 926-5918
Rancho Bella Vista Community Center: 31757 Browning Street, Murrieta, CA 92563 • (951) 894-1468 • Fax (951) 894-1470

LETTER "D" RESPONSE

VALLEY- WIDE RECREATION & PARK DISTRICT

Response to Comment D-1 – D-2

Comment is acknowledged and the matter regarding the acreage and configuration of the dedicated parkland will be forwarded to the decision makers for consideration. On-going negotiations between the City of Hemet and the developers may also amend the total park acreage proposed for the project.

Additionally, the project is required to comply with the City of Hemet Municipal Code Section 70-281 through 70-287 regarding parkland dedication and/or fee provision, and dedication of parkland would satisfy the City Municipal Code requirement (Section 70-281 and 70-285). (Ord. No. 1564, § 2, 7-29-97; Ord. No. 1786, § 1, 8-28-07)

Pursuant to Section 70-285, the standard for dedication of land in lieu of the park development fee is five acres per 1,000 people. The standard for the number of people per dwelling unit shall be two for each unit with two bedrooms or less, and three for each unit with three bedrooms or more.

According to DEIR Section 3.13.3.3, *Impact Analysis*, the project would result in the addition of 787 residential units (approximately 1,968 residents) to the area. Based on Section 70-285, the Proposed Project is required to have 9.84 acres of park land area. The Proposed Project is providing 14.0 acres of park land area.

The decision of the approval body to accept land dedication shall be determined by consideration of: topography, geology, access and location of land in the subdivision available for dedication; size and

LETTER "D" RESPONSE

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shape of the subdivision and land available for dedication; feasibility of dedication; compatibility of dedication with the open space conservation and parks element of the general plan; and availability of previously acquired park property. (Section 70-286.)

At the time of approval of the tentative map, the approval body shall determine the land to be dedicated, its configuration and the park development fees to be paid, or both, by the developer. The dedication of land shall be made prior to the approval of the final map. The fees shall be due and payable with the application for building permits.

LETTER D

Ron Running
May 20, 2008
Re: Tres Cerritos East Specific Plan Amendment
Page 2

D-3 Page 4.5.13 Recreation states "The increase in population that could result from implementation of the Proposed Project, in conjunction with other development projects in the region, could affect regional recreational resources in the City of Hemet and Riverside County." An increase in population will result from implementation of the Proposed Project and if the development of on-site facilities at other development projects in the region are held to the same low standard as this Specific Plan they will not "negate the potential cumulative impacts to recreation resources" in the region.

D-4 Ninety-three percent (93%) of the proposed dwelling units are on small lots (6,000 square feet or less). The City should look to lessons learned from KB Home development of Belmonte-Seville next to Four Seasons; small lots, no parking and no sidewalks leaves a community with streets littered with cars; exhibited in said subdivision still evidenced today. Why replicate a poor planning decision?

D-5 Since this is a Specific Plan, more than the minimum should be demanded. Require development agreement to insure maximum benefit based on population for the City and the region.

Sincerely,

Samuel W. Goepp, General Manager
Valley-Wide Recreation and Park District

cc: Mayor Marc Searl

LETTER "D" RESPONSE

VALLEY- WIDE RECREATION & PARK DISTRICT

Response to Comment D-3 –

Comment is acknowledged and the matter regarding the potential cumulative impacts to recreational resources will be forwarded to the decision makers for consideration. However, it is not the responsibility of one project site developer to provide parkland for the entire developing community but, rather, an equitable portion as determined by the decision makers.

Response to Comment D-4 –

Comment is acknowledged and the matter regarding the percentage of the proposed dwelling unit lot sizes with lots that are 6,000 square feet or less will be forwarded to the decision makers for consideration. Pursuant to the City of Hemet park requirements, The Proposed Project is required to provide 3.7 acres of park based on the number of proposed lots under 6,000 square feet. The Proposed Project is providing 10.7 acres of park, which is almost three times more than what the City is requiring.

Response to Comment D-5 –

Comment is acknowledged and concerns regarding the development agreement of this SPA will be forwarded to the decision makers for consideration.

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL® Company

Viet Tran
Region Manager
Public Affairs

LETTER E

May 21, 2008

Bernard Chase
Project Planner
City of Hemet
445 E. Florida Avenue
Hemet, CA 92543-4209

Re: Notice of Availability of a Draft Environmental Impact Report (Draft EIR) for Tres Cerritos East Specific Plan Amendment

Dear Mr. Chase:

Southern California Edison (SCE) appreciates the opportunity to provide comment on the Draft EIR for Tres Cerritos East Specific Plan Amendment. The project description provided in the Draft EIR states the project is a proposal for the development of 165 acres, the majority of which is part of the original Hemet Valley Country Club Estates Specific Plan area. The proposed project will allow for the development of 787 homes and is located in the northwestern portion of Hemet next to the topographic feature known as Tres Cerritos Hills. Interstate 10 is located ten miles to the north of the project site, Interstate 215 nine miles to the west and Highway 74 one half mile south.

SCE's comments regarding the proposed project address electric service provision, potential impacts to existing SCE facilities, and the California Public Utilities Commission (CPUC) process for implementing the requirements of the California Environmental Quality Act (CEQA). Our comments are provided below under the following headings: *Electric Service Provision, Impacts to SCE Facilities, and CPUC CEQA Requirements*.

Electric Service Provision

E-1 SCE is the provider of electricity for this project. This letter is to advise the City of Hemet and the project developer that the electrical loads of this project have been determined to be within the parameters of the projected load growth which SCE is planning to meet in this area.

26100 Menifee Road
Romoland, CA 92585-9752
951-928-8352
Fax 951-928-8308

1

LETTER "E" RESPONSE

SOUTHERN CALIFORNIA EDISON

Response to Comment E-1 –

The City of Hemet appreciates your comment that the electrical loads of this project have been determined to be within the parameters of the projected growth which SCE is planning to meet. It does not appear to raise an existing environmental issue or a comment on this document. Your comment will be referred to the decision makers for consideration.

LETTER E

SCE undertakes expansion and/or modification of its electric systems and infrastructure to serve the load growth of existing customers and new projects. Since SCE's electrical system is provided by a network of facilities (SCE's electrical distribution, transmission, and generation systems), SCE appreciates your notifying us of these development plans in order to assist us in determining the future electrical needs of this area.

E-1 Cont. If the project is within the projected load growth for this area, SCE is basically stating that the total system demand is expected to continue to increase annually; however, excluding any unforeseen problems, SCE's plans for new distribution resources indicate that our ability to serve all customers' loads within this area are in accordance with SCE's Design Standards, rules and tariffs, and will be adequate for the next ten years. SCE completes all work in accordance with the rules and tariffs as authorized by the CPUC and other governing entities. Any cumulative impacts related to electric service would be addressed through this process.

E-2 Please note that although SCE is currently capable of serving project loads, the developer will be responsible for the costs of any new distribution and/or line extension work, per SCE's CPUC-approved tariff Rules 15 and/or 16, and of any relocation of facilities required to accommodate the distribution line and/or service extensions required by SCE to serve the project. In addition, it is essential the developer review and/or discuss with SCE what measures can be taken to assure optimal conservation measures within this project's boundaries that will contribute to the overall energy savings goals of SCE and California.

Impacts to Existing SCE Facilities

E-3 In the event the project impacts SCE facilities or its land related rights, please forward five (5) sets of plans depicting SCE's facilities and associated land rights to the following location:

Real Estate Operations
Southern California Edison Company
14799 Chestnut Street
Westminster, CA 92683

CPUC CEQA Requirements

E-4 When development plans result in the need to build new, or relocate existing, SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA provisions, as implemented by the CPUC. If those environmental consequences are identified and addressed by the local agency in the CEQA process for the larger project, SCE may not be required to pursue a later, separate, mandatory CEQA review through the CPUC's General Order 131-D

2

LETTER "E" RESPONSE

SOUTHERN CALIFORNIA EDISON

Response to Comment E-2 –

Comment is acknowledged that the developer will be responsible for the costs of any new distribution or line extension work and any relocation of facilities required to accommodate the distribution line or service.

Response to Comment E-3 –

Comment is acknowledged that if the proposed project impacts SCE facilities, the requested information will be sent to SCE's real estate operations.

Response to Comment E-4 –

Comment is acknowledged regarding the potential for CPUC CEQA requirements and approval delay if relocation or construction of 50kV facilities are not adequately addressed in the DEIR. This comment will be referred to the decision makers for consideration.

LETTER E

E-4 Cont. (GO 131-D) process. If the SCE facilities are not adequately addressed in the Draft EIR and the new facilities could result in significant environmental impacts, the required additional CEQA review could delay approval of the SCE power line portion of the project for up to two years or longer.

Once again, we thank you for the opportunity to comment on the Draft EIR for this project and respectfully request a copy of the Final EIR when it becomes available. If you have any questions regarding this letter, please do not hesitate to contact me at (951) 928-8352.

Sincerely,

Viet Tran
Region Manager

3

LETTER "E" RESPONSE

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LETTER F

Department of Toxic Substances Control

Linda S. Adams
Secretary for
Environmental Protection

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

May 30, 2008

Mr. Ron Running
City of Hemet, Planning Department
448 East Florida Avenue
Hemet, California 92543

NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE TRES CERRITOS EAST SPECIFIC PLAN AMENDMENT PROJECT, CAWSTON AVENUE/DEVONSHIRE AVENUE, HEMET, RIVERSIDE COUNTY, (SCH#2006071002)

Dear Mr. Running:

The Department of Toxic Substances Control (DTSC) has received your submitted Draft Environmental Impact Study and appendices for the above-mentioned project. The following project description is stated in your document: "A Specific Plan Amendment, Tentative parcel map, and Development Agreement to develop 787 residential dwelling units on 165.8 acres of land."

Most of the issues identified in DTSC's letter to the City of Hemet, dated August 4, 2006 for the previous CEQA document have been addressed. DTSC has the following comment.

F-1 1) In future CEQA documents please provide the contact person's email address. Also, if the project title changes, please provide historical project title(s), full property address and zipcode.

Printed on Recycled Paper

LETTER "F" RESPONSE

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Response to Comment F-1 –

The City of Hemet appreciates your comment regarding providing the contact person's e-mail address and additional project information if changes occur. It does not appear to raise an environmental issue or a comment on this document. Your comment will be referred to the decision makers for consideration.

LETTER F

Mr. Ron Running
May 30, 2008
Page 2

If you have any questions regarding this letter, please contact Ms. Teresa Hom, Project Manager, at thom@dtsc.ca.gov or by phone at (714) 484-5477.

Sincerely,

for Mr. Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program - Cypress

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
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Office of Environmental Planning and Analysis
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CEQA#2137

LETTER "F" RESPONSE

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Exhibit No. 1E

Revised Traffic Evaluation 12/14/10

Exhibit No. 1B

Revised Traffic Evaluation 12/14/10

URBAN CROSSROADS

2173 Salk Avenue | Suite 250 | Carlsbad, CA 92008 | (760) 931-0664
www.urbanXroads.com

December 14, 2010

Mr. Ron Running
City of Hemet
445 E. Florida Avenue
Hemet, CA 92543

Subject: Tres Cerritos East Traffic Evaluation

Dear Mr. Running:

Urban Crossroads, Inc. is pleased to submit the following traffic evaluation for the latest Tres Cerritos East site plan. The project is located north of Devonshire Road and west of Cawston Avenue in the City of Hemet (See Exhibit A).

A traffic study was previously prepared for the Tres Cerritos project in August 2007 (Tres Cerritos East Traffic Impact Analysis, Urban Crossroads, August 2007). The study analyzed the potential traffic impacts associated with 787 residential units. Recommendations were also provided to address both project-related and cumulative impacts.

It is our understanding that the currently proposed project has been reduced to 754 residential units. Because this reduction in units would not trigger additional impacts to the study area intersections beyond those identified in the traffic study, this evaluation focused on the driveway recommendations. The following tasks have been completed:

1. Revised the project trip generation based on the latest site plan.
2. Re-distributed the project trips based on the proposed access points.
3. Re-evaluated the project intersections/driveways where the traffic volumes have changed, including:

    a. Menlo Avenue / Devonshire Avenue
    b. Driveway 1 / Devonshire Avenue
    c. Cawston Avenue / Devonshire Avenue

CURRENT PROJECT DESCRIPTION

The current project consists of 754 residential units. The site plan is shown on Exhibit B. Previously, access to Devonshire Avenue was provided via Menlo Avenue, a project driveway serving PA 15, and A Street. The current site plan still includes the Menlo Avenue and A Street connections but has eliminated the driveway for PA 15. Instead, B Street has been extended between Menlo Avenue and A Street to provide PA 15 with internal circulation.

TRIP GENERATION COMPARISON

Trip generation rates for the project are shown in Table 1. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE). Table 2 contains the project trip generation that is estimated to generate approximately 6,091 trip-ends per day with 473 and 615 vehicles per hour during the AM and PM peak hours, respectively. The project previously analyzed was anticipated to generate approximately 6,393 trip-ends per day with 495 and 644 vehicles per hour during the AM and PM peak hours, respectively. As indicated in Table 2, the revised project will generate 22 fewer vehicle trips during the AM peak hour, 29 fewer vehicle trips during the PM peak hour and 302 fewer trip-ends per day.

TRIP DISTRIBUTION

The trip distribution patterns within the proposed project have been evaluated based upon changes to project land use and internal circulation features. The trip distribution patterns for the project are illustrated on Exhibit C. The internal distribution assumptions differ slightly from the previous study due to the changes in the project access locations. However, the regional distribution patterns have remained the same.

TRIP ASSIGNMENT

The assignment of traffic from the site to the adjoining roadway system has been based upon the site's trip generation, trip distribution, proposed arterial highway and local street systems.

Based on the revised project traffic generation and distributions, project related average daily traffic (ADT), AM Peak Hour, and PM peak hour volumes are shown on Exhibit D. The project traffic volumes should be considered conservative as they do not include reductions for internal trip capture.

OFF-SITE TRAFFIC IMPACTS

Potential impacts to off-site intersections have not been analyzed for the purposes of this focused traffic analysis as the project's regional distribution pattern remains unchanged, and the project's trip generation has been reduced. In addition, the local and regional circulation network features are not anticipated to deviate from that assumed in the original traffic analysis. With this in mind, the original analysis may in fact overstate traffic impacts for off-site study area intersections.

LEVEL OF SERVICE

Calculations for delay and associated level of service for the site adjacent intersections have been evaluated based upon proposed changes to the project's trip generation and trip distribution for General Plan Buildout with project traffic conditions. Revised project only traffic volumes have been manually added to the General Plan Buildout without project volumes as published in the previous traffic study. Exhibit E shows the ADT, AM Peak Hour, and PM peak hour volumes for General Plan Buildout with project traffic conditions.

Levels of service and delay calculations indicate the study area intersections are anticipated to operate at acceptable levels of service (LOS "D" or better) with the intersection geometrics listed in Table 3 and shown on Exhibit F.

ON-SITE TRAFFC IMPROVEMENTS

Based on changes to the proposed project, as it relates to land use and intensity, the on-site circulation and intersection improvement recommendations are shown on Exhibit G and are summarized below:

1. Construct Myers Street as a 32 foot paved roadway from Devonshire Avenue to its current terminus north of Florida Avenue for access purposes.

2. Construct Devonshire Avenue at its ultimate half section width as a Secondary roadway from Myers Street to Cawston Avenue.

3. Install a traffic signal at the proposed intersection of Driveway 1 and Devonshire Avenue in conjunction with the development when warranted.

4. Construct a minimum 150 foot eastbound left turn lane on Devonshire Avenue at Driveway 1.

5. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

6. Sight distance at the project entrances should be reviewed with respect to standard Caltrans and City of Hemet sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

7. Provide stop sign controls at all project driveways that intersect with public roadways and do not meet traffic signal warrants

CONCLUSIONS

The revised site plan indicates a reduction in overall trip generation from the project previously analyzed in the Tres Cerritos East Traffic Impact Analysis, Urban Crossroads, August 2007. Additional impacts to off-site study area intersections are not anticipated due to the project's reduced trip generation and similar regional trip distribution pattern. The on-site and site adjacent intersections are projected to operate at acceptable levels of service during the peak hours with the intersection geometrics shown on Table 3. Therefore, there are no significant changes in the level of service results and the recommended improvements are similar to the previous study.

If you have any questions or comments, please contact me directly at (760) 931-0664, ext. 1.

Respectfully submitted,

URBAN CROSSROADS, INC.

Scott Sato, P.E.
Principal

Attachments

TABLE 1

PROJECT TRIP GENERATION RATES [1]

LAND USE	ITE CODE	QUANTITY	UNITS[2]	PEAK HOUR TRIP RATES						DAILY
				AM			PM			
				IN	OUT	TOTAL	IN	OUT	TOTAL	
Single Fam. Detached	210	455	DU	0.19	0.56	0.75	0.64	0.37	1.01	9.57
Residential Condo/Townhouse	230	299	DU	0.07	0.37	0.44	0.35	0.17	0.52	5.81

[1] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition, 2008.

[2] DU = Dwelling Units

TABLE 2

PROJECT TRIP GENERATION SUMMARY

			PEAK HOUR						
			AM			PM			
LAND USE	QUANTITY	UNITS[1]	IN	OUT	TOTAL	IN	OUT	TOTAL	DAILY
PREVIOUS PROJECT									
Single Fam. Detached	480	DU	91	269	360	307	178	485	4,594
Residential Condo/Townhouse	307	DU	21	114	135	107	52	159	1,799 [2]
Previous Project Total			**112**	**383**	**495**	**414**	**230**	**644**	**6,393**
CURRENT PROJECT									
Single Fam. Detached	455	DU	86	255	341	291	168	459	4,354
Residential Condo/Townhouse	299	DU	21	111	132	105	51	156	1,737
Current Project Total			**107**	**366**	**473**	**396**	**219**	**615**	**6,091**
Net Decrease in Trips			**5**	**17**	**22**	**18**	**11**	**29**	**302**

[1] DU = Dwelling Units

[2] A 5.86 daily trip generation rate is used for residential condo/townhouse based on the ITE Trip Generation Manual, 7th Edition.

TABLE 3

INTERSECTION ANALYSIS FOR GENERAL PLAN BUILDOUT WITHOUT PROJECT

INTERSECTION	TRAFFIC CONTROL [1]	INTERSECTION APPROACH LANES [2]												DELAY [3] (SECS.)		LEVEL OF SERVICE	
		NORTH-BOUND			SOUTH-BOUND			EAST-BOUND			WEST-BOUND						
		L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
Myers St. - Menlo Av. (NS) at:																	
• Devonshire Av. (EW)																	
- without improvements		INTERSECTION DOES NOT EXIST															
- with improvements	TS	1	1	1	1	1	0	1	2	1	1	2	1	18.1	21.9	B	C
Driveway 1 (NS) at:																	
• Devonshire Av. (EW)																	
- without improvements		INTERSECTION DOES NOT EXIST															
- with improvements	TS	0	0	0	1	0	1	1	2	0	0	2	1	6.3	6.3	A	A
Cawston Av. (NS) at:																	
• Devonshire Av. (EW)																	
- Without Improvements	AWS	0.5	0.5	1	0	1!	0	0.5	0.5	1	0.5	0.5	1	--[4]	--[4]	F	F
- With Improvements [5]	TS	1	2	1	1	2	0	1	2	1	1	2	1	21.4	36.6	C	D

[1] TS = Traffic Signal
CSS = Cross Street Stop

[2] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane; > = Right Turn Overlap Phase; >> = Free Right Turn Lane; 1 = Improvement

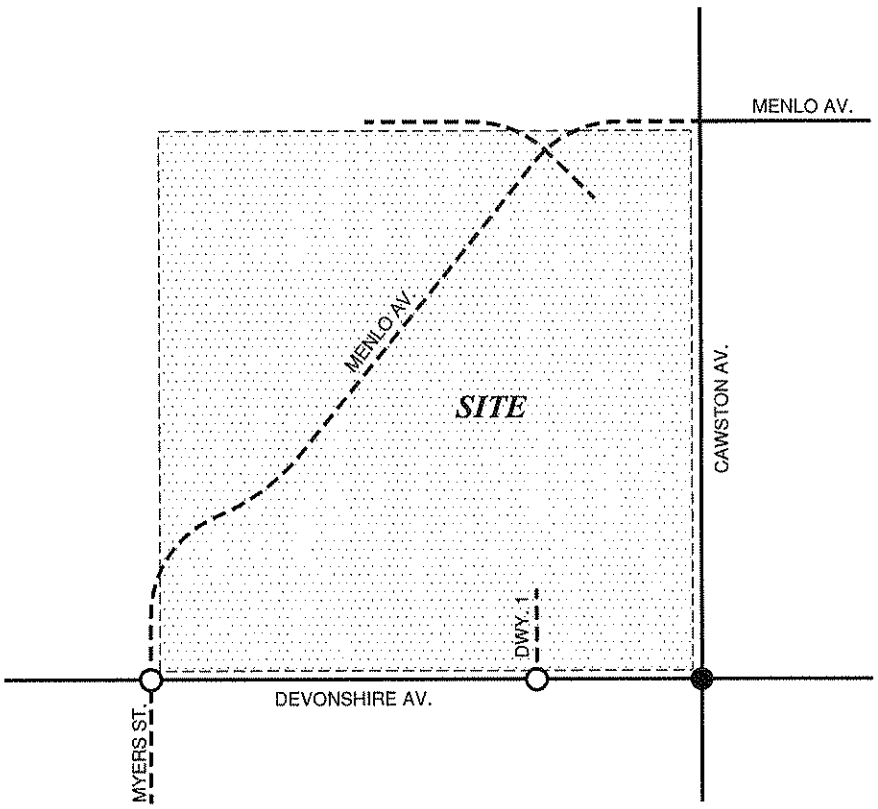
[3] Delay and level of service calculated using the following analysis software: Traffix, Version 8.0 R1 (built Nov 2008) and Synchro, Version 7 (Build 765, Rev 191). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for worst individual movement (or movements sharing a single lane) are shown.

[4] -- = Delay High, Intersection Unstable, Level of Service "F".

[5] Improvements at the intersection of Cawston and Devonshire are currently built.

EXHIBIT A

LOCATION MAP



LEGEND:

- ● = EXISTING INTERSECTION ANALYSIS LOCATION
- ○ = FUTURE INTERSECTION ANALYSIS LOCATION
- - - - = DIRT / PROPOSED ROAD

N

EXHIBIT B

SITE PLAN

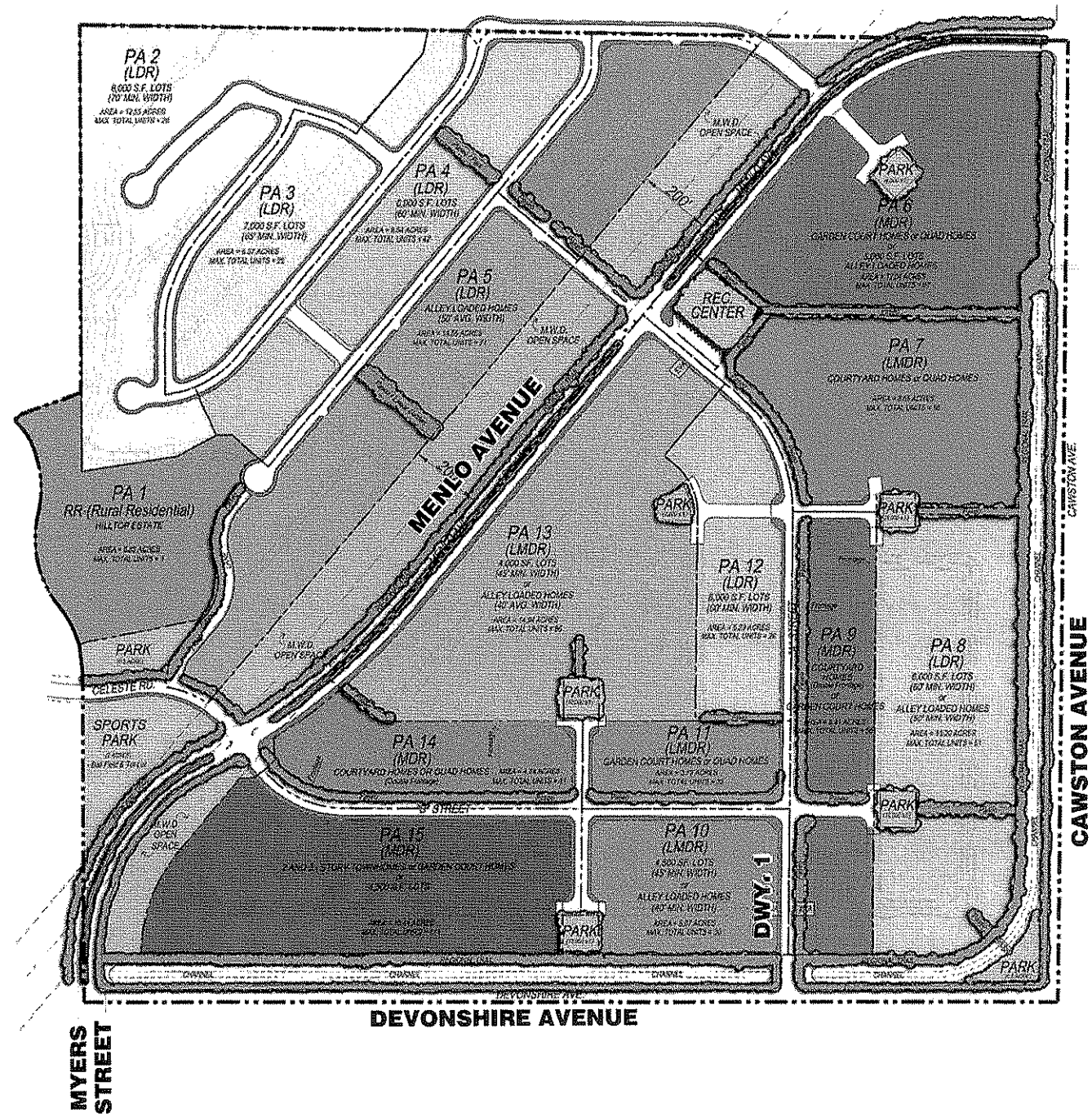


EXHIBIT C

PROJECT TRIP DISTRIBUTION

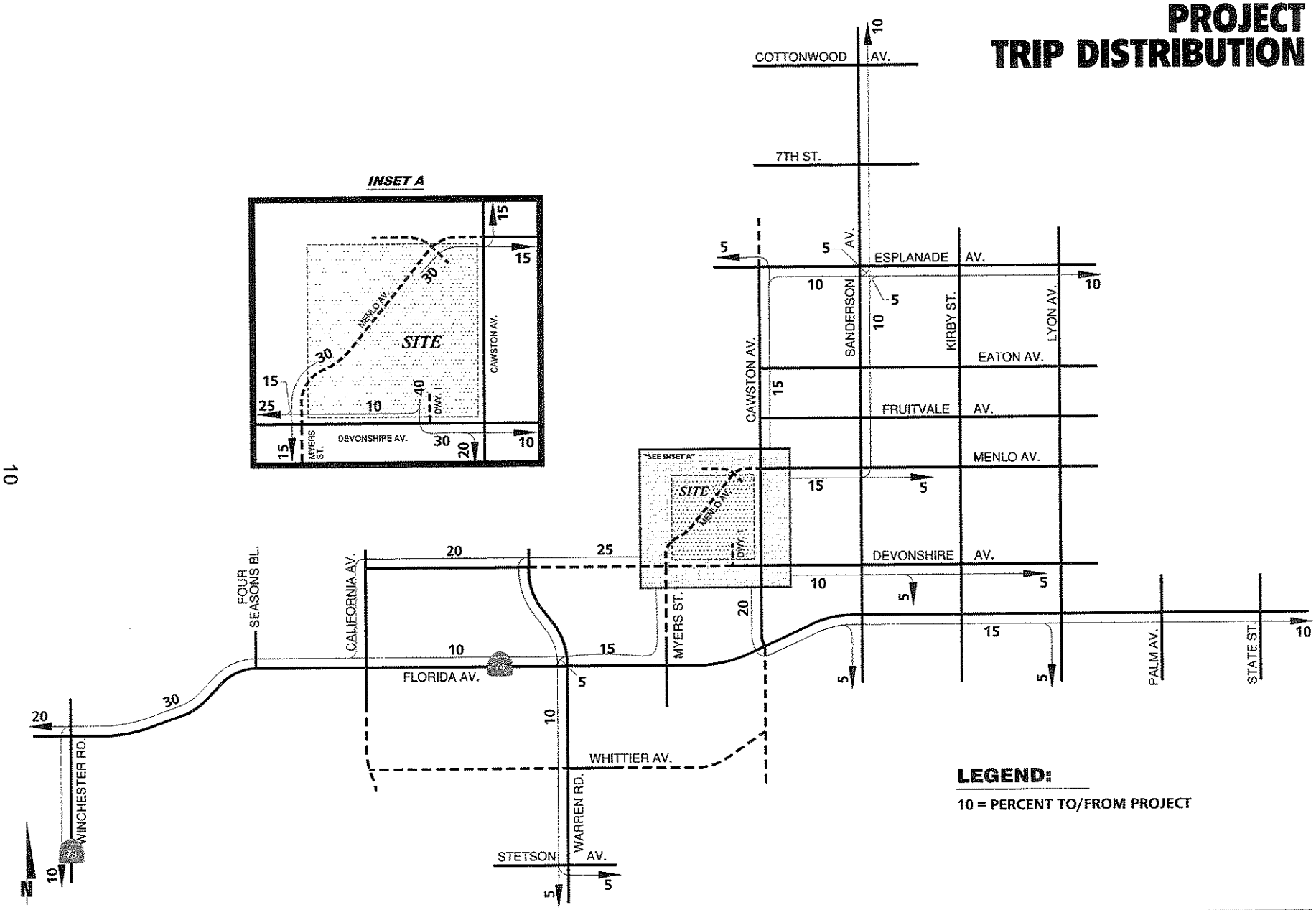
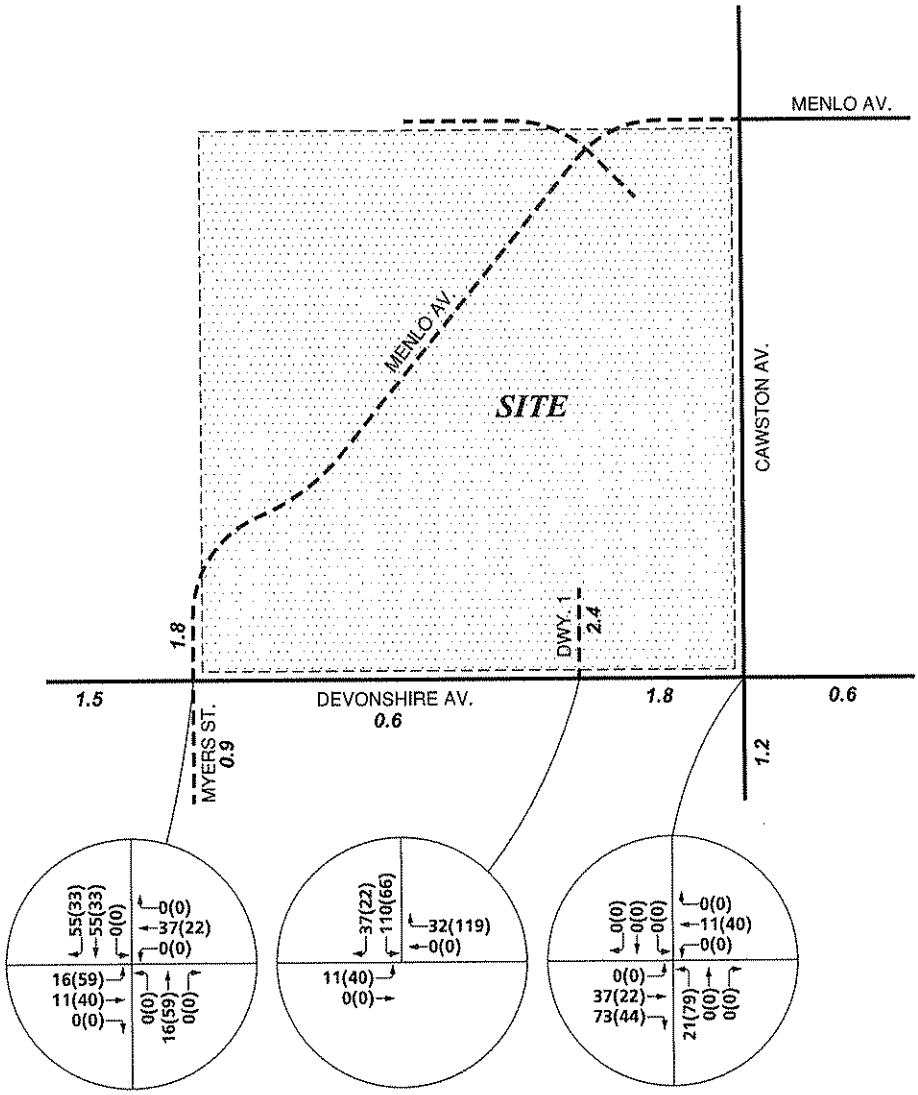


EXHIBIT D

PROJECT ONLY TRAFFIC VOLUMES



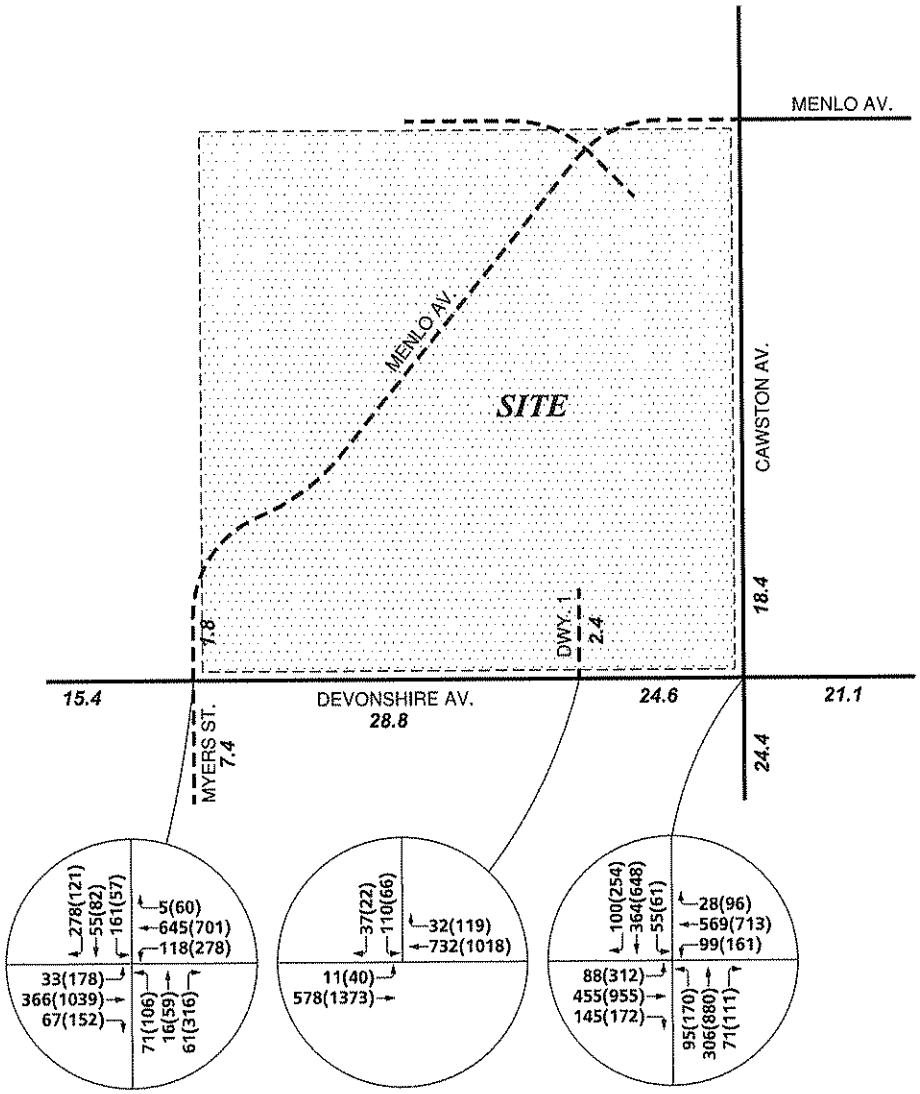
LEGEND:

10(10) = AM(PM) PEAK HOUR VOLUMES

10.0 = VEHICLES PER DAY (1000'S)

EXHIBIT E

GENERAL PLAN BUILDOUT WITH PROJECT TRAFFIC VOLUMES



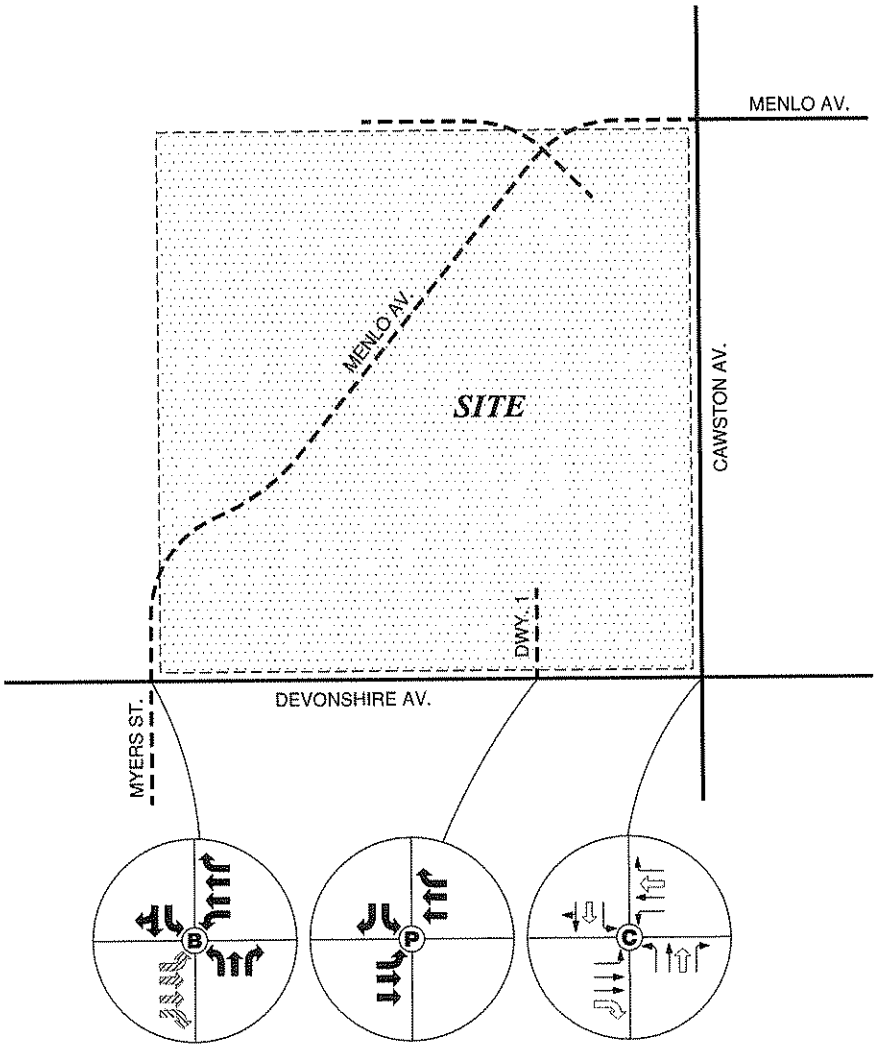
LEGEND:

10(10) = AM(PM) PEAK HOUR VOLUMES

10.0 = VEHICLES PER DAY (1000'S)

EXHIBIT F

RECOMMENDED IMPROVEMENTS FOR GENERAL PLAN BUILDOUT WITH PROJECT



LEGEND:

- (C) = TRAFFIC SIGNAL WARRANTED FOR EXISTING PLUS AMBIENT PLUS CUMULATIVE CONDITIONS
- (P) = TRAFFIC SIGNAL WARRANTED FOR EXISTING PLUS AMBIENT PLUS CUMULATIVE PLUS PROJECT CONDITIONS
- (B) = TRAFFIC SIGNAL WARRANTED FOR GENERAL PLAN BUILDOUT WITHOUT PROJECT CONDITIONS

- = EXISTING GEOMETRY
- = CURRENT PHASE IMPROVEMENT
- = PREVIOUS PHASE IMPROVEMENT (GENERAL PLAN BUILDOUT WITHOUT PROJECT)
- = IMPROVEMENT CONSTRUCTED BY ADJACENT DEVELOPMENT

N

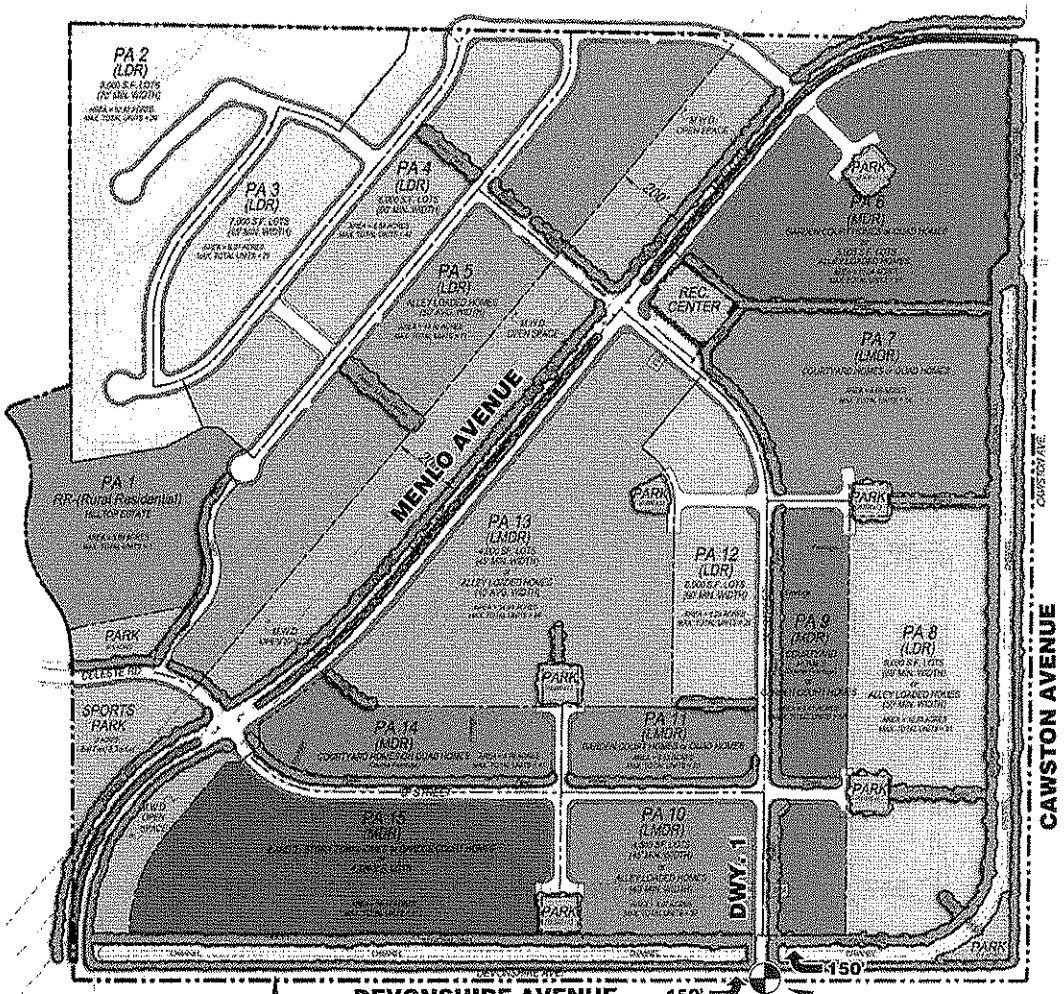
EXHIBIT G

CIRCULATION RECOMMENDATIONS

ON-SITE TRAFFIC SIGNING AND STRIPING SHOULD BE IMPLEMENTED IN CONJUNCTION WITH DETAILED CONSTRUCTION PLANS FOR THE PROJECT SITE.

PROVIDE STOP SIGN CONTROLS AT ALL PROJECT DRIVEWAYS THAT INTERSECT WITH PUBLIC ROADWAYS AND DO NOT MEET TRAFFIC SIGNAL WARRANTS.

SIGHT DISTANCE AT THE PROJECT ENTRANCES SHOULD BE REVIEWED WITH RESPECT TO STANDARD CALTRANS AND CITY OF HEMET SIGHT DISTANCE STANDARDS AT THE TIME OF PREPARATION OF FINAL GRADING, LANDSCAPE AND STREET IMPROVEMENT PLANS.



CONSTRUCT MYERS STREET AS A 32 FOOT PAVED ROADWAY FROM DEVONSHIRE AVENUE TO FLORIDA AVENUE.

CONSTRUCT DEVONSHIRE AVENUE AT ITS ULTIMATE HALF SECTION WIDTH AS A SECONDARY ROADWAY FROM MYERS STREET TO CAWSTON AVENUE.

CONSTRUCT A MINIMUM 150 FOOT EASTBOUND LEFT TURN LANE ON DEVONSHIRE AVENUE AT DRIVEWAY 1.

INSTALL A TRAFFIC SIGNAL AT THE PROPOSED INTERSECTION OF DRIVEWAY 1 AND DEVONSHIRE AVENUE IN CONJUNCTION WITH THE DEVELOPMENT.

THE PROJECT SHALL PARTICIPATE IN FUNDING OF OFF-SITE IMPROVEMENTS WHICH ARE NEEDED TO SERVE CUMULATIVE FUTURE CONDITIONS THROUGH PAYMENT OF APPROPRIATE FEES (TUMF AND CITY OF HEMET FEES). IMPROVEMENTS ALONG FLORIDA AVENUE (SR-74), SANDERSON AVENUE, STETSON AVENUE, AND WARREN ROAD ARE INCLUDED IN THE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM FOR WESTERN RIVERSIDE COUNTY. THE TUMF PROCESS INCLUDES A NETWORK OF REGIONAL FACILITIES AND ENDEAVORS TO SPREAD THE COST ON A REGIONAL BASIS THROUGH PARTICIPATION OF THE COUNTY AND INDIVIDUAL CITIES. TUMF PROVIDES A KEY FUNDING SOURCE FOR IMPROVEMENTS IN THIS AREA.

LEGEND:

= TRAFFIC SIGNAL

150' = TURN POCKET LENGTH

N

ATTACHMENT 1

General Plan Buildout With Project Conditions HCM Worksheets

Tres Cerritos East TIA (JN 07594)
General Plan Buildout With Project Conditions
AM Peak Hour

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #8 Myers St. - Menlo Av. (NS) / Devonshire Ave (EW)

Cycle (sec):	60	Critical Vol./Cap.(X):	0.497
Loss Time (sec):	12	Average Delay (sec/veh):	18.1
Optimal Cycle:	50	Level Of Service:	B

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	- T	- R	L	- T	- R	L	- T	- R	L	- T	- R
Control:	Permitted			Permitted			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	14	14	14	14	14	14	10	14	14	10	14	14
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	1 0	1	1 0	0 1	0	1 0	2 0	1	1 0	2 0	1
Volume Module:												
Base Vol:	71	0	61	161	0	223	17	355	67	118	608	5
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	71	0	61	161	0	223	17	355	67	118	608	5
Added Vol:	0	16	0	0	55	55	16	11	0	0	37	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	71	16	61	161	55	278	33	366	67	118	645	5
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	71	16	61	161	55	278	33	366	67	118	645	5
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	71	16	61	161	55	278	33	366	67	118	645	5
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	71	16	61	161	55	278	33	366	67	118	645	5
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.42	1.00	0.85	0.76	0.88	0.88	0.95	0.95	0.85	0.95	0.95	0.85
Lanes:	1.00	1.00	1.00	1.00	0.17	0.83	1.00	2.00	1.00	1.00	2.00	1.00
Final Sat.:	790	1900	1615	1435	275	1388	1805	3610	1615	1805	3610	1615
Capacity Analysis Module:												
Vol/Sat:	0.09	0.01	0.04	0.11	0.20	0.20	0.02	0.10	0.04	0.07	0.18	0.00
Crit Moves:					****		****				****	
Green/Cycle:	0.33	0.33	0.33	0.33	0.33	0.33	0.17	0.27	0.27	0.19	0.30	0.30
Volume/Cap:	0.27	0.03	0.11	0.34	0.60	0.60	0.11	0.37	0.15	0.34	0.60	0.01
Delay/Veh:	15.1	13.4	13.9	15.4	18.4	18.4	21.4	18.0	16.8	21.4	18.9	14.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	15.1	13.4	13.9	15.4	18.4	18.4	21.4	18.0	16.8	21.4	18.9	14.8
LOS by Move:	B	B	B	B	B	B	C	B	B	C	B	B
HCM2kAvgQ:	1	0	1	3	6	6	1	3	1	2	5	0

Note: Queue reported is the number of cars per lane.

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Tres Cerritos East TIA (JN 07594)
General Plan Buildout With Project Conditions
AM Peak Hour

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #12 Dwy 1 (NS) / Devonshire Ave (EW)

Cycle (sec):	65	Critical Vol./Cap.(X):	0.301
Loss Time (sec):	8	Average Delay (sec/veh):	6.3
Optimal Cycle:	60	Level Of Service:	A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	- T	- R	L	- T	- R	L	- T	- R	L	- T	- R
Control:	Split Phase			Split Phase			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	14	0	14	14	14	0	0	14	14
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	0 0	0	1 0	0 0	1	1 0	2 0	0	0 0	2 0	1
Volume Module:												
Base Vol:	0	0	0	0	0	0	0	578	0	0	732	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	0	0	578	0	0	732	0
Added Vol:	0	0	0	110	0	37	11	0	0	0	0	32
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	110	0	37	11	578	0	0	732	32
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	110	0	37	11	578	0	0	732	32
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	110	0	37	11	578	0	0	732	32
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	0	0	110	0	37	11	578	0	0	732	32
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.95	1.00	0.85	0.35	0.95	1.00	1.00	0.95	0.85
Lanes:	0.00	0.00	0.00	1.00	0.00	1.00	1.00	2.00	0.00	0.00	2.00	1.00
Final Sat.:	0	0	0	1805	0	1615	665	3610	0	0	3610	1615
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.06	0.00	0.02	0.02	0.16	0.00	0.00	0.20	0.02
Crit Moves:				****							****	
Green/Cycle:	0.00	0.00	0.00	0.22	0.00	0.22	0.66	0.66	0.00	0.00	0.66	0.66
Volume/Cap:	0.00	0.00	0.00	0.28	0.00	0.11	0.03	0.24	0.00	0.00	0.31	0.03
Delay/Veh:	0.0	0.0	0.0	21.7	0.0	20.6	3.8	4.5	0.0	0.0	4.7	3.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	21.7	0.0	20.6	3.8	4.5	0.0	0.0	4.7	3.8
LOS by Move:	A	A	A	C	A	C	A	A	A	A	A	A
HCM2kAvgQ:	0	0	0	2	0	1	0	2	0	0	3	0

Note: Queue reported is the number of cars per lane.

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Tres Cerritos East TIA (JN 07594)
General Plan Buildout With Project Conditions
AM Peak Hour

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Future Volume Alternative)

Intersection #17 Cawston Ave (NS) / Devonshire Ave (EW)

Cycle (sec):	100	Critical Vol./Cap.(X):	1.740
Loss Time (sec):	0	Average Delay (sec/veh):	218.3
Optimal Cycle:	0	Level Of Service:	F

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 1	0 0	1	0 0	1!	0 0	0 1	0 0	1	0 1	0 0	1
Volume Module:												
Base Vol:	74	306	71	55	364	100	88	418	72	99	558	28
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	74	306	71	55	364	100	88	418	72	99	558	28
Added Vol:	21	0	0	0	0	0	0	37	73	0	11	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	95	306	71	55	364	100	88	455	145	99	569	28
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	95	306	71	55	364	100	88	455	145	99	569	28
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	95	306	71	55	364	100	88	455	145	99	569	28
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	95	306	71	55	364	100	88	455	145	99	569	28
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.24	0.76	1.00	0.11	0.70	0.19	0.16	0.84	1.00	0.15	0.85	1.00
Final Sat.:	91	292	420	40	262	72	62	322	419	57	327	419
Capacity Analysis Module:												
Vol/Sat:	1.05	1.05	0.17	1.39	1.39	1.39	1.41	1.41	0.35	1.74	1.74	0.07
Crit Moves:		****			****			****			****	
Delay/Veh:	89.8	89.8	13.0	216.7	217	216.7	225.4	225	15.7	365.2	365	11.9
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	89.8	89.8	13.0	216.7	217	216.7	225.4	225	15.7	365.2	365	11.9
LOS by Move:	F	F	B	F	F	F	F	F	C	F	F	B
ApproachDel:		78.3			216.7			181.3			351.0	
Delay Adj:		1.00			1.00			1.00			1.00	
ApprAdjDel:		78.3			216.7			181.3			351.0	
LOS by Appr:		F			F			F			F	
AllWayAvgQ:	8.3	8.3	0.2	21.2	21.2	21.2	22.8	22.8	0.5	37.7	37.7	0.1

Note: Queue reported is the number of cars per lane.

Traffix 8.0.0715 (c) 2008 Dowling Assoc. Licensed to URBAN CROSSROADS, IRVINE

Tres Cerritos East TIA (JN 07594)
General Plan Buildout With Project Conditions (with Improvements)
AM Peak Hour

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #17 Cawston Ave (NS) / Devonshire Ave (EW)

Cycle (sec):	60	Critical Vol./Cap.(X):	0.490
Loss Time (sec):	12	Average Delay (sec/veh):	21.4
Optimal Cycle: OPTIMIZED		Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	10	14	14	10	14	14	10	14	14	10	14	14
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	2 0	1	1 0	1 1	0	1 0	2 0	1	1 0	2 0	1
Volume Module:												
Base Vol:	74	306	71	55	364	100	88	418	72	99	558	28
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	74	306	71	55	364	100	88	418	72	99	558	28
Added Vol:	21	0	0	0	0	0	0	37	73	0	11	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	95	306	71	55	364	100	88	455	145	99	569	28
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	95	306	71	55	364	100	88	455	145	99	569	28
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	95	306	71	55	364	100	88	455	145	99	569	28
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	95	306	71	55	364	100	88	455	145	99	569	28
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.92	0.92	0.95	0.95	0.85	0.95	0.95	0.85
Lanes:	1.00	2.00	1.00	1.00	1.57	0.43	1.00	2.00	1.00	1.00	2.00	1.00
Final Sat.:	1805	3610	1615	1805	2741	753	1805	3610	1615	1805	3610	1615
Capacity Analysis Module:												
Vol/Sat:	0.05	0.08	0.04	0.03	0.13	0.13	0.05	0.13	0.09	0.05	0.16	0.02
Crit Moves:	****				****		****				****	
Green/Cycle:	0.17	0.23	0.23	0.17	0.23	0.23	0.17	0.23	0.23	0.17	0.23	0.23
Volume/Cap:	0.32	0.36	0.19	0.18	0.57	0.57	0.29	0.54	0.38	0.33	0.68	0.07
Delay/Veh:	22.6	19.5	18.7	21.8	21.3	21.3	22.4	20.9	20.0	22.7	23.1	18.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	22.6	19.5	18.7	21.8	21.3	21.3	22.4	20.9	20.0	22.7	23.1	18.0
LOS by Move:	C	B	B	C	C	C	C	C	C	C	C	B
HCM2kAvgQ:	2	3	1	1	5	5	2	5	3	2	6	0

Note: Queue reported is the number of cars per lane.

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Tres Cerritos East TIA (JN 07594)
General Plan Buildout With Project Conditions
PM Peak Hour

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #8 Myers St. - Menlo Av. (NS) / Devonshire Ave (EW)

Cycle (sec):	60	Critical Vol./Cap.(X):	0.797
Loss Time (sec):	12	Average Delay (sec/veh):	21.9
Optimal Cycle:	63	Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	- T	- R	L	- T	- R	L	- T	- R	L	- T	- R
Control:	Permitted			Permitted			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	14	14	14	14	14	14	10	14	14	10	14	14
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	1 0	1	1 0	0 1	0	1 0	2 0	1	1 0	2 0	1
Volume Module:												
Base Vol:	106	0	316	57	49	88	119	999	152	278	679	60
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	106	0	316	57	49	88	119	999	152	278	679	60
Added Vol:	0	59	0	0	33	33	59	40	0	0	22	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	106	59	316	57	82	121	178	1039	152	278	701	60
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	106	59	316	57	82	121	178	1039	152	278	701	60
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	106	59	316	57	82	121	178	1039	152	278	701	60
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	106	59	316	57	82	121	178	1039	152	278	701	60
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.55	1.00	0.85	0.72	0.91	0.91	0.95	0.95	0.85	0.95	0.95	0.85
Lanes:	1.00	1.00	1.00	1.00	0.40	0.60	1.00	2.00	1.00	1.00	2.00	1.00
Final Sat.:	1043	1900	1615	1368	699	1032	1805	3610	1615	1805	3610	1615
Capacity Analysis Module:												
Vol/Sat:	0.10	0.03	0.20	0.04	0.12	0.12	0.10	0.29	0.09	0.15	0.19	0.04
Crit Moves:			****					****		****		
Green/Cycle:	0.25	0.25	0.25	0.25	0.25	0.25	0.23	0.36	0.36	0.19	0.32	0.32
Volume/Cap:	0.41	0.13	0.80	0.17	0.48	0.48	0.43	0.80	0.26	0.80	0.60	0.11
Delay/Veh:	20.1	17.7	32.0	18.1	20.2	20.2	20.4	20.7	13.8	35.2	17.9	14.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	20.1	17.7	32.0	18.1	20.2	20.2	20.4	20.7	13.8	35.2	17.9	14.4
LOS by Move:	C	B	C	B	C	C	C	C	B	D	B	B
HCM2kAvgQ:	2	1	8	1	4	4	3	11	2	5	6	1

Note: Queue reported is the number of cars per lane.

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Tres Cerritos East TIA (JN 07594)
General Plan Buildout With Project Conditions
PM Peak Hour

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #12 Dwy 1 (NS) / Devonshire Ave (EW)

Cycle (sec):	65	Critical Vol./Cap.(X):	0.475
Loss Time (sec):	8	Average Delay (sec/veh):	6.3
Optimal Cycle:	60	Level Of Service:	A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	- T	- R	L	- T	- R	L	- T	- R	L	- T	- R
Control:	Split Phase			Split Phase			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	14	0	14	14	14	0	0	14	14
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	0 0	0	1 0	0 0	1	1 0	2 0	0	0 0	2 0	1
Volume Module:												
Base Vol:	0	0	0	0	0	0	0	1373	0	0	1018	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	0	0	1373	0	0	1018	0
Added Vol:	0	0	0	66	0	22	40	0	0	0	0	119
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	66	0	22	40	1373	0	0	1018	119
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	66	0	22	40	1373	0	0	1018	119
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	66	0	22	40	1373	0	0	1018	119
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	0	0	66	0	22	40	1373	0	0	1018	119
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.95	1.00	0.85	0.25	0.95	1.00	1.00	0.95	0.85
Lanes:	0.00	0.00	0.00	1.00	0.00	1.00	1.00	2.00	0.00	0.00	2.00	1.00
Final Sat.:	0	0	0	1805	0	1615	469	3610	0	0	3610	1615
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.04	0.00	0.01	0.09	0.38	0.00	0.00	0.28	0.07
Crit Moves:				****				****				
Green/Cycle:	0.00	0.00	0.00	0.22	0.00	0.22	0.66	0.66	0.00	0.00	0.66	0.66
Volume/Cap:	0.00	0.00	0.00	0.17	0.00	0.06	0.13	0.57	0.00	0.00	0.43	0.11
Delay/Veh:	0.0	0.0	0.0	21.0	0.0	20.4	4.3	6.4	0.0	0.0	5.3	4.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	21.0	0.0	20.4	4.3	6.4	0.0	0.0	5.3	4.1
LOS by Move:	A	A	A	C	A	C	A	A	A	A	A	A
HCM2kAvgQ:	0	0	0	1	0	0	0	8	0	0	5	1

Note: Queue reported is the number of cars per lane.

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Tres Cerritos East TIA (JN 07594)
General Plan Buildout With Project Conditions
PM Peak Hour

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Future Volume Alternative)

Intersection #17 Cawston Ave (NS) / Devonshire Ave (EW)

Cycle (sec):	100	Critical Vol./Cap.(X):	3.318
Loss Time (sec):	0	Average Delay (sec/veh):	758.7
Optimal Cycle:	0	Level Of Service:	F

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 1	0 0	1	0 0	1! 0	0	0 1	0 0	1	0 1	0 0	1
Volume Module:												
Base Vol:	91	880	111	61	648	254	312	933	128	161	673	96
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	91	880	111	61	648	254	312	933	128	161	673	96
Added Vol:	79	0	0	0	0	0	0	22	44	0	40	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	170	880	111	61	648	254	312	955	172	161	713	96
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	170	880	111	61	648	254	312	955	172	161	713	96
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	170	880	111	61	648	254	312	955	172	161	713	96
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	170	880	111	61	648	254	312	955	172	161	713	96
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.16	0.84	1.00	0.06	0.68	0.26	0.25	0.75	1.00	0.18	0.82	1.00
Final Sat.:	62	321	419	24	253	99	94	288	419	70	312	418
Capacity Analysis Module:												
Vol/Sat:	2.74	2.74	0.27	2.56	2.56	2.56	3.32	3.32	0.41	2.29	2.29	0.23
Crit Moves:		****			****		****				****	
Delay/Veh:	807.3	807	14.4	730.8	731	730.8	1067	1067	17.2	605.7	606	13.9
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	807.3	807	14.4	730.8	731	730.8	1067	1067	17.2	605.7	606	13.9
LOS by Move:	F	F	B	F	F	F	F	F	C	F	F	B
ApproachDel:	731.5			730.8			941.8			547.1		
Delay Adj:	1.00			1.00			1.00			1.00		
ApprAdjDel:	731.5			730.8			941.8			547.1		
LOS by Appr:	F			F			F			F		
AllWayAvgQ:	84.7	84.7	0.4	75.0	75.0	75.0	112	112	0.7	63.1	63.1	0.3

Note: Queue reported is the number of cars per lane.

Traffix 8.0.0715 (c) 2008 Dowling Assoc. Licensed to URBAN CROSSROADS, IRVINE

Tres Cerritos East TIA (JN 07594)
General Plan Buildout With Project Conditions (with Improvements)
PM Peak Hour

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #17 Cawston Ave (NS) / Devonshire Ave (EW)

Cycle (sec):	80	Critical Vol./Cap.(X):	0.834
Loss Time (sec):	12	Average Delay (sec/veh):	36.6
Optimal Cycle: OPTIMIZED		Level Of Service:	D

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	10	14	14	10	14	14	10	14	14	10	14	14
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	2 0	1	1 0	1 1	0	1 0	2 0	1	1 0	2 0	1
Volume Module:												
Base Vol:	91	880	111	61	648	254	312	933	128	161	673	96
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	91	880	111	61	648	254	312	933	128	161	673	96
Added Vol:	79	0	0	0	0	0	0	22	44	0	40	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	170	880	111	61	648	254	312	955	172	161	713	96
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	170	880	111	61	648	254	312	955	172	161	713	96
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	170	880	111	61	648	254	312	955	172	161	713	96
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	170	880	111	61	648	254	312	955	172	161	713	96
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.91	0.91	0.95	0.95	0.85	0.95	0.95	0.85
Lanes:	1.00	2.00	1.00	1.00	1.44	0.56	1.00	2.00	1.00	1.00	2.00	1.00
Final Sat.:	1805	3610	1615	1805	2485	974	1805	3610	1615	1805	3610	1615
Capacity Analysis Module:												
Vol/Sat:	0.09	0.24	0.07	0.03	0.26	0.26	0.17	0.26	0.11	0.09	0.20	0.06
Crit Moves:	****				****			****		****		
Green/Cycle:	0.13	0.28	0.28	0.14	0.30	0.30	0.20	0.30	0.30	0.13	0.23	0.23
Volume/Cap:	0.75	0.87	0.25	0.24	0.88	0.88	0.87	0.88	0.35	0.71	0.87	0.26
Delay/Veh:	47.2	35.9	22.6	30.9	35.2	35.2	50.4	34.6	22.2	43.9	39.4	25.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	47.2	35.9	22.6	30.9	35.2	35.2	50.4	34.6	22.2	43.9	39.4	25.7
LOS by Move:	D	D	C	C	D	D	D	C	C	D	D	C
HCM2kAvgQ:	6	14	2	2	15	15	11	15	4	5	12	2

Note: Queue reported is the number of cars per lane.

Traffix 8.0.0715 (c) 2008 Dowling Assoc. Licensed to URBAN CROSSROADS, IRVINE

Attachment No. 2

Planning Commission Reso. Bill No. 11-002

CITY OF HEMET
Hemet, California

PLANNING COMMISSION
RESOLUTION NO. 11-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF SPECIFIC PLAN AMENDMENT NO. 06-001 – TRES CERRITOS EAST AMENDING THE HEMET VALLEY COUNTRY CLUB ESTATES SPECIFIC PLAN (SP 90-009), LOCATED ON THE NORTHWEST CORNER OF DEVONSHIRE AVENUE AND CAWSTON AVENUE (APN 448-100-001, et. al.)

WHEREAS, an application for Specific Plan Amendment No. 06-001 to amend the Hemet Valley Country Club Estates Specific Plan (SP 90-009) has been duly filed by:

Owner/Applicant:	Signal Family Hemet, LLC Omni Financial, LLC MJ&M, LLC
Lot Area:	166+/- Acres
Location:	Northwest corner of Devonshire Avenue and Cawston Avenue
APN:	448-100-001 thru 018; and 448-110-001 thru 022;

WHEREAS, the Planning Commission has the authority per Section 90-614 of the Hemet Municipal Code to recommend action on Specific Plan Amendment No. 06-001 to amend Hemet Valley Country Club Estates Specific Plan (SP 09-009); and

WHEREAS, in accordance with Government Code Section 65090, on June 9, 2011, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

WHEREAS, in accordance with Government Code Section 65453, on June 21, 2011, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Specific Plan Amendment No. 06-001 for amendment to the site plan area and text, and at which the Planning Commission considered the requested revisions of Specific Plan Amendment No. 06-001; and

WHEREAS, at this public hearing on June 21, 2011, the Planning Commission considered, heard public comments on, and recommended that the City Council approve Specific Plan Amendment No. 06-001 with the recommended adoption of a Environmental Impact Report and Mitigation Measure Monitoring Plan for the project by Resolution; and

NOW THEREFORE, the Planning Commission of the City of Hemet, California, does determine, find, and resolve as follows:

SECTION 1: ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated June 21, 2011 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. **CEQA:** The approval of this Specific Plan Amendment is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on June 21, 2011, at a duly noticed public hearing, the Planning Commission recommended that the City Council approve Specific Plan Amendment No. 06-001 and recommended approval of a Environmental Impact Report and Mitigation Monitoring Program reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Hemet City Hall, 445 E. Florida Avenue, Hemet, California 92543.

2. **Multiple Species Habitat Conservation Plan (MSHCP):** The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 2: SPECIFIC PLAN AMENDMENT FINDINGS

1. **That the Specific Plan or Amendment systematically implements and is consistent with the latest adopted General Plan**:

   The proposed project is in conformance with the General Plan for the City of Hemet with the designation of Specific Plan by incorporating into the existing Specific Plan No. 90-009 designated for residential development. The specific plan includes a master plan of development incorporating pedestrian amenities

both internal and external to the project. In addition, the existing Specific Plan No. 90-009 was designed at a human scale an incorporated buffering in the form of landscaping, setbacks and building orientation to provide a transition between the surrounding residential uses. The proposed Specific Plan Amendment No. 06-001 will implement the goals of providing residential and recreational amenity and services for the community at large.

2. **The Specific Plan or Amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.**

The proposed Specific Plan Amendment No. 06-001 involve pedestrian and vechicular linkages that have been designed to connect the Tres Cerritos East project with the surrounding residential communities. The proposed development will solve local stormwater drainage problems and provide recreational amenities in the form of parkland and recreational facilities.

3. **The proposed Specific Plan or Amendment provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the city beyond the project boundaries.**

The project, as conditioned will, improve the site in a manner that is consistent with the General Plan Circulation Element which will serve future traffic generated by the proposed residential development. The traffic analysis for the original Specific Plan and the proposed Specific Plan Amendment has determined that the streets and circulation system in the area will be adequate to handle the future anticipated traffic needs with the provision of the suggested mitigation measures.

The proposed Specific Plan Amendment for the project is compatible with the existing development constructed immediately north, east and south of the subject site. The original Specific Plan has determined that the streets and circulation system in the area will be adequate to handle the future anticipated traffic needs with the provision of the suggested mitigation measures.

SECTION 3: PLANNING COMMISSION RECOMMENDATION

1. The Planning Commission recommends to the City Council approval of Specific Plan Amendment No. 06-001 for an amendment to the site plan area and text as shown on the attached Exhibit 2B and subject to the conditions contained in Exhibit 2C.

PASSED, APPROVED AND ADOPTED this 21st day of June, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Minutes Secretary
Hemet Planning Commission

Exhibit No. 2A

Draft City Council Ordinance Bill No. 11-001

CITY OF HEMET
Hemet, California
ORDINANCE BILL NO. 11-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 06-001, AMENDMENT TO THE HEMET VALLEY COUNTRY CLUB ESTATES SPECIFIC PLAN (SP 09-009) LOCATED ON THE NORTHWEST CORNER OF W. DEVONSHIRE AVENUE AND CAWSTON AVENUE (APN'S 448-100-001, et. al.)

WHEREAS, an application for Specific Plan Amendment No. 06-001 for an amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-009) has been duly filed by:

Owner/Applicant:	Signal Family Hemet, LLC Omni Financial, LLC MJ&M, LLC
Lot Area:	162.8+/- Acres
Location:	Northwest corner of W. Devonshire Avenue and Cawston Avenue
APN:	448-100-001 thru 018; and 448-110-001 thru 022; and,

WHEREAS, the Planning Commission has the authority per Section 90-614 of the Hemet Municipal Code to recommend action on Specific Plan Amendment No. 06-001 to amend the Hemet Valley Country Club Estates Specific Plan (SP 90-009); and,

WHEREAS, on June 21, 2011, the Hemet City Planning Commission conducted a duly noticed public hearing, at which it received public testimony concerning the project, considered the proposed project, and recommended that the City Council approve the said specific plan amendment; and,

WHEREAS, in accordance with Government Code Section 65090, on _____, 2011, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the City Council; and,

WHEREAS, in accordance with Government Code Section 65453, on _____, 2011, the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the

Specific Plan Amendment No. 06-001 for Hemet Valley Country Club Estates Specific Plan (SP 90-009), and at which the City Council considered the requested Tres Cerritos East Specific Plan Amendment No. 06-001; and,

WHEREAS, at this public hearing on _____, 2011, the City Council considered, heard public comments on, and approved and certified an Environmental Impact Report and Mitigation Monitoring Program for the project by Resolution.

NOW THEREFORE, the City Council of the City of Hemet, California, does determine, find, resolve and order as follows:

SECTION 1: ENVIRONMENTAL FINDINGS

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Commission of the City of Hemet, the recommendation of the Planning Director as provided in the Staff Report dated June 21, 2011 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. CEQA: The approval of this Specific Plan Amendment is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on _____, 2011, at a duly noticed public hearing, the City Council approved Specific Plan Amendment No. 06-001 with an certified Environmental Impact Report and Mitigation Monitoring Program reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Hemet City Hall, 445 E. Florida Avenue, Hemet, California 92543.

2. **Multiple Species Habitat Conservation Plan (MSHCP):** The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 2: SPECIFIC PLAN AMENDMENT FINDINGS

1. **That the Specific Plan Amendment is in conformance with the latest adopted General Plan:**

   The proposed project is in conformance with the General Plan for the City of Hemet with the designation of Specific Plan by incorporating into the existing Specific Plan No. 90-009 designated for residential development. The specific plan includes a master plan of development incorporating pedestrian amenities

both internal and external to the project. In addition, the existing Specific Plan No. 90-009 was designed at a human scale an incorporated buffering in the form of landscaping, setbacks and building orientation to provide a transition between the surrounding residential uses. The proposed Specific Plan Amendment No. 06-001 will implement the goals of providing commercial services for the community at large.

.

2. **The Specific Plan or Amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.**

The proposed Specific Plan Amendment No. 06-001 involve pedestrian and vechicular linkages that have been designed to connect the Tres Cerritos East with the surrounding residential communities. The proposed development will solve local stormwater drainage problems and provide recreational amenities in the form of parkland and recreational facilities.

3. **The proposed Specific Plan or Amendment provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the city beyond the project boundaries.**

The project as conditioned will improve the site in a manner that is consistent with the General Plan Circulation Element which will serve future traffic generated by the proposed residential development. The traffic analysis for the original Specific Plan and the proposed Specific Plan Amendment has determined that the streets and circulation system in the area will be adequate to handle the future anticipated traffic needs with the provision of the suggested mitigation measures.

The proposed Specific Plan Amendment for the project is compatible with the existing development constructed and planned for immediately north, east and south of the subject site. The original Specific Plan has determined that the streets and circulation system in the area will be adequate to handle the future anticipated traffic needs with the provision of the suggested mitigation measures.

SECTION 3: ADOPTION OF SPECIFIC PLAN AMENDMENT

Specific Plan Amendment No. 06-001 to the Hemet Valley Country Club Estates Specific Plan (SP 90-009) is hereby adopted as indicated in Exhibit A, as described in Exhibit B, and subject to the conditions of approval in Exhibit C.

SECTION 4: SEVERABILITY

If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

SECTION 5: PUBLICATION

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated with the City in accordance with Government Code Section 36933(a), or to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Section 39633(c).

SECTION 6: EFFECTIVE DATE

This ordinance will become effective 30 days after its adoption.

INTRODUCED at the regular meeting of the Hemet City Council on _____, 2011.

APPROVED, AND ADOPTED this _____ day of _____.

_____
Gerald Franchville, Mayor

ATTEST:

_____
Sarah McComas, City Clerk

APPROVED AS TO FORM:

_____
Eric S. Vail, City Attorney

State of California)
County of Riverside)
City of Hemet)

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance is the actual Ordinance introduced and placed upon its first reading at a regular meeting of the City Council on the ___ day of _____ 2011, and adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the _____ day of _____ by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Sarah McComas, City Clerk

Exhibit No. 2B

Legal Description

LEGAL DESCRIPTION OF PROPERTY

DATE: May 11, 2006 PROJECT NUMBER: _____

Please include in the description, an Assessor Parcel Number, recorded map description, and description on grant deed.

PARCEL A:

Lots 1 through 7, inclusive and Lettered Lots A through I, inclusive, K, L, EEE, FFF, LLL and MMM of Tract No. 29550, in the City of Hemet, as shown by Map on file in Book 299, Page(s) 78 through 99, inclusive of Maps, in the Office of the County Recorder of Riverside County, California.

Assessor Parcel No's. 441-740-001, 441-740-002, 441-740-003, 441-740-004, 441-740-005, 441-740-013, 441-750-001, 441-750-002, 441-750-003, 441-750-004

PARCEL B:

The Northeast 1/4 of the Northwest 1/4 of Fractional Section 7, Township 5 South, Range 1 West, San Bernardino Base and Meridian.

Excepting therefrom that portion described as follows:

A portion of the Southeast 1/4 of the Southwest 1/4 of Section 6 and a portion of the Northeast 1/4 of the Northwest 1/4 of Fractional Section 7, Township 5 South, Range 1 West, San Bernardino Base and Meridian, described as follows:

Beginning at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 6; thence North 88° 45' 47" West along the South line of said Section 6, a distance of 84.67 feet; thence South 60° 36' 11" West, a distance of 946.88 feet; thence North 12° 38' 01" West, a distance of 522.58 feet; thence North 29° 28' 00" East, a distance of 1194.90 feet; thence South 89° 09' 22" East, a distance of 321.72 feet; thence North 00° 50' 38" East, a distance of 225.00 feet to the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 6; thence South 89° 09' 22" East along the North line of said Southeast 1/4, a distance of 116.00 feet to the Northeast corner of said Southeast 1/4; thence South 00° 10' 11" West along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 6, a distance of 1305.85 feet to the Southeast corner thereof and the point of beginning.

Also excepting therefrom any portion lying within Tract 29550, as shown by map on file in Book 299, Pages 78 through 99, inclusive, of Maps, Records of Riverside County, California.

Assessors Parcel No. 441-740-012

Source: Preliminary Title Report, Fidelity National Title Co., April 19, 2006

BY: David M. Leonard DATE: May 11, 2006

ADDRESS: 1223 (Number) University Avenue, Suite 240, (Street) Riverside, (City) CA (State) 92507 (Zip)

PHONE: (951) 782-9868

Exhibit No. 2C

Specific Plan 90-009 Text Exhibit

[Provided under separate cover to P.C. only. Available for review at the Planning Department.]

Exhibit No. 2D

Conditions of Approval

CITY OF HEMET

DRAFT
CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: **June 21, 2011**
CITY COUNCIL DATE: **TBD**

PROJECT NO.: **SPA No. 06-001 (Tres Cerritos East)**
APPLICANT: **Signal Family Hemet, LLC**
Omni Financial
MJ&M, LLC
LOCATION: Northwest corner of Devonshire Avenue and Cawston Avenue
DESCRIPTION: Specific Plan Amendment of the Hemet Valley Country Club Estates (SP 90-009).
OCCUPANCY: This project has been reviewed as a **B Occupancy**; any other use will require further review.

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

General Conditions:

1. Within 30 calendar days of the adoption of the Specific Plan Ordinance, the applicant shall provide twenty (20) copies of the final adopted Specific Plan document to the Planning Department.

2. Applicant shall provide a ten (10) copies of the final Specific Plan text in Microsoft Word and Adobe PDF word processing format on compact disc (CD).

Text Revisions:
(The following required revisions to the Specific Plan document shall be performed prior to second reading of the ordinance.)

3. Applicant shall modify the Specific Plan title page to include the Council Ordinance number and date of adoption.

4. Applicant shall City Council Ordinance adopting the Specific Plan amendment as an appendix.

5. Applicant shall include the adopted Mitigation Monitoring Plan as an appendix.

6. Applicant shall modify Specific Plan text to reference the Indemnification Agreement and include Agreement as an appendix.

7. Applicant shall modify Specific Plan text to show design of entry monuments shown on Exhibit 4.9.

8. Applicant shall modify Phasing Plan (Exhibit 6.1) to include the extension of Menlo Avenue to the east to Cawston Avenue in Phase 1.

9. Applicant shall add a paragraph in Section IV.E Drainage to include require that final detail design of the drainage system needs to be reviewed and approved by the City Engineer.

END

Attachment No. 3

Planning Commission Meeting of 4-20-10 Staff Report & Minutes

AGENDA #11.

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director
Ronald K. Running, Project Planner

DATE: April 20, 2010

RE: **WORKSTUDY FOR SPECIFIC PLAN AMENDMENT NO. 06-001 (TRES CERRITOS EAST)** – A work study session to allow Planning Commission review and input regarding the proposed amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-09) requesting to modify the eastern 166 acres.

PROJECT APPLICANT INFORMATION

Applicants:	Signal Hill Family Limited Partnership Equitas Fund, LLC Joan McClintock
Consultant:	David Jeffers, David Jeffers Consulting, Inc.
Project Location:	Northwest corner of Cawston Avenue and Devonshire Avenue

PURPOSE OF THE WORKSTUDY

The proposed project was reviewed by the Planning Commission previously in a work study session on March 2, 2010. In the intervening time, the applicants have worked with the Planning Commission Ad Hoc Committee comprised of Chairman Larry Smith and Vice Chairman John Gifford. The Ad Hoc Committee will provide the Commission with their review and comments at the wok study. A revised land use plan has been prepared. The applicants would now like to present the revised site plan to the Commission to obtain further comments on the land use plan and various project elements. The Staff reports and minutes of the prior work study meetings are provided as Attachments.

REVISED SITE PLAN

The Site Plan has been revised according to the following:

- The Planning Areas (PA) in the site plan have been reconfigured to conform to new building proto-types.

- Neighborhood parks are shown on the Site Plan generally in locations that occur near the entrance to each Planning Area.

- The one (1) acre private recreational center has been relocated to the northeast corner of Menlo Avenue and "A" street.

- The 0.5 acre dog park has been relocated across from the two (2) acre sports park located at the intersection of Menlo Avenue and Celeste Road.

- "B" Street has been reconfigured to line up with the future intersection of Celeste Road and Menlo Avenue.

- Planning Area 17 has been reconfigured with the realignment of "B" Street and will function as the interim storm water detention area. Ultimately three story townhomes or garden court homes are proposed.

- The width of the lots in Planning Area (PA) 2 have been increased to 70 foot wide minimum. The minimum area of the lots in PA 2 has been decreased to 8,000 sq.ft. from 10,000 sq. ft. due to the slope areas being removed from the net lot area.

- The number of alley loaded lots in PA 5 has decreased with the creation of PA 6 allowing for alley loaded lots having a minimum lot area of 4,800 sq.ft.

- Menlo Avenue is now shown with a landscaped median with two four-way intersections. Previously there were three intersections.

- The applicants have eliminated the 10 Pack cluster homes in PA 4 and 10.

- The Celestial Home prototype has been introduced in PA 10, and 15, and will be further discussed by the applicant at the work study.

- The Paseo or Garden Court homes have been located in Planning Areas that will be adjacent to Menlo Avenue, "A" or "B" streets, thereby minimizing the amount of perimeter walls in the project.

The approved Hemet Valley Country Club Estates Specific Plan allows for a total of 710 dwelling units on 269 acres for an overall density of 2.64 du/ac. The proposed land plan for Tres Cerritos East, combined with the approved tentative tract map for the Tres Cerritos West planning area brings the dwelling unit total to 933 units on 287 acres for a 3.25 du/ac overall density.

The proposed land uses for Tres Cerritos East bring the yield up to 771 units verses 756 in the previous plan of March 2, 2010.

Proposed TCE Land Use Mix Comparison

Unit Type	# of Units (7/21/09 Plan)	%	# of Units (3/2/10 Plan)	%	# of Units (4/20/20 Plan)	%
Rural Res.	1	0.1	1	0.1	1	0.1
SFD 10000	24	3.1	29	3.8		
SFD 8000					26	3.4
SFD 7000	29	3.7	24	3.2	25	3.2
SFD 6000	192	24.4	197	26.0	168	21.8
SFD 4800					30	3.9
SFD 4500					30	3.9
SFD 4100	93	11.8	86	11.4	86	11.2
SFD3600	130	16.5	86	11.4		
SFD2300	174	22.1				
SFD10pack			100	13.2		
SFD 6-pack			145	19.2	98	12.7
SFD 4-pack					89	11.5
Celestial					98	12.7
Townhome	144	18.3	88	11.6	120	15.6
Total	**787**	**100.0**	**756**	**100.0**	**771**	**100.0**

Only 6.7% of the proposed units will be on lots greater that 7,000 sq.ft. The percentage of lots that are greater than 6,000 sq.ft. will be 28.7%.

STAFF COMMENT AND ANALYSIS

The new site plan provides for a wide variety of housing types for the eastern portion of the Hemet Valley Estates Specific Plan. Staff is supportive of the location of the 2 acre sports park as a step towards establishing a larger community park for the northwest Hemet community area. There was some concern with the location of the basketball courts north of Celeste Road at the foot of the hill separate from the sports park to the south. The plan now shows the location of the proposed dog park on Celeste Road which is an excellent location as it is near by the proposed sports park, adjacent to the large rural residential lot and away from the busy Cawston/Devonshire intersection.

Staff is supportive of the creation of a private community recreational facility more central to the project. However, the site plan for the recreation area does not appear to have adequate guest parking for residents and their guests. The details of the types and scale of the amenities to be provided at the recreation center will be worked out with staff and the Ad Hoc Committee.

Detailed concerns on the Four or Six Pack product relative to trash collection remain. The permanent facilities proposed i.e. the recycling trash enclosure and the permanent curb cuts could be replaced by temporary curb locations for the weekly trash bin collection. These issues can be addressed at the time of detailed site plan review for the individual planning areas.

The product mix shown in Attachment 2 still favors the smaller lots (6,000 sq. ft. and smaller) and cluster housing. Staff is in favor of more 6,000+ sq. foot lots within the land use mix.

The alley loaded lots in Planning Areas 5 and 6 have been revised to provide a paseo/linear garden. Guest parking areas for the alley loaded lots are proposed on the M.W.D. easement in front of the units.

The proposed six and four-pack products do not meet the single family residential design criteria guidelines with respect to varying the product with one and two story units. The applicant is proposing to require that 10% of the first floor area be a single story element. In the larger lot areas one of every three homes will be a single story unit

Staff has not had sufficient time to analyze the proposed development standards for the 13 product types. These details will be worked on during the preparation of the Specific Plan document. For example, staff has concerns with the minimum front setbacks for the conventional 6,000 sq. ft. lot products.

CONCLUSION

The Planning Commission is being asked to provide input and direction on the proposed Land Plan and product type exhibits shown in Attachment 2. .Once the land plan is finalized, the Specific Plan document will need to be revised accordingly with development standards and design guidelines. Additionally the environmental documentation for the project will have to be re-evaluated as there has been a considerable delay since the original EIR was circulated. Upon submittal of the revised Specific Plan document and review by City staff, the project will be scheduled for further review by the Ad Hoc Committee and subsequently the public hearing.

Respectfully submitted,

Ronald K. Running
Project Planner

ATTACHMENTS

1. Locational Map
2. Revised Site Plan and Product Exhibits dated 4-12-10 **(11 x17 Color Copy Provided to Commission Only – Available for Review Upon Request)**
3. Community Recreation Center Site Plan
4. Previous Site Plan shown at March 2, 2010 PC Work Study.
5. Adopted HVCCE Land Use Plan
6. PC Staff Report dated 3-2-10.
7. PC Minutes dated 3-2-10.
8. PC Minutes dated 9-15-09.
9. PC Staff Report dated 7-21-09
10. PC Minutes dated 7-21-09

RR/ns

three years the market would be stable again and they could take advantage of government programs that were still being rolled out.

Mike Bonners, of Fruitvale Avenue, approached the lectern and inquired regarding where the children who resided within the project would be attending school, since one of the nearby schools had closed. He also asked if a traffic plan had been completed.

Gene Heikel, 8405 Singh Court, Hemet, California, asked if the project was in line with the new General Plan proposal.

Chairman Smith closed the public hearing and asked CDD Elliano to address the questions.

CDD Elliano advised that the project was consistent with both the City's existing General Plan and the proposed Draft General Plan. At the time the initial project was approved, a traffic study had been completed, along with various other studies. In terms of schools, there would either be participation in a community facilities district or payment of school fees to the school district. If the City were to impose considerable additional restrictions, the Commission would have to deny the extension, which would make the applicant go through the entire process again.

It was **MOVED** by Commissioner Williams and **SECONDED** by Commissioner Deuber to adopt *Planning Commission Resolution Bill No. 10-004* approving Extension of Time No. 10-001 for Conditional Use Permit No. 06-006 with the addition of Condition of Approval No. 159.

The **MOTION** was carried by the following vote:

AYES: Chairman Smith, Vice Chairman Gifford, and Commissioners Deuber, Rogers and Williams
NOES: None
ABSTAIN: None
ABSENT: None

Planning Commission Resolution No. 10-005.

WORK STUDY ITEMS

11. SPECIFIC PLAN AMENDMENT NO. 06-001 - TRES CERRITOS EAST

APPLICANT: Corman Leigh Communities
LOCATION: Northwest corner of Devonshire and Cawston Avenues
PLANNER: Ron Running
DESCRIPTION: A work study session to allow Planning Commission review and input regarding the proposed amendment to the Hemet Valley Country Club

Estates Specific Plan (SP-90-09) on 166 acres located at the northwest corner of Devonshire and Cawston Avenues.

Commissioner Rogers recused himself, as the potential project affected an interest in real property which he owned near the project.

After a five-minute break, Planner Running gave a detailed staff report, with a Power Point presentation, concluding with staff's remaining issues:

A. Overall land use density mix (plan is heavy in the lot areas smaller than 6,000 square-feet).
B. The 4,000-square-foot alley-loaded product is getting too small in Planning Area 6.
C. Design standards for the 6-pack, 4-pack, and the celestial products still have same concerns regarding trash collection and three-story configuration.
D. Size and amenity package of the recreation center should be discussed.

Commissioner Deuber questioned the strategy of a three-story versus a two-story building.

Land planner and architect, Michael Schrock, approached the lectern as a representative for the applicant, and explained that there had been a change in the California Building Code to International Building Code, which allowed for much greater architectural flexibility. He indicated that the trend was to do a pop-up game room, and the proposed three-stories would be conditioned to have an outdoor viewing deck. He expressed willingness to change the third-story plan to another product, but noted that his thinking was that one in every three would have a third-story pop-up. He indicated that the 3rd story concept had been suggested by CDD Elliano.
CDD Elliano clarified her suggestion that the third story referred to the attached product, and did not recommend it on as much of the product that it was currently being proposed for.

Mr. Schrock expressed a willingness to change it in any way the Commission saw fit.

Commissioner Deuber asked if the pop-up or bonus room version would be available on the two-story product.

CDD Elliano responded that you don't have to go to three stories to have an outdoor space on the second floor.

Mr. Schrock explained more of the details and indicated that they would welcome working with staff in any way possible.

Chairman Smith asked for additional clarification on the three-story townhomes, to which Mr. Schrock responded that the only area where the three-story townhomes could be placed was within PA-17.

Commissioner Deuber questioned the parking provisions within the PA-17 project area, and the recreation center area, as being inadequate for the quantity of residential development and/or use of visitors.

Mr. Schrock advised that all the Commission would be considering today was the three-story look of a townhome. He also mentioned that the recreation center was only a five-minute walk from any single home in the project and a 30-second bike ride, and that only 1 in 10 available people would be there at the same time. He stressed that the recreation center was on 1¼ acre with a 5,000- square-foot building that was split into two pieces, a fitness center and clubhouse, and a 75-meter swimming lap pool, kids area, cabanas, tot lot, outdoor barbecue, and outdoor courtyard with fountain.

In response to Chairman Smith's inquiry concerning a fire lane access, Mr. Schrock showed the tree-lined mini lane that included the fire lane. He suggested that it could have fire bollards installed to keep traffic out.

Vice Chairman Gifford, reporting for the Ad Hoc Committee, stated that in the last six weeks, the committee (Gifford & Smith) had met twice with the applicant and staff at city offices to go through the plans and grapple with issues. He clarified that this was the fourth work study session that had been attended by the applicant, noting that this project would bring in some new product types that had not yet been introduced to the City of Hemet. He added that the Commission's trepidation with density really had to do with what was brought up earlier regarding the Willowalk community, and the determination not to create another high density area that would or could become a magnet for a blighted community. He stated that the City's wish was to drive into a higher-end demographic, and that he felt the applicant was helping to address that, appealing to the higher end and less toward low-income housing. He mentioned that open space had also been an issue, but expressed his feeling that this had been resolved by the applicant. He commended the applicant on educating three different Planning Commissions and offered appreciation for their patience.

Chairman Smith stated that the applicant had shown their willingness to work with staff and with the Commission's wishes and had further demonstrated that they were on board with the City in trying to create a project that could increase the value of the community with architectural styling. He then opened the Work Study for public comment.

Mr. Gene Heikel, 8405 Singh Court, approached the lectern as the Chairman of the Four Seasons Community Awareness Committee, and stated that he still viewed the density for the project as being too high. He added that he, too, had trepidation about the product, and compared it to the Pepper Tree development which was having unending difficulties.

CDD Elliano advised that the purpose of the work study session was to bring the land use mix into the proper proportions so that the Specific Plan document could be prepared, noting that the goal was to set the land plan and determine whether this was the right mix. Staff, she indicated, was in agreement that a mix of densities and product types was appropriate, but still had concerns regarding some of the setbacks and

building relationships. She added that there was also concern as to whether this was the appropriate mix, in terms of how much of the more conventional single-family detached product with conventional 5,000 square-foot-lot and up, versus the bulk of the development, which was a cluster-type product. She suggested that it was, in its entirety, a smaller lot and more intense project than what staff would recommend, but that if the Commission was content, Staff would move forward with the applicant in developing the setbacks and product type, along with the design details.

Brian Rubin, 1694 Via Simpatico, Hemet, California, approached the lectern as a concerned resident and stated that this project would be appropriate if it were near the train station, but that he believed the location was the wrong place to put so much high density surrounded by single-family homes. He also expressed concern regarding parking for not only residents, but their guests.

Commissioner Deuber brought up the concern about views from one-story homes next to two- and three-story homes. She expressed her feeling that there was a lack of open space and that density continued to be a huge issue, with no balance having yet been achieved. In lieu of there being only four Commissioners at the current time, and in an effort to save the applicant time spent on dual meetings, she suggested suspending the Ad Hoc committee and bringing the project back to the Commission for additional work study sessions.

Vice Chairman Gifford indicated that he was open to the suggestion, but that he thought they should consider the applicant's and staff's thoughts regarding this concept. He questioned whether staff was ready to bring the project to the Commission for a vote.
CDD Elliano responded that staff could work with either the whole Commission or just the Ad Hoc committee. She expressed her feeling that the Commission was focusing now on the land use plan, but that there was still significant work that the applicant needed to complete. She indicated that staff needed consensus from the Commission regarding the land plan and the mix, as well as some direction regarding what they would like to see happen next.

Chairman Smith stated that he liked the idea of the Ad Hoc committee as it tended to prevent the Commission from getting bogged down in unnecessary details and allowed a more expeditious timetable for the applicant, noting that the Commission has a tainted reputation for a slow response.

City Attorney Jex warned that procedurally if they were to disband the Ad Hoc committee, it would need to be done at a separate meeting because it was not on the agenda for the current meeting.

Chairman Smith asked for a response from the applicant to which Mr. Schrock responded to several of the comments as follows:

1. When considering density, the entire Hemet Valley Country Club project needed to be included because the Specific Plan includes all components of that project.
2. The proposed density is appropriate because there is a regional retail center being planned right next door; there are three schools within walking distance; there is a huge sports park planned within walking distance; and the project is right in the middle of a regional power center.

3. Jeffrey Homes is planning to build, with significantly higher density, a development in close proximity to this one.

4. There is considerable open space in the project, including a 150-foot channel that will be landscaped as open space, and a regional jogging trail that buffers the entire project for a total of 30 acres of open space, parks, trails, MWD easement, not including front yard courtyards, side yards, and HOA areas, which would incorporate approximately half of the green area.

5. The Hemet project is super-sized compared to those in Orange County, having larger buildings farther apart from one another.

Mel Mercado of Mercado Consulting, Temecula, California, approached the lectern as another of the applicant's representatives, and requested clarification regarding the density issue. He noted that in November of 2009 the GPAC had recommended to the City Council and Planning Commission a density for this area of of 2 to 5 units per acre, and that they felt that after the Ad Hoc committee sessions they were on the home stretch. He requested that the Commission determine what unit count they wanted, and expressed his feeling that further work study sessions and/or Ad Hoc Committee meetings would just cause a lot of distress. He suggested that the applicant was doing everything possible to accommodate the many comments that had been made, and that the product would be a benefit to the City. He indicated that they also wished to provide the City with a drainage solution for the flooding on Cawston Avenue.

Vice Chairman Gifford responded that the work study sessions and Ad Hoc Committee meetings were designed to work together to come up with reasonable approaches, noting that he did not believe that the solution was far off, nor did he think more sessions were necessary. He suggested that, the decision regarding whether or not to change the density was up to the applicant, and that they would need to determine if they were ready to move forward with staff, come up with their presentation, and be ready to come back to the Commission to present their case.

Mr. Schrock stated that the basic confusion was regarding the fact that they were already under the density level of 5, at 4.7. He asked if that number was still too high.

CDD Elliano pointed out that the land use scale for the area was 2 to 5 units per acre, explaining that conventional single-family developments, such as those with 7,000 square-foot lots, were generally around three units per acre. She noted that within this project there were also conventional lot sizes, but that the cluster product and the smaller lot sizes in the less conventional product increased the overall density to the very high or extreme end of the scale at 4.7 units per acre. She clarified that part of the Commission's task was to determine whether the project still had the sense of community, and neighborhood, and quality of life that was prevalent in keeping with the designation of a low-density residential product. She further stated that this was step one towards the Specific Plan, and that staff, as well as applicant, needed suggestions as to the direction the Commission was going, and the target density or product mix the Commission would like to see.

Chairman Smith stated that density was going to be an issue for him, but that it was to the point that it needed to move forward.

Vice Chairman Gifford reiterated his recommendation that the applicant work with staff to resolve the details, while considering density, and making concessions wherever possible regarding parking. He suggested comps on the recreation center.

Commissioner Deuber wondered if it were possible to borrow from Tres Cerritos West to balance the top-heavy feel of Tres Cerritos East.

Planner Running responded that this would be complicated because there was an approved tentative tract map that had already been graded within the Tres Cerritos West product.

CDD Elliano gave a brief history of the entire Hemet Valley County Club Estates project, explaining the complexities of the plan and referring to newly acquired land, and the removal of a portion of the golf course within the Peppertree project to the north, which contributed to rendering the existing adopted land use plan as infeasible. But when the project comes to the Commission, she explained, it would be for the entire Specific Plan document.

Tom Shollin, one of the three separate owners of the property known as Tres Cerritos East, further explained the history of the project since 1990, and of the property as well. He reiterated that the densities must be considered in light of the entire plan, which is comprised of 287 acres. He compared the project to Heartland Village, pointing out the similarities. He noted that Heartland Village had a density of 2.7 units per acre, which included a golf course along with a great deal of hillside property, and that HVCCE was at an overall density of 3.3 units per acre. He stated his feeling that Tres Cerritos East had a density in the overall plan that conformed to the General Plan and that was similar in density to very successful plans that had already been built in the city. He added that this was a compromise, suggesting that while nobody gets everything they want, he felt that this applicant had given a lot.

Commissioner Deuber stated that comparing the proposed project with Heartland was like comparing apples to oranges, and suggested that the density be reduced by 25% in order to be more parallel to land use compatibility for that particular area.

Chairman Smith reiterated his recommendation that they meet with staff, and then bring the project to the Commission for approval.

Commission Williams indicated that his only concerns dealt with the 10-foot setback for the rear yard and the 15-foot driveway. He indicated that he did not have any issues with the project density.

DEPARTMENT REPORTS

12. CITY ATTORNEY REPORTS: None

13. PLANNING COMMISSIONER REPORTS:

A. Chairman Smith: None

B. Vice Chairman Gifford

Vice Chairman Gifford reported that groups in the community were putting together an event on community safety that would be attended by the police chief, district attorney, and possibly the State Attorney General.

C. Commissioner Deuber

Commissioner Deuber indicated that she had liked the community development report with the visuals for the Willowalk development, adding that she felt it to be essential, in moving forward, that the Commission be provided with periodic reports – perhaps quarterly – on how the City was doing with regard to foreclosure percentages and owner occupancy. She also requested that the Ad Hoc Committee matter for Tres Cerritos East be placed on a future agenda.

D. Commissioner Rogers: None

E. Commissioner Williams: None

14. FUTURE AGENDA ITEMS – (CDD Elliano)

A. Report on the WRCOG Non-Motorized Transportation Plan
B. Shopping Cart Ordinance
C. "Hemet 63" General Plan Amendment and Zone Change
D. Downtown Area Projects Update

15. ADJOURNMENT

It was the consensus of the Planning Commission that the meeting be adjourned at 9:05 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **May 4, 2010, at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

Larry Smith, Chairman
Hemet Planning Commission

ATTEST:

Nancie J. Shaw, Records Secretary
Hemet Planning Commission

Attachment No. 4

Planning Commission Meeting of 3-2-10 Staff Report & Minutes

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director
Ronald K. Running, Project Planner

DATE: March 2, 2010

RE: **WORKSTUDY FOR SPECIFIC PLAN AMENDMENT NO. 06-001 (TRES CERRITOS EAST)** – A work study session to allow Planning Commission review and input regarding the proposed amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-09) requesting to modify the eastern 166 acres.

PROJECT APPLICANT INFORMATION

Applicants:	Signal Hill Family Limited Partnership Equitas Fund, LLC Joan McClintock
Consultant:	David Jeffers, David Jeffers Consulting, Inc.
Project Location:	Northwest corner of Cawston Avenue and Devonshire Avenue

PURPOSE OF THE WORKSTUDY

The proposed project was reviewed by the Planning Commission previously in a work study session on July 21, 2009. The Commission reviewed the land use plan and asked the applicants to look at alternatives to the park location, traffic circulation on Menlo Avenue and the provision of more larger single family lots. Since that time, the applicants have made some revisions to their plan and have met with staff on several occasions. The applicants would now like to present the revised site plan to the Commission to obtain further comments on the land use plan and various project elements.

REVISED SITE PLAN

The Site Plan has been revised to provide a two (2) acre sports park located at the intersection of Menlo Avenue and Celeste Road. The sports park could eventually be expanded with the development of the adjacent property to the west (Garrett Ranch). The

sports park would be a public park and would partially fulfill the project's Quimby Park requirement.

A 25,000 sq. ft. private recreational center has been located in Planning Area 4 in the northeastern portion of the site. The recreational center would be for the benefit of the residents of the Tres Cerritos community and funded and operated by the Home Owners Association.

A new Planning Area 10 has been created with a new 10-pack cluster home concept adjacent to the community recreational center. Menlo Avenue, for the most part has been located completely off of the MWD right-of-way except for the portion where it transitions align with Myers Street to the south.

A community dog park has been located on the northwest corner of Devonshire Avenue and Caswton Avenue.

The approved Hemet Valley Country Club Estates Specific Plan allows for a total of 710 dwelling units on 269 acres for an overall density of 2.64 du/ac. The proposed land plan combined with the approved tentative tract map for Tres Cerritos West planning area brings the dwelling unit total to 933 units on 287 acres for a 3.25 du/ac overall density.

STAFF COMMENT AND ANALYSIS

On January 28, 2010 Staff sent the applicants a letter commenting on the revised site plan that was submitted. (See Exhibit 2). Staff is supportive of the location of the 2 acre sports park as a step towards establishing a larger community park for the northwest Hemet community area. There was some concern with the location of the basketball courts north of Celeste Road at the foot of the hill separate from the sports park to the south.

Staff is supportive of the creation of a private community recreational facility more central to the project. However, a location on a corner where residents would have both vehicular and pedestrian access from the collector street would be preferred.

Planning Area 4 should have one product type. In this case all six-packs would be preferred. However the details of six-pack site design still need to be worked out concerning trash collection, guest parking, setbacks and courtyard configurations. Examples of six-pack products built in other communities will be shown during the workstudy.

The 10-pack concept is untested in the Hemet market and staff has been unable to find a similar product in anyother community. Similar concerns exist with trash collection, guest parking, and fire emergency access.

Planning Area 8 has been revised to show townhome product. As delineated, the area only has a single point of access along Menlo Avenue. A second emergency access will

be needed through the development to the east. Staff has asked for an illustration of the interim solution of storm water runoff for Planning Area 8.

Staff is in favor of more 6,000 sq. foot lots in Planning Area 3 instead of the 3,000 and 4,000 sq. ft. lots. The smaller lots have been untested in the Hemet market area. Staff is also in favor of more larger lots in the hillside area of Planning areas 7A and 7B. Many of the large slope areas have been shown in the private ownership area. These types of areas are difficult to maintain by a single property owner. Rear property line fencing divides up the slope area and significantly scars the hillside area. As previously indicated at the previous workstudy, only 3% of the lots were proposed at a size of greater than 10,000 sq. ft. Fifty-four lots (6.7%) were proposed at greater than the 7,000 sq. ft. size. As such, staff favors more 7,000+ sq.ft. lots in Planning Area 6 over the 6,000 sq.ft. lots.

The alley loaded lots in Planning Area 5 need to be revised so that there are midblock penetrations of pedestrian ways to access the common green along the MWD r.o.w. Additionally the guest parking areas need to be relocated so that they are not place in front of the units located along the common green.

The proposed six and ten-pack products do not meet the single family residential design criteria guidelines. Primarily this is in respect to varying the perimeter units with one and two story units. The applicants have been advised to propose additional design guidelines that will meet the spirit of the adopted design guidelines.

The location of the proposed dog park has problems in its small size and lack of off-street parking. A more passive open space amenity might be preferable at this location. The dog park might be better situated in the linear open space along Menlo Avenue.

CONCLUSION

Staff desires input from the Planning Commission regarding the project in order to finalize the Specific Plan document and project Conditions of Approval and prepare for a future public hearing. Once the land plan is finalized the Specific Plan document will need to be revised accordingly with development standards and design guidelines. Additionally the environmental documentation for the project will have to be re-evaluated as there has been a considerable delay since the original EIR was circulated.

The Commission has appointed an Ad Hoc Committee to work with staff and the applicant on this project. It is anticipated that these meetings will occur in March and April of this year.

Respectfully submitted,

Ronald K. Running
Project Planner

EXHIBITS

1. PowerPoint Presentation Exhibits ***(Color Copies provided to the Commission only)***
2. Comment Letter on Revised Site Plan (dated January 28, 2010)
3. Minutes of the July 21, 2009 Planning Commission Work Study for Tres Cerritos East

RR/ns

WORK STUDY ITEMS

5. SPECIFIC PLAN AMENDMENT NO. 06-001 - TRES CERRITOS EAST

APPLICANT: Corman Leigh Communities
LOCATION: Northwest corner of Devonshire and Cawston Avenues
PLANNER: Ron Running
DESCRIPTION: A Work Study session to allow Planning Commission review and input regarding the proposed amendment to the Hemet Valley Country Club Estates Specific Plan (SP-90-09) on 166 acres located at the northwest corner of Devonshire and Cawston Avenue.

The staff report was presented by City Planner Running who gave a history regarding the project.

Mr. Mel Mercado, project management consultant for Tres Cerritos East, clarified that Corman Leigh Communities was no longer the applicant, noting that the new applicant was Omni Financial or Equitas Fund, LLC. Mr. Mercado said he would respond to the comments from the July 2009 work study and the August 2009 letter from the City. He listed the speakers and introduced the project team. He also gave a brief history of the project and its appearances before the Planning staff and Commission.

Mr. Mercado indicated that, per the City's request, the project had been scaled back to a density of 3.25 dwelling units per per acre. There are now a total of 27 acres, 13 percent being for public and private park use area, which would be credited for City park requirements, rather than Quimby Park requirements. He noted, however, that the two-acre active park and the portion of the extension in the City's master trail system, could receive Quimby credit considerations.

Mr. Mercado advised the Commission that the design team was requesting that Planning Area 8, which previously had a density of 15 units per acre, be allowed to change from multi-family attached residential to single-family detached, with at least 12 to 14 units per acre. He explained that the alley-loaded product would include 50-foot wide (6,000 square-foot) lots with a depth of 120 feet.
The Tres Cerritos East team, Mr. Mercado advised, has agreed to realign the proposed Menlo Avenue, and show the paved portion of Menlo Avenue outside the MWD easement. He requested that the applicant not be required to be conditioned to put monies aside for any future reconstruction of Menlo Avenue in the event that MWD were to come in to perform maintenance on or replacement of their water lines.

The team has further agreed to emphasize drought tolerant vs. traditional landscaping and utilize recycled water where appropriate. They are also on board with Staff's comments about the retention area and the permanent drainage.

Michael Schrock approached the lectern as the applicant's land planner, and further outlined the team's plans and their coordination with the City since the July 2009 work

study session. He commented that the best communities now are projects that include a mixture of lot sizes and configurations. He also promoted the advantages of building a project with smaller neighborhoods, one at a time, with the parks and public facilities built in a reasonable amount of time.

Mr. Schrock emphasized the closeness to Garrett Ranch, a regional commercial destination, and noted that the applicant was providing walking trails along their project to promote pedestrian friendliness, and provide a better circulation system with less traffic. He indicated that the density of the surrounding properties was approximately the same as what they were proposing, and that their walkway system was to be constructed so that everyone is about a five-minute walk to just about every amenity.

When asked by Commissioner Jones for the total acreage of active park space, Mr. Schrock indicated that there were two and a half to three acres out of 35 acres of park land, which includes trails, regional trails, open space, a club house, a dog park, tot lots, and a 25,000-square-foot recreation center with a clubhouse and 75-foot pool, including a circulation loop for guest drop-offs.

Mr. Schrock also mentioned that staff wanted to see more connectivity, so the applicants have established nine parks on what he referred to as the iron cross of pedestrian paseos that are 30 feet wide and connect all the parks. They also followed staff's recommendation to run the Seattle Channel through the project and make it an amenity, with rip-rap and boulders, trees, plants and pathways. Also following a recommendation from staff, the project planners have designed Menlo Avenue to be a curving boulevard with decorative medians, and on the MWD easement, a repetition of the regional trail running along it.

Dr. John Husing, economic consultant, approached the lectern and explained that what he has attempted to do is look at the market and put Hemet in the context of what he thinks the City will be looking at over the next several years.

Commissioner Jones asked him who he was being paid by, and Dr. Husing indicated that the developer was paying him, but stated that this was a project he wanted to look at because of the work he is doing as a consultant to SCAG on SB-375.
Dr. Husing noted that the issue for Hemet and everybody within the south I-215 corridor is, "Why does growth move into areas like this?" He offered his explanation by indicating that first, developers are forced to migrate outward to build middle-class housing because they run out of available land, and it becomes expensive, forcing a move outward. During the last economic cycle, the migration hit three areas: Victor Valley, Beaumont, and Hemet. The next stage is bringing jobs into an area that previously had lots of residents but no jobs. Finally, the last stage is the high-end piece of the puzzle, and thus far the Inland Empire does not have a high-end labor force. Until they do, he explained, there will not be a high-end economy in this area. The high end economies are now evolving around the periphery: Temecula/Murrieta, next to San Diego; Corona/Norco next to Orange County; and the western edge of San Bernardino County next to Los Angeles County.

Dr. Husing projected that Southern California will add 5.9 million people between now and 2035, with 2.8 million coming to Inland counties. What brings even more people to the Inland area is the price of homes. Hemet's middle-priced housing was $121,676 in the fourth quarter, while Inland Empire as a whole was $190,000; L.A., $342,000; San Diego, $369,000; and Orange County, $505,000.

What brings jobs to an area is the cost of land. Industrial property is going for $0.32 a square foot in the Inland Empire, with the Hemet area having increased its industrial space by more than double.

The last piece of the growth puzzle requires educated workers; the Inland region is competing with Orange and San Diego counties. Over a third of residents in those counties have a college degree or higher. In Riverside County only one out of five have attained a college education. Hemet is down at the bottom in terms of people with bachelor's degrees or above. Therefore, high end economy is quite far in the future for this area, and the current jobs/housing balance will require longer commutes.

The housing market right now in Hemet is one of the strongest it has experienced; however, that is due largely to foreclosures, which for Hemet will be a disaster if it can't be stopped. A quarter of the purchases in the Inland Empire are made by investors; half of them buy, fix, and sell, which is good, but if it is a situation of buy, hold and lease, it could be quite a disaster, so the City should do whatever possible to stop this. A high volume of investor ownership does three things to a community: 1) deteriorates property values; 2) hurts your school system as people look for the cheapest rents and kids move; 3) detached single-family rentals are calls for police service and are worse than any other form of ownership.

Job pay per household in the Hemet area is an average of $34,838 per year, but that is partially because there are so many retirees in the city. The mean income for Riverside County is $57,000. Hemet has one of the oldest median ages in Riverside County at 35.2 years. Ethnically, over half are Hispanic, with 34 percent being blue collar workers. The biggest buyer group is 25 to 34 years of age. Asians comprise 8 to 9 percent of the population, but this figure will increase they migrate from L.A. and Orange County.

As for the Tres Cerritos East project, taking averages of pricing in 2003 and 2004, at $141 per square foot, the prices of the units within this project would average at $285,562, from a low of $176,000 for the small unit to a high of $493,500, if the development included detached homes on 7,200 square foot lots. However, lot and housing styles can vary from that figure.

Dr. Husing expressed his feeling that there were a couple of crucial issues to think about, the first being architecture, and the second being lifestyle patterns.

Planner Running expressed his appreciation for the applicants and their willingness and efforts to design a better project. He noted that many aspects of the project had improved, but that staff still had some concerns that they wished to bring to the attention of the Commission. Those issues include, among others: land use density mix issues;

design issues for the proposed six-pack and ten-pack configurations and for the alley-loaded product; issues on the private recreational area and the public park facility; the Menlo Avenue configuration; the design of the interim drainage solution; trash pickup on the alley-loaded product; guest parking; private recreational center ingress and egress; basketball court access over public streets; parking for the dog park; shifting to the east of the sports park; and the median fading at the intersections. He showed the Commission projects illustrating his points, including the Garden Gate project in Riverside, The Preserve in Chino, and Quail Hill in Irvine.

Commissioner Jones asked what else needed to be done for Menlo Avenue, noting that it was a major arterial east/west highway in the Valley.

Planner Running suggested that they could expand the right-of-way a little more to get a full median and turn lanes.

Mr. Mercado replied that they had increased Menlo Avenue from a two-lane road to a four-lane road, which he maintained was not necessary according to the City's traffic consultant. He further noted that, although they were only required to stripe the road, they had proposed a six-foot landscaped median as a traffic-calming effect, which also provided aesthetic value, and that they had increased the 64-foot right-of-way to now over 100 feet.

Chairman Smith called for a five-minute recess. After the recess, he commented that he felt they were moving in the right direction.

Commissioner Mendoza asked Dr. Husing to comment on the effect that the proposed Metrolink train station on the I-215 at Perris would have on jobs in the area.

Dr. Husing responded that having a Metrolink station that ultimately comes to Hemet is crucial if the Valley is to attract higher-income professionals, since it increases the city's competitiveness.

Vice Chairman Gifford stated that he thought all of the issues with the project could ultimately be resolved, but that his perspective was that instead of appealing to the current spectrum of income and demographics, as the applicant was probably rightfully doing, he wanted to shape that demographic rather than catering to it. He would like to see more medium and higher-income families coming into the community rather than catering to blue collar and some of the lower end. Therefore, he is still uncomfortable with the density of the product.

Chairman Smith said he was happy with the idea of paseos for walking and biking, but that he isn't convinced the next generation can be wrenched from their cars to embrace that type of living. He also expressed concern with the density – particularly the ten-pack product, and the very small lot sizes.

Commissioner Jones stated that, unlike the projects they had been shown in Irvine that were in areas where 26-35 year olds with high joint incomes could afford these as first

homes, he felt that in Hemet they would turn into something other than first-time homes and that this type of density would result in a less-than-desirable neighborhood.

Commissioner Mendoza said he wouldn't comment on the density, but wanted to make sure that bike paths or bike lanes will connect with existing bike lanes along the old Menlo Avenue towards downtown and then with Cawston and Devonshire Avenues. He expressed desire for connectivity by using bike paths and bike lanes. He also stated that he would like to know the plans for use of storm water retention technology in order to maintain the large green spaces and trees.

Commissioner Jones contrasted today's market with the market of the future and expressed his opinion that the sacrificing of a project because it can sell today only leaves the community in dire straights in the future, and that this was his concern with this type of density.

Chairman Smith asked Mr. Mercado if they had a reasonable alternative to the ten-packs.

Mr. Mercado responded that the alternative to the ten-pack were townhomes. He indicated that with the ten-packs, instead of four to six units blocked together in two-story bulky townhomes, the units were separated from each other and have outdoor living spaces. He added that there could be strict language in the CC&Rs with regards to trash, limiting the amount of time the trash cans could be on the streets, etc.

Vice Chairman Gifford reiterated his concern with demographics and stated that larger lot sizes with detached single-family homes would attract families and the kind of demographics that Hemet wants to foster because they cannot get that type of housing in Chino Hills or Irvine or even now in Temecula. He said he did not wish to discourage the project and that he felt it should move forward, but that he wanted it to bring in the families in the $50, $60, and $70 thousand range, which represented a demographic more in line with what he wished for the City of Hemet.

Mr. Mercado responded that he believed this project addressed those concerns. The key to attracting those desirable residents was the architectural integrity and the amenities and lifestyle that were being proposed. He stated that he would be willing to raise the bar with these key elements.

Vice Chairman Gifford agreed, but added that he felt Hemet had too many of the high density projects in this market. He indicated that the Commission's concern was that this was an experiment, and that they were uncertain how it would be received by the community. He suggested that, instead of attracting young professionals, it could very well attract the Section 8-income individual. He noted that he was a little gun shy to take any risk on something like this.

Commissioner Jones stated that the project has eliminated every family that wants to do off-road riding, boating, or RV'ing since there is no space to store any of their equipment.

Mr. Mercado reminded them that Tres Cerritos East was merely a portion of the total Hemet Valley Country Club Estates, noting that the project also includes Tres Cerritos West, which has the type of housing mix that meets the concerns expressed by the Commission. The Tres Cerritos East portion of the project simply fills in the gap. He stated that it was really necessary to view all portions as part of the whole, not separately.

Vice Chairman Gifford expressed appreciation for the expense and efforts expended by the applicant in coming to four work study sessions, noting that he felt that staff has a good handle on the concerns of the Commission. He recommended working with City Planner Running and other staff members, indicating that if they could come to an agreement with the applicant, he would be comfortable with their decisions. He expressed agreement that the project should be viewed as a whole.

Mr. Mercado stated that they had been back and forth with this project for the last four and a half years and that time was running short. If they had to go back to their clients and make more changes and debate more about the product, it could get risky. He noted that, that with regard to the specifics of the high density product, the Specific Plan was the zoning document and it included design guidelines. Their biggest concern was that the density get approved. He advised the Commission that they were well within the five-to-the-acre maximum that the City has recommended, at 3.25. He requested that the City let them move forward and if there were issues, such as trash, etc., allow the future merchant builder to be creative and come up with a product that meets the parameters of the density. He suggested that, while they should have some basic guidelines as to development setbacks, the builder and the City should ferret out the details at the DRC level. He stated that in his 25 years of experience, he had never been required to go through this kind of detail to get to the final product.

Vice Chairman Gifford responded that because there was so much detail it was easy to take shots at if there was disagreement. He stated that he didn't want to stop the project; however, if he were forced to make a decision tonight, he would say no because of the density, but he thinks that this issue can be resolved if they worked with staff to come up with something that would meet their business plan.
Mr. Tom Shollin, 2633 Cherry Avenue, Signal Hill, California approached the lectern and introduced himself as one of the three applicants. He advised the Commission that he had been through 30 or 40 specific plans in his career, and that this one has been more involved than other developments that he had been involved with. He compared the densities of their project with the Heartland project, noting that 46 percent of their lots were 5,000 square feet or greater, while Heartland has only 30 percent with that square footage, and that 61 percent of Heartland lots were 4,000 square feet or less, while only 54 percent of Tres Cerritos lots were of that size.

Chairman Smith asked Dr. John Husing to resume the lectern and asked where he anticipated the next group of residents who would settle in Hemet would come from.

Dr. John Husing replied that they would come from L.A. and San Diego Counties, noting

that more of the professionals, managers and scientific workers would come from the south. He suggested that the the critical question was: How do you draw that audience? He compared Hemet with Rancho Cucamonga during its development. Rancho Cucamonga gambled on more condos and attached products. The median income in those types of projects was $80,000. He suggested that lifestyle and density are not incompatible, as proven by such developments as The Preserve. He suggested that a crucial element was architecture, explaining that if there were nothing but square boxes, the kind of problem that Commissioner Jones was worried about would be prevalent. He stated that, if the art of the project implies a lifestyle and it was built correctly, it would succeed. Furthermore, he does not believe that 7,200 square foot lots always translate into a successful community, stating that this concept was an old style model because it implied this market could support the level of cost to be able to have that be the product of this community, but the current recession was proving the fact that it won't work.

Commissioner Jones inquired about the architecture, stating there was no place to store any recreational amenities.

Dr. Husing commented that such amenities could be stored elsewhere, and that in many communities it was a violation of codes to store RV's at residences. He felt those issues could be worked out with the developer and staff. He further added that he felt that projects with 7,200 square foot lots are a market that has died.

Commissioner Jones referenced the McSweeney Farms and Willow Walk projects as examples of that fact.

Dr. Husing stated that we are in an era where 58 percent of Inland Empire housing is upside down, which was caused by speculation, crazy financing and greed.

Chairman Smith indicated that Rancho Cucamonga had known they were going to get the 210 freeway, which opened up their market. He noted that Hemet has been talking for years about how to escape the cul-de-sac, and that he hoped there was a way to devise a corridor that would open up the community.

Dr. Husing suggested that Metrolink could do that for them, adding that he would advise against doing anything to the current freeways so that it would force the move to train travel.

Commissioner Mendoza stated that within two years the I-215 Metrolink station would be established and that Hemet needed to prepare for that occurrence.

Dr. Husing commented that the first step to take was getting a high-end RTA bus that could transport people to the train, but that the City needed to view the future in terms of economic development, not just this project. The City would need to prepare for the population that they are trying to draw, because then the two interact.

Vice Chairman Gifford responded that this was what they were trying to do with the new

General Plan. He agreed that architecture was more important than density if their goal was to attract income levels at $50,000 to $70,000 a year.

Mr. Schrock stated that it was about both architecture and landscape architecture, as well as the circulation around and within a development — architecture is what defines the quality. He also responded to Commissioner Jones' statement concerning the applicant's wish to move forward with a product that was not of the higher class, stating that this product was very sophisticated and that if it were built correctly, and with the proper guidelines and architectural detailing, it would not end up a lower income community. He continued, stating that they have "Hemetized" the project, making 30-foot instead of 12-foot paseos, and that they were working on a different trash collection mode, excluding the green waste bins because the HOA would be maintaining the landscape. He indicated that they would work with staff on both the pedestrian paseos and Menlo Avenue, and discussed the types of homes within the project, explaining the various plans and their designs.

Chairman Smith thanked him for his presentation and suggested that the details could be taken to the ad hoc committee for further discussion. He then asked for public comment.

Ms. Sharon Deuber from the Heartland community approached the lectern, indicating that she was a mortgage broker and had been active in the General Plan update. She expressed her feeling that there were still a lot of questions, illustrating her point with mention of numbers that didn't work out, and indicating her concern with density.

Chairman Smith closed the public comment period, and Vice Chairman Gifford voiced the opinion that the ad hoc committee, staff, and the developer could work out the remaining issues, for which he received agreement from Chairman Smith.

Director Elliano indicated that this would be fine with staff, and requested that the applicant respond.

Mr. Mercado inquired whether the ad hoc committee would just be focused exclusively on lower density.
Chairman Smith indicated that issues such as trash enclosures, etc., could be handled via the ad hoc committee, allowing the Commission to focus in on the larger issues, such as density.

Mr. Mercado indicated that they would need to check with their clients, noting that the big issues, as he interpreted from tonight's discussion, were density and product type. He stated that they would be willing to meet with the ad hoc committee, but objected to the possibility of recirculating this project for public review, as they had already done so. He stated that they would work with staff on that particular issue.

Director Elliano assured him that staff was willing to have that discussion.

Attachment No. 5

Planning Commission Meeting of 9-15-09 Minutes

REPORTS

5. Status Report on the Tres Cerritos Project (Update by City Planner Ron Running)

City Planner Running reported that after the Work Study on July 21st of this year, the following changes had been made to the Tres Cerritos East project:

1. Moving Menlo Avenue off the MWD right-of-way, solving the issue of long-term maintenance should it need to be accessed for maintenance or construction of additional water lines and bonding for Menlo Avenue.
2. Meeting with planning staff next week to show a schematic of reconfiguring the parks to be more in a framework with linkages to all the different communities in the area.
3. No park credit would be given for linear pocket parks.
4. The applicant will work with the Valley-Wide Recreation and Parks District for joint use of the area to the south of the project.
5. The applicant was requesting an increase in density of 80, due to additional land being added to the specific plan that's not currently there. These units would be apartments or townhomes.
6. Planning staff still has concerns over hillside lots with 60-foot-wide minimum lot sizes, and the splitting of multi-family uses on both sides of Menlo Avenue, and is requesting part of the traffic calming be a center median landscaped along Menlo Avenue because of the lack of a real identity of the neighborhood. Better entry treatments were also recommended.
7. It will be the City's responsibility to maintain the external drainage through the Lighting and Landscaping Maintenance District over the long term, with the residents taxed for payment of such.

Chairman Smith was given direction by City Attorney Jex that the public were free to comment on the report, and thus the public were invited to speak.

Sharon Deuler, 585 Parnevik Drive, Four Seasons, expressed concern regarding high density, with Devonshire Avenue not going all the way through, and with only one fire station in the area. She also felt this should be tabled until the General Plan was approved. She noted that she had checked a website which indicated that part of this proposed land was currently for sale by a broker. She wondered what was actually happening with the proposed development.

Eugene Hickel expressed appreciation for timely posting of minutes on the website and for the transparency of the Commission. As chairperson of the Four Seasons Awareness Committee, he indicated that their concern was one of density and balance and that it was his feeling that this development would impact the area in a negative way. The original Hemet Valley Country Club Estates called for 2.2 dwelling units per acre, but the present 4.7 seemed high and designed for moderate to low-income housing, of which Hemet has plenty.

He also felt the plan needed to be put on hold until approval of the General Plan. He added that it was his observation that the recreation needs of the area were not being accommodated by this developer, and that he agreed with the park suggestions made by staff.

Dee Hydinger, 205 Furyk Way, Hemet, expressed her feeling that the growth in Hemet had been helter-skelter, with increased crime and gang activity, and indicated her concurrence with previous speakers that a development of this size should not go forward until the General Plan was in place.

Brian Ruben, 1694 Via Simpatico, Hemet, expressed concerns with safety, particularly with the park across the busy street, the speed of traffic on Menlo Avenue, and the splitting of the development in half.

Vice Chairman Gifford expressed his appreciation for the comments, and indicated that he shared many of the concerns. He also applauded staff for their efforts on the project.

Commissioner Jones expressed the feeling that because the economic environment had changed, that there were now plenty of low-income homes available and therefore, this project should be put on hold until GPAC had finished their work.

To a question by Commissioner Mendoza, Planner Running stated that Menlo Avenue was a four-lane street that continued south to become Myers Street, which was also a four-lane street. He also responded to Chairman Smith's question that the MWD would probably not oppose Menlo Avenue's move to the south as long as it wasn't on their right-of-way.

6. Report on City Council Adoption of Citywide Annexation Ordinance (Staff Report by Planning Manager Deanna Elliano)

Planning Manager Elliano reported to the Commission that after working with the City Attorney and City Manager, the City Council had decided to adopt a citywide annexation ordinance preventing initiations of new annexations and related approvals until such time that the General Plan was adopted. She noted, however, that there was a provision in the ordinance which provided that, should an opportunity arise that the city might wish to adopt, the City Council, by a 4/5 vote, could initiate annexation after staff had completed a conceptual annexation review. Staff would, over a 60 day period, evaluate the annexation opportunity and then make a recommendation to the City Council, who would decide whether it had enough merit to go forward. Planning Manager Elliano clarified that, at this time, the Planning Department saw no such projects on the horizon.

7. PLANNING MANAGER REPORTS:

A. Proposed City Council-Planning Commission Joint Workshop regarding the Draft General Plan Land Use Map.

Planning Manager Elliano advised the Commission that, because the land use plan was so essential to what the Planning Commission does, it was recommended that the

Attachment No. 6

Planning Commission Meeting of 7-21-09 Staff Report & Minutes

Attachment

AGENDA #4.

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Interim Planning Manager
Ronald K. Running, Project Planner

DATE: July 21, 2009

RE: **WORKSTUDY FOR SPECIFIC PLAN AMENDMENT NO. 06-001 (TRES CERRITOS EAST)** – A work study session to allow Planning Commission review and input regarding the proposed amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-09) requesting to modify the eastern 166 acres to develop 144 townhomes, 174 courtyard units, and 468 single family lots ranging from 3,600 square feet to 10,000 square feet.

PROJECT APPLICANT INFORMATION

Applicants:	Corman Leigh Communities Signal Hill Petroleum
Consultant:	David Jeffers, David Jeffers Consulting, Inc.
Project Location:	Northwest corner of Cawston Avenue and Devonshire Avenue

PURPOSE OF THE WORKSTUDY

The proposed project was reviewed by the Planning Commission previously in a work study session on July 17, 2007. The Commission had expressed concerns about the proposed density of the project and that it did not have adequate parklands. The minutes of the July 17, 2007 work study are attached as Exhibit 5. Since that time, the applicants have made some revisions to their plan and have met separately with various members of the new Planning Commission. The applicants would now like to present the proposed project to the entire Planning Commission to obtain comments on the land use plan and various project elements.

BACKGROUND

The Hemet Valley Country Club Estates Specific Plan (SP 90-9) was originally approved on November 11, 1991 for 641 residential units. In 1999, the plan was amended to include 351.8 acres with 710 dwelling units yielding a density of 2.02 dwelling units per acre. A wide variety of building types were proposed as illustrated in the following table:

Table 1
Adopted Hemet Valley Country Club Estates Specific Plan

Land Use	Type	Acres	Density	Units
Golf Course	Incld. Club house	144.1		
Open Space	Nature reserve	82.2		
Residential				
	Villas	2.6	17 du/acre	30
	Cottages	46.2	7 du/acre	285
	Bungalows	39.8	4 du/acre	163
	Estates	16.6	4 du/acre	66
	Condominiums	16.8	18 du/acre	166
Undefined Area		3.5		
Totals		**351.8**	**2.02 du/ac**	**710**

In 2003, the area of the original Specific Plan was reduced with the approval of the Peppertree Specific Plan (SP 01-3), located to the north, which allowed 456 senior dwelling units on 82.5 acres at a overall density of 5.5 d.u./ac. The Peppertree project eliminated three of the golf course fairways of the original plan.

The HVCCE Specific Plan (SP 90-9) was amended again in 2004 for the western 121.3 acres, establishing Vesting Tentative Tract Map No. 31513 for 177 single family lots and 65.3 acres of hillside open space, vernal pool preserve, private park and paseo system. This part of the project is referred to as "Tres Cerritos West" (TCW). The golf fairways were eliminated due to the environmental problems of pesticides going into the water runoff that is needed to support the sensitive habitat located further downstream. TCW has been graded but the tentative tract map has not been finaled.

The proposed application (SPA 06-1), referred to as "Tres Cerritos East" (TCE), would amend the eastern 166 acres of the Specific Plan. A summary of the aspects of the proposed amendment are as follows:

1. Addition of a 14 acre property located on the northwest corner of Myers Street and Devonshire Avenue.
2. Increase the overall yield for the total project from 710 d.u. (2.02 d.u./ac) to 964 d.u. (3.35 d.u./ac)
3. Modify the master plan of drainage by constructing a perimeter system of open drainage channels and a retention basin.
4. Eliminate the remaining golf course fairways
5. Realign Menlo Avenue inside the MWD easement.
6. Change the configuration of the lotting and allow for lots smaller than 7,200 sq.ft.

The proposed land uses as a result of the amendment are shown in the following table:

Table 2
Proposed Land Uses
Hemet Valley Country Club Estates Specific Plan

Land Use	Type	Acres	Density	Units
TCW				
Open Space	Vernal Pool	3.5		None
	Nature reserve	59.1		None
	Park and paseos	4.26		
Residential	SFD 6000	21.7	4.1 du/ac	89
	SFD 8000	31.4	2.8 du/ac	88
	Common	1.34		None
TCW Subtotal		**121.3**		**177**
TCE				
Open Space	Storm Drain	7.7		
	Linear Park	10.4		
	Pocket Parks	5.9		
	Landscape	0.5		
Circulation		16.0		
Residential	Rural Residential	6.2	0.2	1
	SFD 10000	11.9	2.0	24
	SFD 7200	7.1	4.1	29
	SFD 6000	42.5	4.5	192
	SFD 4100	14.2	6.5	93
	SFD 3600	18.5	7.0	223
	SFD 2300	21.2	8.2	174
	Multi-family	9.6	15.0	144
TCE Subtotal		**165.8**	**4.7**	**787**
Total		**287.1**	**3.35**	**964**

The applicants and staff are asking the Commission for direction on the following as part of the work study discussion:

1. Overall project density and dwelling unit type mix:
   a. Increasing the project density from 2.02 d.u./ac to 3.35 d.u./ac
   b. Developing the courtyard/six-pack product type
   c. Developing the townhome product type
   d. Developing alley loaded units facing the linear park.

2. Park land requirements
   a. The amount of park dedication credit for developing a linear park and private recreational areas in lieu of an active recreational local park
   b. Configuration and location of interior "pocket parks".
   c. Maintenance of the park areas

3. Construction of Menlo Avenue within the MWD easement.
   a. Requesting the City accept some of the potential maintenance responsibility of future disturbance of Menlo Avenue with MWD construction or maintenance.

4. Modification of the regional drainage plan and use of a temporary retention area.
   a. Construction of the perimeter drainage channel and temporary retention area in lieu of drainage through the golf course fairways and hooking up to a downstream master plan drainage facility.
   b. Landscaping treatment of the perimeter community trail/drainage channel and temporary retention area.

5. Proposed Design Guidelines
   a. Streetscapes and pedestrian paths
   b. Architectural design
   c. Project entries
   d. Landscape framework and pallet (drought tolerant vs. traditional) (use of recycled water).

Staff desires input from the Planning Commission regarding the project in order to finalize the Specific Plan document and project Conditions of Approval and prepare for a future public hearing.

Respectfully submitted,

Ronald K. Running
Project Planner

EXHIBITS

1. Locational Map ***(Color Copies provided to the Commission only)***
2. Adopted Land Use Plan ***(Color Copies provided to the Commission only)***
3. Proposed Land Use Plan for Tres Cerritos East ***(Color Copies provided to the Commission only)***
4. Conceptual Development Plan ***(Color Copies provided to the Commission only)***
5. Minutes of the July 17, 2007 Planning Commission Work Study for Tres Cerritos East

RR/ns

WORK STUDY SESSION

4. SPECIFIC PLAN AMENDMENT NO. 06-001 (Tres Cerritos East)

APPLICANT: Corman Leigh Communities / Signal Hill Family Limited Partnership
AGENT: Mel Mercado / Tom Shollin
LOCATION: Northwest corner of Cawston and Devonshire Avenues
PLANNER: Ron Running – (951) 765-2375
DESCRIPTION: A work study session to allow Planning Commission review and input regarding the proposed amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-09) requesting to modify the eastern 166 acres to develop 144 townhomes, 174 courtyard units, and 468 single-family lots ranging from 3,600 square-feet to 10,000 square-feet.

The staff report was presented by City Planner Running, who provided various details regarding the proposed project.

Applicant representative Mel Mercado presented the proposed amendment to the Hemet Valley Country Club Estates Specific Plan, outlining the constraints to the Tres Cerritos East (TCE) property as the Metropolitan Water District (MWD) easement, the cease and desist order by the US Army Corps of Engineers, Menlo Avenue bisecting the property, and Tres Cerritos Hills, Peppertree, and Devonshire Avenue as other physical edge boundaries and constraints. Additional constraints were lack of water retention, and no high traffic corridors for commercial or retail use.

It was noted that opportunities include 165 acres, a MWD easement allowing passive recreational use, extension of the Seattle basin channel, close educational institutions, complementary residential land uses, the City's desire for economic growth, and the development of new roads and widening of existing roads to alleviate the impact of existing traffic corridors such as Florida Avenue, with Menlo Avenue being the key to this design.

Design elements include a series of neighborhood pocket parks, tot lots, and a linear park, with walkways and paseos. Housing designs include motor courts (8 to 10 per acre, single-family detached homes); alley-loaded products (no garage facing front elevations); 6,000 to 7,000 square foot lot product in the southeast corner and at the base of the hill; townhomes and condominiums (15 per acre) near the commercial center, for a total of 787 units proposed for the 165 acre site.

Property improvements were comprised of the proposed drainage system, including a temporary retention basin, increased pump and ditch volumes in the channel, which is proposed to be a 10-foot-deep soft bottom channel, and a trail system along one edge of the channel. Two bridges would be built on the south side of the project on Devonshire Avenue.

Mr. Mercado, who gave the Commission a complete booklet outlining his presentation, stressed that the Quimby park requirements could be more than adequately met, with 14.1 acres devoted to parks, when the minimum requirement is 11.8 acres. The City's private park requirements are listed as 3.7 acres of park, and the project's is 10.8 acres, for a combined requirement of approximately 15 acres, but the project is providing almost 25 acres. Also, in response to staff's concerns, project developers are

proposing use of a 10-acre piece of property just to the south of the project, owned in fee simple by Valley Wide Parks and Recreation District. This project would pay a fair share, along with other developments in the area, to improve the property. The Parks district would maintain it as the property owner.

John Cain approached the lectern as the traffic engineer for the project, and presented concerns for the four-lane secondary highway proposed through the project. He expressed a desire to use design speeds of a collector roadway to minimize danger to residents utilizing the linear parkway from high speed traffic, at least at the curve. He indicated that, as staff did not feel they could approve this at the staff level, it would be coming before the Planning Commission and City Council.

Mr. Mercado continued his presentation, referring to the City's desire for projects with sustainability. The TCE project, he noted, has sustainability measures with regard to water conservation, use of water resources, and energy efficient design methods. He concluded by stating that the project would provide $15 million in development impact fees.

City Planner Running concluded the project presentation by outlining staff's primary issues as overall project density and product type, with project density increasing from 2.2 dwelling units per acre up to 3.35. He also indicated issues with Menlo Avenue, regional drainage facilities, park maintenance, and drought tolerant landscaping. He noted that staff's recommendation would be to reduce density to provide more lots in the 7,200 square foot range, particularly in the hillside area, to help out with the City's need for 4,000 to 5,000 units of higher end housing. Additionally, he indicated, that the project should have a central, active park or community center and that it should not receive park credit for the linear park, nor the pocket parks. Further, multifamily product types should be developed south of Devonshire Avenue, closer to the mixed use and the commercial development along Florida Avenue. He suggested that wider lotting was needed for the alley-loaded product, that a bond would need to be established for the entire length of Menlo Avenue for reconstruction, and that the perimeter drainage channel and temporary retention area should be landscaped appropriately.

Vice Chairman Gifford asked for clarification regarding lot sizes, to which City Planner Running responded that more than six percent of the lots needed to be retained as the larger lot size.

Planning Manager Elliano reiterated that six percent of the single-family detached product was too little, and that the various pocket parks did not seem interconnected.

Vice Chairman Gifford wondered if the Stoney Mountain Ranch development had the same drainage feature with the same depth of 10-feet.

City Planner Running indicated that he believed it did.

Vice Chairman Gifford inquired regarding who was responsible for the maintenance of that development and was advised that a LLMD was eventually supposed to assume that task.

Vice Chairman Gifford stated that he would like to have the safety issues of the drainage system addressed, relative to the backing up and flooding of waters during storm events.

City Planner Running indicated that the channel would be fenced with split rail fencing, as proposed, but suggested that there should perhaps be a provision for something more than that. He noted that the flows from the Seattle basin would be piped under the road.

Chairman Smith questioned whether the number of units – 964 – indicated in the staff report was correct, or if the number noted by Mr. Mercado during his presentation – 787 – was more accurate.

City Planner Running explained that the figure "964" was a combination of Tres Cerritos East and Tres Cerritos West, and that it would actually be a total of 871 units, rather than 964, which was the result of a mathematical error.

To a question imposed by Vice Chairman Gifford regarding the school district property to the south being utilized as an active park, City Planner Running explained that it was Valley-Wide property, rather than HUSD property, and that the proposal had merit. He added that staff, with some reservation, was open to some form of active recreation at that location.

Chairman Smith questioned whether there would be problems with this mixed use project, with an elementary school being located across from it and the unfinished Peppertree project, with its own issues, in the vicinity.

City Planner Running advised that the Peppertree project was gated, so there would be no issue with traversing through it, but that there was a street to cross in order to get to the junior high and high schools.

Planning Manager Elliano added that it was staff's belief that market preferences for the next several years would be for single-family residential homes for families with children. Therefore, having safe pathways to the schools in the area, along with active recreation was important. The question would be how to protect this concept from Menlo Avenue, which would need to be a four-lane arterial highway in order to move traffic. Also, home ownership rather than rentals was a goal of the City, which leads to the question of viability of the motor courts or the six packs which demand high amenities. She suggested that perhaps the developer had a market niche in mind.

Commissioner Mendoza suggested that it may be best to look at the project as a whole, in relationship to the amenities surrounding it — shopping centers, schools, etc. He expressed his feeling that the City ought to see first what industries and jobs were coming to town in order to tailor the type of housing we should be constructing. He stated that an effort should be made to understand that the more rooftops and homes we can see, the more we can attract business because there would be a workforce available and a potential market for it. He indicated that he would rather work on the connectivity of the parks than drastically reducing the density.

Commissioner Williams wondered what the estimated population would be at the buildout of the project, to which City Planner Running responded that the project would add approximately 1,500 to 2,200 people.

Commissioner Williams inquired regarding the linear park, whether the City would be providing maintenance, and if there would be some way to keep kids and basketballs from wandering into the middle of Menlo Avenue.

City Planner Running pointed out a prototype along Cawston Avenue to the north, where the half-court basketball area was oriented away from the street. He encouraged crosswalks and no parking on the eastern side of Menlo Avenue so that people wouldn't be darting in and out of parked cars.

City Planner Running responded to a question asked by Commissioner Williams, relative to decorative fencing separating the homes facing the park from the activities in the park, indicating that staff would encourage three- or four-foot privacy fencing to demarcate private property.

Commissioner Williams asked if the motor court homes would include two-car garages and whether they would be accessible by an alleyway with driveways off the alley and into the garages.

City Planner Running responded that the motor court homes would have two-car garages and that it would be designed to just drive in and then turn into the garage.

Planning Manager Elliano clarified that it would be a common-type driveway.

City Planner Running indicated that the design had some issues regarding trash pick-up and etc.

Commissioner Mendoza expressed concerns regarding low-impact development and water usage, asking how the storm water could be captured and used to maintain the parks, as well as recycling, re-use and storage.

City Planner Running suggested limited turf areas for casual picnicking, but wide areas on the perimeter that would have DG or shrubbery, or that could possibly include synthetic landscaping.

Chairman Smith suggested that all of the methods that had been mentioned were worthy of exploring. He indicated that he would like to see a way to pump the water from the retention basin at the southwest corner of the project, back up to feed the linear park, thereby taking care of some of the water needs. He noted that he had an aesthetic issue with the location of the retention basin being right next to two-story townhomes, since the residents of the townhomes would have a view of the basin. He suggested that if not properly maintained the basin would be unsightly.

City Planner Running suggested a requirement for an irrigation system during the dry months.

Vice Chairman Gifford suggested that the retention basin could provide some credits for open space for an active park with re-use of the water and conservation of the overflow. He suggested that the Army Corps of Engineers might be open to exploring this if the water were re-used in a manner that was useful. He added that there was a need to find out how much water would be necessary to maintain the vernal pools.

Commissioner Mendoza questioned the need for a four-lane secondary roadway through a project that's trying to be pedestrian friendly, and that has multi-family housing with children. He suggested either not building too close to the four-lane highway or putting in only two lanes and proceeding with the project.

Vice Chairman Gifford agreed that Menlo Avenue was of concern. He realized that the General Plan calls for east-west alternatives, but suggested that this could become a drag-strip through the project. He emphasized the need to provide some speed mitigation measures.

Commissioner Mendoza suggested walking trails and/or bike paths that were connected to other parts of the City in order to provide more cohesiveness within the City.

City Planner Running noted that the existing General Plan portrayed a bike path utilizing the easement, so there would be a bike path within the park.

Chairman Smith and City Planner Running discussed Devonshire Avenue, feeling that it would help minimize traffic on Menlo Avenue if the improvements were realized that Tres Cerritos West had paid for as part of their mitigation fees.

Principal Engineer Biagioni advised that the City was exploring a capital improvement project connecting Devonshire Avenue where it currently ends, up to Warren Road, but indicated that he could not provide a timetable for the project. He indicated that it would be another way of mitigating traffic on Florida Avenue.

When asked by Commissioner Mendoza why Devonshire Avenue could not be improved further down, Principal Engineer Biagioni responded that the project was proposed for two lanes only, to provide a connection to Warren Road, He suggested that ultimately it would be four lanes, as it was on the other side.

When asked what had happened to the plan of making Devonshire and Acacia Avenues one-way streets, east-west respectively, Mr. Biagioni indicated that the concept was not dead, but that it was not a priority.

Commissioner Mendoza questioned whether the applicant had developed similar projects elsewhere.

Mr. Mercado responded that they could put together a list of example projects and maybe do a product tour.

Chairman Smith thanked him and stated that if they could just get a list they did not necessarily need a tour.

Commissioner Williams reported that he had toured the Harveston Community in Temecula and suggested that perhaps other Commissioners might find it interesting because of its similarities to this project.

City Planner Running asked for comments regarding the density issue, noting that if the Commission found it to be too dense the applicant would have to redesign the project. He indicated that they were anxious for a public hearing to obtain approval.

Both Commissioner Mendoza and Vice Chairman Gifford concurred that they were more concerned with the open space and parks, rather than the density.

Chairman Smith indicated that he would like to know more about the 10,000 square-foot lots on the hillside, and suggested that there may be a need for more of the 7,200 square-foot lots. He thought the adjustment could be made by staff.

Planning Manager Elliano noted her observation of concerns expressed by the Commission as being open space and better linkage with the parks and trails. She suggested that the Harveston Community was an excellent master planned community because of its dominant central focal point being the recreation center and lake, and this project needed that focus to develop and identify as a community and link all of its amenties together. She suggested that the product type for the 10,000 square-foot lots should be altered so that there was more than five feet separating housing units, and suggested a wider, more shallow lot to allow for more differentiation and diversity in product types.

Commissioner Williams stated that he did not have a problem with the project or density, but suggested an increase in lot size percentages.

A short discussion ensued regarding the Harveston Community and other similar projects with centralized amenities being the vital point that made the communities inviting and full of life.

Chairman Smith invited the applicant to make closing comments.

Mr. Mercado thanked the Commission for their input. He suggested that the major difference between Harveston and Tres Cerritos East was the road bisecting the project, making centralized parks much more difficult to create. He noted that his team was discussing traffic calming measures, such as enhanced paving at the cross sections at the location of the parallel parking, and a traffic signal at one of the main intersections.

Mr. Cain discussed the issue of design speed and asked the Commission if they were open to allowing a deviation in design speed. He responded to Planning Manager Elliano's question regarding the radius for a typical secondary street, noting that it was 660 center-line radius on the curve. He reiterated the difference in design standards for secondary versus collector and the need for the City to have connector roads to help with heavy east-west traffic.

Mr. Leroy Salavote of 440 North Cawston Avenue, Hemet, California approached the lectern and expressed concerns regarding traffic from Devonshire Avenue to Menlo Avenue, calling it a drag racing strip. He indicated that he had called 9-1-1 several times, and added that he was also concerned with graffiti on the brick walls.

Principal Engineer Biagioni indicated that an agreement could possibly be reached on signage if it were determined that lowering the speed would be safe and serve a purpose.

Mr. Cain commented about the complexity of vehicular warrants for signals, and requested that the Planning Commission make a statement indicating their willingness to look at design speed mitigations so that the project team would know, one way or the other.

Planning Manager Elliano suggested that the question was one of flexibility. She felt that if there were some kind of controlled stop at that one intersection, then a vehicle could not gain as much speed as would be needed to take at least that northerly curve at an unsafe speed. She advised against relying on signage because it then becomes an enforcement issue for the police department, suggesting that it would be better to use traffic calming and a four-way stop signalization, if warranted.

Vice Chairman Gifford stated his thought that moderating speed would solve the problem.

Mr. Cain again asked if they would allow flexibility.

Planning Manager Elliano indicated that she did not feel comfortable addressing this issue too far without the presence of Public Works Director Mike Gow, but suggested the option of meeting with the public works staff to look at the issue one more time, and then reporting back at the next Planning Commission meeting.

Vice Chairman Gifford suggested that the Commission entertain a deviation, pending a meeting with the City staff regarding this road issue, before coming up with any recommendations. He also noted that he would like to hear back at a subsequent meeting specifically on the questions raised and the road issue, before going to public hearing.

Mr. Mercado thanked the Commission for their time.

REPORTS

5. PLANNING MANAGER ITEMS:

A. Report on City Council Actions

Planning Manager Elliano advised the Commission that the ordinance regarding automatic extensions of time had been approved by the City Council and that the Verizon Wireless cell tower on Esplanade Avenue had been appealed by the southerly property owner and would be reviewed by the City Council at their July 28, 2009 meeting.

No. 7

Planning Commission Meeting of 7-17-07 Minutes

V. WORK STUDY

A. SPECIFIC PLAN AMENDMENT NO. 06-001 – *Ron Running / Loretta Domenigoni*

A work study session with discussion and possible direction to staff regarding a third amendment to the Hemet Valley Country Club Estates Specific Plan 90-9 pertaining to the eastern half of the HVCCE specific plan project area, now known as Tres Cerritos East Specific Plan Amendment No. 06-001. The applicant for this proposal is Corman Leigh Communities / Signal Hill Petroleum / Joan McClintock c/o Corman Leigh Communities and the location is east of the Tres Cerritos Hills, south of Menlo Avenue, west of Cawston Avenue and north of Devonshire Avenue. The project features 787 dwelling units that include detached single-family units on lots ranging from 3,600 to 10,000 square-feet, detached planned residential cluster units, and attached multiple-family units. The plan also includes 5.9 acres of park land allocated in six (6) neighborhood parks, two (2) private recreational facilities, a linear park associated with the Metropolitan Water District easement through the project site, and a network of neighborhood and community trails. The total area for the project is 165.8 acres.

City Planner Running initiated the work study session, providing various details regarding the background of the project and the modifications that had been made to it over the years.

David Jeffers introduced himself as a representative for the applicant, and then introduced Mel Mercado, Kim Hood and Everett Cain as members of the project team. He provided additional details regarding the proposal via a PowerPoint presentation, which included an aerial photo depicting the surrounding property ownerships. Slides of the Menlo Avenue extension and the Seattle Basin solution were displayed. The naturalized drainage channel was indicated which, it was pointed out, would include a pedestrian trail on the project side and meandering sidewalks on the street side. A slide of the proposed land use plan was displayed, and a description was provided regarding some of the housing types and amenities that would be included, such as parks, tot lots, linear parks and other recreational facilities, connected by trails and paseos througout the project area. The project paseo and street scene was indicated, as were the regional circulation and the project circulation, including a hierarchy of street widths. A slide of the typical project entry was displayed, followed by one of the entry drive over the channel. The architecture was discussed, relative to lot sizes, which were noted as an important component to the project's success. Slides of the project architecture were displayed, with reference to the lot sizes on which the different types of homes would be placed. A slide of the motor court public street scene, with no garages was displayed, and the entrance from the paseo in the motor court was pointed out, as was the fact that the garages were in the back and hidden from public view. A slide was displayed showing the motor court from the rear. The one-

and two-story architecture massing of the motor court was shown, as were the townhomes, the basketball court & tot lot, the project paseos and the recreation areas. The PowerPoint presentation was then concluded and the team offered to answer any questions.

Chairman Duistermars asked what the total density of the original Specific Plan was.

City Planner Running responded that the density had included 710 units, of which 180 were to the west.

Chairman Duistermars noted that, in the interim, a tremendous concern had developed regarding lot sizes. He explained that the City Council had passed an overlay requiring 7,200 square-foot lots throughout the City, and that the proposed density for this project was a bit high. He suggested that the smaller lot sizes be eliminated.

Mr. Jeffers pointed out that they were exceeding the amenity requirements.

Vice Chairman Jones asked why Menlo Avenue was shown as going through.

Mr. Jeffers responded that it was proposed to do so with the City of Hemet General Plan update, and that due to the Tres Cerritos Hills they would not be able to go straight through.

Discussion ensued regarding working with Valley-Wide Parks & Recreation relative to the proposed parks.

Mr. Jeffers advised the Commission that they were providing 23.7 acres of parks, linear parks and recreational facilities, with 7.1 of those acres being paseos and trails.

Vice Chairman Jones asked where the infrastructure would come from to provide for this in the future.

Mr. Jeffers responded that they wanted to provide an array of product types, and that he felt that the infrastructure could be provided. He added that he believed the small lot product could be well-designed as a top notch community.

City Planner Running advised the Commission that, as staff, they'd been encouraging active recreation. He noted that what was being proposed with the project would be suitable for ball fields and soccer fields. He explained that Metropolitan Water District (MWD) did not allow organized sports on their easements, so one of the thoughts regarding the basin to the south had been to make it an active recreational amenity. He added that discussions regarding this concept had taken place with Sam Goepp of Valley Wide Recreation.

Discussion ensued regarding the elimination of lot sizes in the ranges of 2,000, 3,000 and 4,000 square-feet.

Mr. Jeffers noted that they were exceeding the City's requirements for parks and amenities by almost five times.

Chairman Duistermars suggested that the phrase "exceeding City requirements" triggered a thought. He advised that proposing lot sizes of less than 7,200 square-feet automatically imposed additional requirements on a project, noting that the 10 acres of land that was MWD property should not be included in any calculations of amenities. He stated that he would like to see an analysis of the parks and amenities relative to what was required when they next appeared before the Commission, indicating that he was truly concerned regarding the density, which he felt was excessive.

Mr. Jeffers stated that the original Specific Plan included 710 units, and that the amendment added 254, or one-third, for a total of 964 units. He explained that 144 units had been added because they had included a parcel in the southwestern corner of the property. He added that they would be building a $1.5 million channel.

Vice Chairman Jones advised that costs did not register with the Commission, whose concerns included amenities, density, design and the like.

Chairman Duistermars stated that he did not feel like there was any active community asset being proposed, noting that the original Specific Plan would not have been approved for 710 units if the golf course had not been included in the proposal. He clarified that with a family oriented project there was simply no way that the present Planning Commission would allow 2,000 square-foot lots. He noted that since this was a work study session they could be creative, and that they would like to see an open space analysis, because without the golf course it was a completely different project.

Mr. Jeffers thanked the Commission for their clear direction.

Robert Glessner of 7101 Magnolia Street, Riverside, California approached the lectern and advised the Commission that he was processing a project to the south of the proposed development, and that one of the issues that they were currently having was with the alignment of the driveways. He indicated that he would like to request that the Tres Cerritos East team work with them on the alignment of the driveways.

Planning Director Masyczek indicated that he would work with the project applicants on this issue.

Mr. Jeffers expressed his willingness to work with Mr. Glessner and the City staff to come up with a resolution regarding this issue.

Rita Reiman of 1102 Chenise Court, Hemet, California approached the lectern as an interested resident. She stated that the project was very pretty, but questioned whether green building was being proposed. She noted that while solar panels were not very pretty on roof tops, she would still like to see the City eventually move in this direction.

Attachment No. 8

Public Comment Letters

Attachment No. 8

Public Comment Letters

Planning Commission Meeting of June 21, 2011

Douglas Wilson Companies 450 B Street, Suite 1900
San Diego, California 92101
phone: 619.641.1141 fax: 619.641.1150
www.douglaswilson.com

August 31, 2009

Ron Running, Planner
CITY OF HEMET
445 E. Florida Avenue
Hemet, CA 92543-4209

Re: Tres Cerritos East Specific Plan Amendment No. 06-001

Dear Mr. Running,

On June 17, 2008, Douglas P. Wilson was appointed Receiver for the Peppertree development, which is adjacent to the referenced Tres Cerritos project. Our office manages the receivership estate. One of the resident Peppertree homeowners forwarded to us a copy of the Notice of Public Workstudy for Tres Cerritos, which was held July 21, 2009. Unfortunately, we did not receive the notice in time to attend the meeting. Please consider this our request to be added to the Tres Cerritos notice list and forward notices to:

Douglas P. Wilson, Receiver
for PCG-Peppertree, L.P.
c/o Douglas Wilson Companies
450 B Street, Suite 1900
San Diego, CA 92101

Our office is particularly interested in discussions pertaining to the proposed realignment of Menlo Avenue. As you know, Peppertree's approved development plans require certain work on Menlo, including improving half of the street width. Additionally, approximately 1,000 LF of failed sewer line exists and must be repaired in the current Menlo alignment to provide permanent sewer service to the Peppertree project and its current resident homeowners. Any changes to the Menlo alignment will have significant impact on the Peppertree project. We understand that the Tres Cerritos proposal is still in the early planning stages and you have shared with me that the applicant must reach an agreement with the Peppertree project in order to gain approval for such realignment. As a courtesy, I am copying the applicant's contact, Mel Mercado, on this letter.

Thank you for the information and your assistance. Should you have any questions, please do not hesitate to contact me at (619) 641-1141.

Sincerely,

Liz Albano

Liz Albano
Agent for Douglas P. Wilson, Receiver

cc: Mel Mercado, Corman Leigh Communities

VALLEY-WIDE RECREATION & PARK DISTRICT
P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

BOARD OF DIRECTORS

RECEIVED
JUL 23 2009
PLANNING DEPT

July 20, 2009

Planning Commission
City of Hemet
445 E. Florida Avenue
Hemet, California 92543

Re: Tres Cerritos East Specific Plan Amendment

Dear Members of the Planning Commission:

Valley-Wide Recreation and Park District is in receipt of the Notice of Public Workstudy regarding the Specific Plan Amendment No. 06-001 (Tres Cerritos East). In May of 2008 Valley-Wide Recreation reviewed the Tres Cerritos East Specific Plan Amendment and submitted written correspondence to the City of Hemet with the following concerns:

- The 20.1 acres of proposed park acreage is not usable as park acreage. A 10.4 linear park that is in an easement owned by the Metropolitan Water District and a 3.7 acre private park leaves only 6 acres of park acreage which is divided into three (3) two (2) acre parks. The 10 acre linear park as it is designated is there regardless of development. It is an additional amenity above and beyond set standards. Development should be required to improve said property in addition to a 10 acre active public park in one central location. The city should ask for quality not quantity.

- The 6 acres of public parks among three park sites located within the development is poor planning. Three (3) two (2) acre parks are mini parks which do not allow for active recreational uses. They become hang outs and crime zones. Further, they appear to be detention or water quality basins. These parks are similar to the Lennar Tract adjacent to West Valley High School. Which are not useable and functional today? Again, development should be conditioned to provide a 10 acre active public park in one central location.

- Private parks do nothing to mitigate the impact of a new large planned community.

- The Specific Plan Amendment states "The increase in population that could result from implementation of the Proposed Project, in conjunction with other development projects in the region, could affect regional recreational resources in the City of Hemet and Riverside County." An increase in population **will** result from implementation of the Proposed Project and if the development of on-site facilities at other development projects in the region are held to the same low standard as this Specific Plan they will **not** "negate the potential cumulative impacts to recreation resources" in the region.

- Ninety-three percent (93%) of the proposed dwelling units are on small lots (6,000 square feet or less). The City should look to lessons learned from KB Home development of Belmonte-Seville next to Four Seasons; small lots, no parking and no sidewalks leaves a community with streets littered with cars; exhibited in said subdivision still evidenced today. Why replicate poor planning?

Since this is a Specific Plan, more than the minimum should be demanded. Require development agreement to insure maximum benefit based on population for the City and the region.

Sincerely,

Jeff Leatherman, General Manager
Valley-Wide Recreation and Park District

cc: Mayor Eric McBride