Notice of Determination **Appendix D**

To:

☑ Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

☑ County Clerk
County of: Riverside
Address: 2724 Gateway Drive
Riverside, CA 92507

From:

Public Agency: City of Hemet
Address: 445 E. Florida Avenue
Hemet, CA 92543
Contact: Emery Papp
Phone: 951-765-2325

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2004081192

Project Title: Tres Cerritos West

Project Applicant: D.R. Horton Los Angeles Holding Inc.

Project Location (include county): NE Corner of Rose Road and Warren Road, Hemet, Riverside County, CA

Project Description:

The Project consists of applications for Amendment No. 4 to the TCSP (herein, "TCSPA4") and Revision No. 1 to Tentative Tract Map 31513 (TTM 31513R1). Proposed TCSPA4 would affect the 190.1-acre Tres Cerritos West portion of the TCSP and would modify the Planning Area configurations, acreages, lot counts and sizes, densities, and land use designations in order to accommodate an increase in residential density within Tres Cerritos West. Specifically, TCSPA4 would increase the number of residential dwelling units allowed in Tres Cerritos West by 92 homes, from 177 homes to 269 homes, while decreasing the areas subject to residential development from 53.1 acres to 41.01 acres, resulting in an increase in residential density from 3.3 dwelling units per acre (du/ac) to 6.56 du/ac. Areas planned for non-residential uses, including parks, paseos, open space, basins, and roadways, would increase from 68.2 acres to 80.2 acres, while the Project site evaluated herein also includes approximately 68.8 acres of open space that previously were dedicated to the City of Hemet. TTM 31513R1 is proposed to subdivide 121.3 acres of the 190.1-acre Tres Cerritos West portion of the TCSP to establish 269 residential lots on approximately 32.4 acres with lot sizes ranging from 3,599 square feet (s.f.) to 13,144 s.f., along with 3.9 acres of parks, detention basins on approximately 2.8 acres, proposed open space areas on approximately 67.0 acres, and public streets on approximately 15.2 acres.

This is to advise that the City of Hemet has approved the above
(☑ Lead Agency or ☐ Responsible Agency)
Described project on January 13, 2026 and has made the following determinations regarding the above-
(date)
described project.

1. The project [☐ will ☑ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☑ A Mitigated Negative Declaration and Addendum thereto were prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☑ were ☐ were not] made a condition of approval of the project.
4. A mitigation reporting or monitoring plan [☑ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☑ was not] adopted for this project.
6. Findings [☑ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final Negative Declaration and Addendum No. 1 thereto are available to the General Public at:

City of Hemet Planning Division, 445 E. Florida Avenue, Hemet, CA 92543

Signature (Public Agency): Emery Papp Title: Deputy Community Development Director

Date: January 15, 2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.