



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**CONDITIONS OF APPROVAL  
TENTATIVE TRACT NO. 34664, PUD 2-06 and GPA 3-07**

Date of Preparation: September 30, 2008 **(Modified by Planning Commission  
12/11/08 and City Council 5-7-09)**

Applicant: Mario Zamorano

Location: West side of Kirby Street approximately 350-feet north of Esplanade Avenue

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**General Requirements:**

1. The proposal to subdivide 5.01 acres into 36 single-family residential lots shall comply with the State of California Subdivision Map Act and to all the requirements of the Subdivision and Zoning Ordinance.
2. Tentative Tract 34664 shall comply with the development standards of the Two-Family Residential – Planned Unit Development zoning district.
3. This conditionally approved tentative map will expire 2 years after the City Council approval, unless an extension is requested and approved per Section 16.12.150 of the San Jacinto Municipal Code. In addition to these Planning conditions of approval, this project is also subject the conditions of the City Engineer dated October 24, 2008 as revised April 1 2009, and the Fire Department dated May 27, 2007.
4. This project shall conform to either the park dedication or in-lieu fee measures of the City's Subdivision Ordinance.
5. The applicant shall agree to indemnify, hold harmless, and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of this tentative map approval, save and except that caused by City's active negligence.
6. The developer or the developer's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site, including weed abatement.

7. The site shall be watered on an on-going basis to control dust during construction and grading. Also, there will be regular street sweeping and clean up of adjacent streets to minimize the amount of dust put into the air from motor vehicle travel. Mud and dirt shall be removed from construction equipment and vehicles prior to leaving the site to ensure they do not spread dirt into the street.
8. Construction and grading activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except on legal holidays when construction and grading shall also be prohibited. All construction equipment shall be properly muffled, and/or surrounded by noise attenuating barriers.
9. The project lies within an area of Western Riverside County and the City of San Jacinto known as a Multi-Species Habitat Conservation Plan (MSHCP). This project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by the ordinance establishing the MSHCP program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect at the time of building permit issuance.
10. The applicant/developer shall name the City of San Jacinto as the owner and maintenance operator of any sewer collection system within the subdivision.

#### **State Fish and Game Fee**

11. Upon City Council, Planning Commission, or Staff approval, the applicant shall submit a check to the City, payable to Riverside County, in the amount of ~~\$1,940.75~~, \$2057.00, for payment of State Fish and Game fees and County documentary handling fee in conjunction with the filing of a Mitigated Negative Declaration. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid. **(Modified at Planning Commission 12-11-08)**

#### **Prior to Recordation of the Final Map:**

12. The developer/applicant shall prepare CC&R's for City review and approval. The CC&R's shall include a provision for maintenance of the common spaces and the private street that provides access to the subdivision and shall include a provision allowing the increase of fees to ensure continued maintenance of all common and public areas in the event any assessment district is reduced or eliminated, and the City shall be a party to the CC&R's. A Home Owners Association (HOA) shall be established to enforce the CC&Rs, and to provide ongoing maintenance of the private street, park and landscaped areas.

13. Tentative Tract 34664 shall establish or be incorporated into a Landscape, Lighting and Park District.
14. The developer shall annex into the CFD fund to provide Fire and Police management services.
15. The developer shall annex into the Pavement Management assessment district to ensure street maintenance.

**Prior to Issuance of a Grading Permit:**

16. Grading of the subject property shall be in accordance with the Uniform Building Code, City Grading Standards and accepted grading practices. The final grading plan shall be in substantial conformance with the approved grading plan.
17. Prior to issuance of a grading permit the developer shall submit three (3) copies of a comprehensive grading plan for review and approval. The plan shall comply with the Uniform Building Code, Chapter 70. The plan shall be drawn on 24" X 36" Mylar by a registered civil engineer.
18. A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained road right-of-way.
19. Grading and public improvements shall be installed in accordance with city standards and specifications. The tops of all graded slopes shall be at the property line.
20. Prior to the issuance of a grading permit, the developer shall enter a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseno Indians to address treatment and disposition of archaeological/cultural resources and human remains associated with Soboba Band of Luiseno Indians that may be uncovered or otherwise discovered during construction of the project. The TDA may establish provisions for tribal monitors. Following execution of the TDA by the developer and Soboba Band of Luiseno Indians, the TDA will be incorporated by reference into the grading permit.
21. If an archeological/cultural assessment demonstrates the potential for archeological/cultural resources to occur on the project site, tribal monitors, including the Soboba Band of Luiseno Indians may be allowed to monitor, ~~at such tribe's sole cost and expense,~~ all grading, excavation, ground-disturbing activities, including further survey. Following the agreement of the City, the designated archeologist, the tribal monitor, and any applicable responsible or trustee agencies,

grading, excavation, ground-disturbing activities shall be stopped temporarily and redirected in the event any archeological/cultural resources are discovered in order to evaluate the significance of any archeological/cultural resource discovered on the property. **(Modified by Staff 3/17/09)**

22. If paleontological resources are encountered during grading, ground disturbance activities shall cease so a qualified paleontological monitor can evaluate any paleontological resources exposed during the grading activity. If paleontological resources are encountered, adequate funding shall be provided to collect, curate and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved. Collected specimens will be sent to the appropriate authorities for collection.
23. If human remains are encountered on the property, then the Riverside County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission and the Soboba Band of Luiseno Indians shall be notified and appropriate measures provided by State law shall be implemented.
24. Prior to the issuance of a grading permit, the applicant shall complete a pre-construction biological survey for burrowing owls and nesting birds.
25. A geotechnical engineering report shall be submitted to the City Engineer prior to grading permits, and all requirements identified in the report shall be adhered to.
26. Prior to issuance of grading permits, the applicant shall submit to the City Engineer for approval, a final Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The final Water Quality Management Plan shall identify the structural and non-structural measures consistent with the City's adopted requirements.

**Prior to Issuance of Building Permits:**

27. The developer shall pay school fees as required by State law to help mitigate the effects of this subdivision on the Hemet Unified School District.
28. The developer shall receive written clearance from the Hemet Unified School District.
29. The developer shall pay for the appropriate Flood Control Improvements.

30. The project lies within an area of Western Riverside County and the City of San Jacinto known as a Multi-Species Habitat Conservation Plan (MSHCP). This project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by the ordinance establishing the MSHCP program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect at the time of building permit issuance.
31. Any fireplaces located within the individual units shall be natural gas fireplaces. No conventional wood-burning fireplaces are approved as part of this application.
32. A soil report shall be submitted to the Building Department prior to building permits, and all requirements identified in the report shall be adhered to.

**Prior to Issuance of Occupancy Permits:**

33. All existing and new utilities adjacent to and on site shall be located underground as per City of San Jacinto Municipal Code Section 15.32.
34. The applicant shall contact the San Jacinto Post Office to determine the appropriate type and location of mailboxes.
35. The applicant shall install slate, concrete, tile, clay tile or equal roofing material on all units within the subject property.
36. Black address numbers on white fluorescent background shall be painted on the curb (numbers shall be a minimum 4 inches in height).
37. A standard feature of homes within this subdivision shall include pre-wired ceiling fan outlets in the Master Bedroom, Family Room and Living Room.
38. All garage interiors shall be improved with dry wall, tape and topping.
39. The developer shall pay Traffic Signal Mitigation and the Transportation Uniform Mitigation Fee (TUMF) and all other applicable development fees effective at the time of permit issuance.

**Landscaping, Fencing and Entry Monumentation:**

40. **Prior to the issuance of a building permit**, the developer shall submit landscape and irrigation plans for each production unit. All front yards shall be fully landscaped in conformance with the City's adopted Landscape Guidelines.

Landscaping and automatic irrigation improvements shall be installed prior to the issuance of a Certificate of Occupancy.

41. **Prior to issuance of ~~certificate of occupancy~~ a building permit** the developer shall ~~construct~~ **submit plans for staff approval for** all walls and fences which shall comply with the wall and fence plan and the Residential Design Guidelines approved by the City Council. **The wall along Kirby Street and on each side of the gated entry area shall consist of a combination of decorative block and wrought iron so that the landscaped park areas are open and visible from Kirby Street.** (Revised by City Council 5-7-09)
42. **Prior to issuance of certificate of occupancy** 14-foot of parkway landscape treatments shall be installed outside the street right-of way along Kirby Street.
43. **Prior to issuance of certificate of occupancy** all utility substructures shall be located and/or screened with landscaping materials so as to minimize visibility from the public right-of-way.
44. **Prior to issuance of certificate of occupancy** minimum 14-foot wide stamped concrete crosswalks shall be installed at the project entrances from Kirby Street.
45. **Prior to issuance of certificate of occupancy** an entry monumentation sign, if approved as part of the Development Plan for the project, may be installed in the form of a decorative background with appropriate lettering to prevent theft of raised metal letters at the project entrance.
46. Along Kirby Street a landscape buffer consistent with the adjacent tract shall be provided between the walkway and perimeter wall. This landscaped buffer shall be installed consistent with the Landscape Design Guidelines.

**Special Conditions:**

47. The developer shall disclose to all future property owners of the tract, indicating the proximity of large animals and the related insects, noise, dust, odors and the possible use of agricultural chemicals due to the agricultural nature of the surrounding properties.

**CONDITIONS OF APPROVAL  
BUILDING AND SAFETY DEPARTMENT**

**General Requirements:**

48. All required Fire Department vehicle access roads shall be maintained in a passable condition at all times for emergency Fire Department use. Gates or other obstructions shall be approved by the Fire Department prior to construction.
49. If construction is phased, each phase shall be provided with approved access roads (curb, gutter and all-weather surface) and fire protection prior to building construction.
50. All lumber scraps, combustible materials and other debris shall be picked up daily, or more often as required by the Building and Safety Department.
51. If water supply for fire hydrants is lost or if pressure is dramatically reduced, the applicant/owner should contact the City of San Jacinto, Building and Safety Department.
52. Blue retroreflective pavement markers shall be mounted on private streets, public streets, and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

**Prior to Recordation of the Final Map**

53. The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing, and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.
54. The following note shall be placed on the final map: "The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot."
55. Fire hydrants shall be tested, accepted and placed in service prior to any combustible materials being placed on the site. Hydrants shall be placed on all streets in and around all projects.

56. All locations where structures are to be built shall have approved Fire Department access roads (curb, gutter and all-weather surface), for 60,000 lbs GVW/traffic index of AC thickness of 0.25 feet, provided prior to construction.

**Prior to Issuance of Occupancy Permits:**

57. Specific address for each home shall be provided, shall be contrasting color and background, and shall be 4" in height. All house addresses shall be identified in a clear and concise manner, including proper illumination.





## **Memorandum**

TO: Asher Hartel, Planning Director,  
David Clayton, Planning Technician

FROM: Habib Motlagh, <sup>✓</sup>City Engineer

DATE: October 24, 2008, Revised 4/1/09

RE: Tentative Tract 34664 – Private Subdivision

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With respect to the Conditions of Approval for the above referenced project, the City of San Jacinto requires that the developer provide the following street improvements and/or road dedication in accordance with the City of San Jacinto Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City engineer's office.

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water conservation District, and the City of San Jacinto requirement, and the following:
  - a. This project is located within the limits of the San Jacinto Area Drainage Plan for which drainage fees have  
**City Engineer's Office**

been adopted by the City. The developer and residents of this subdivision shall support the continuous maintenance of the offsite street lighting and parkway landscaping and portions of offsite downstream drainage facilities by annexing to the Landscaping, Lighting and Park District No. 2 prior to recordation of any final map or issuance of any permit. All onsite improvements shall be privately maintained.

2. The developer shall provide water and sewer services to this project in accordance with the requirements of the appropriate utility purveyor. This project is within Eastern Municipal Water District's sewer and water service area. Water and sewer services shall be installed per EMWD standards.
3. On and offsite fire hydrants shall be installed as determined by the Fire Department.
4. Prior to issuance of any grading permit, the developer shall comply with the NPDES and S.W.P.P.P. requirements, and NOI must be submitted to the Water Quality Board for review and approval prior to issuance of the grading permit.
5. 6' wide concrete sidewalk and handicap ramps shall be constructed throughout the project (on and off-site). Construction of sidewalk adjacent to driveways shall be in a manner to accommodate ADA Standards, as shown on the tentative map. Construction of onsite sidewalk shall be on one side as shown on the map
6. The street, grading, striping, water, sewer, and drainage improvement plans in addition to hydrological calculations and other supporting documents shall be submitted to the City for review and approval. The improvement shall be installed pursuant to Riverside County Transportation, Riverside County Flood Control, and Eastern Municipal Water District Standards.
7. Marbelite street lights as determined by the City Engineer shall be installed along all streets per SCE and Riverside County Standards. Existing power poles adjacent to this development shall be underground or relocated as appropriate per City and SCE regulations and requirements. Construction of all new utility pedestals shall be below grade.
8. The grading and construction of this project shall be done in a manner to perpetuate existing drainage patterns. Any

**City Engineer's Office**

deviation, increased or concentration of runoff requires drainage easements from affected property owners.

9. This project is proposing to utilize storm drain facilities installed by the adjacent Tentative Tract No. 32499, providing sufficient hydraulic capacity, the developer shall participate with the maintenance of existing drainage facilities, including pipes, basin by annexation to the City's LLPD No. 2 as determined by the City Engineer.
10. The applicant will be required to construct a private basin as shown on revised tentative map, sized to support the proposed drainage and runoff from this tract. The drainage report shall evaluate the 100 year peak runoff as well as the 100 year, 24 hour storm volume. These events shall be mitigated to a pre-developed condition. The basin shall be fenced, landscaped and equipped with pumps per City standards.
11. Construction of nuisance drainage pipe and catch basins at locations shown on Tentative Tract Map and connected to the proposed basin or existing pipes, as shown, will be required and shall be located as determined by the City. 10-year and 100-year storm events shall be retained within street improvements and proposed right-of-way lines. Additionally, catch basin(s) and 18" pipe shall also be installed at intersection of Kirby and main entrance to eliminate nuisance runoff from cross gutter.
12. Kirby Street along the West side from northerly tract boundary to southerly boundary shall be improved with new asphalt paving and concrete curb, gutter, located 32' from west of centerline, within 44' half-width dedicated right-of-way, and 14' landscape set back. Pavement transitions shall be provided at northerly and southerly tract boundaries as determined by City Engineer.
13. All interior private streets shall be improved with rolled concrete curb located 15' on either side of centerline. The onsite water, sewer and other utilities are to be maintained by agencies, a minimum of 50' public utility easements shall be dedicated on the final map.
14. Minimum centerline gradient shall be 0.5% or as approved by City Engineer.

**City Engineer's Office**

15. The following shall be submitted to the City for review and approval prior to issuance of any permit or recordation of the final map:
  - Street Improvement Plans
  - Striping Plans
  - Water and Sewer Plans
  - Drainage Plans
  - Hydrology and Hydraulic Report
  - Landscaping plans
  - SWPPP (for reference only)
  - WQMP
16. Access shall be restricted to Kirby Street, except as shown on the tentative map, and so noted on the final map.
17. Traffic calming devices on interior streets may be required during plan check review of improvement plans.
18. Prior to issuance of any building permits, paved access to these units shall be provided. The emergency access shall be designed with calculations as approved by the Fire Department.
19. Pursuant to a recent traffic study prepared by RK Engineering Group, Inc., a traffic signal at the intersection of Kirby and Esplanade Avenue is required. Prior to recordation of Final Map this project shall participate with construction of this signal as stated below:
  - a. Payment of project's development impact fee including transportation and signal.
  - b. Additional development's contribution of \$40,000

**City Engineer's Office**

# RIVERSIDE COUNTY FIRE DEPARTMENT

210 West San Jacinto Avenue • Perris, California 92570 • (951) 940-6900 • Fax (951) 940-6910

John Hawkins  
Fire Chief

Proudly serving the  
unincorporated  
areas of Riverside  
County and the  
Cities of:

Banning



Beaumont



Calimesa



Canyon Lake



Coachella



Desert Hot Springs



Indian Wells



Indio



La Brea



La Quinta



Moreno Valley



Palm Desert



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Rancho Mirage



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District 4

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District 5

05-27-2007

City of San Jacinto/ David Clayton  
248 East Main Street  
San Jacinto, CA 92583

Re: TTM 34664 (37 New Homes)

With respect to the conditions of approval for this project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

Schedule "A" fire protection, approved **STANDARD** fire hydrants, (6" x 4" x 2 1/2"), located at each street intersection and spaced no more than **330** feet apart in any direction, with no portion of any lot frontage more than **165** feet from a hydrant. Minimum fire flow shall be **1000 GPM** for a **2-hour** duration at **20-psi** residual pressure.

Blue retro-reflective pavement markers shall be mounted on streets to indicate location of fire hydrants. Placement of markers to be approved by the Fire Department.

The applicant or developer shall furnish **one copy of the water system plan** to the Fire Department for review. Plans shall be signed by a properly registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing, and minimum fire flow. Once the local water company has signed the plans, the originals shall be presented to the Fire Department for signature.

The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency **PRIOR** to any combustible building material placed on an individual lot.

Gate entrances shall provide a minimum **20-foot clear width** and be set back at least 35-feet from the roadway into the project. The center median shown on the example indicates only a 10-foot lane width, and must be widened to meet the minimum access width of 20-feet. All gates shall provide for a KNOX rapid entry system as approved by FIRE.

In the interest of Public Safety, the project shall provide an Alternate or **Secondary** access. Secondary access **may restrict INGRESS**, but must allow **EGRESS** without any action other than a vehicle arriving at the gate, and shall provide emergency vehicle access via a KNOX rapid entry system as approved by FIRE. "Crash gates" are not

allowed. Secondary access **shall connect** to a public circulation road, the exhibit only shows an opening into the adjoining parcel.

The applicant or developer shall prepare and submit to the Fire department for approval, a site plan designating **NO PARKING** and/or **FIRE LANE locations**, with appropriate painting and/or signs.

All buildings shall be constructed with class "B" roofing material as per the California Building Code.

Scott DeForge, AFM, Planning Section (951) 955-4777