



Final Specific Plan of Land Use

SP 01-2

Amended by Specific Plan Amendment No. 14-001, Ordinance No. 1881

Approved by City Council: April 22, 2014

29 November 2003

City of Hemet

McSweeney Farms

Final Specific Plan 01-2

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Ordinance No. 1881

Approved by City Council: April 22, 2014

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1.1 Executive Summary

1

INTRODUCTION

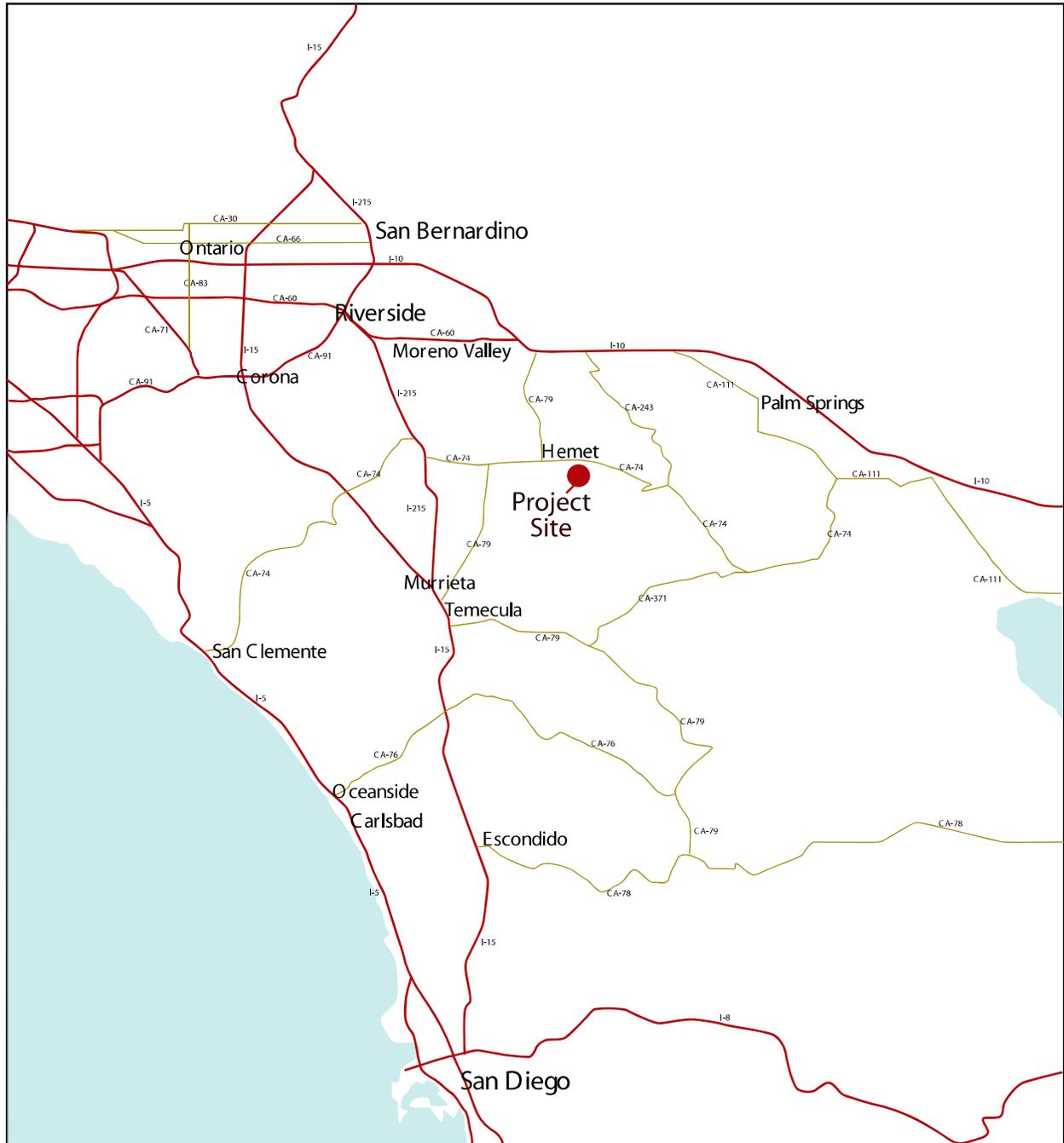
McSweeny Farms is located in the southeastern portion of the City of Hemet. The project is located at the southeast corner of the intersection of Domenigoni Parkway and State Street. The City of Hemet General Plan designates this area as a Special Use SP (Specific Plan).

The project site has unique attributes that will enable the project to create an extraordinary sense of place. Among these attributes is the property's "gateway" location adjacent to the Diamond Valley Lake and associated recreational and educational facilities. Development of the forty-five hundred acre (4,500 ac) reservoir and eight thousand acres (8,000 ac) of associated visitor-serving and habitat conservation areas represent a significant economic, recreational, environmental and cultural opportunity for the region and the City of Hemet. This recreation facility and its associated habitat conservation areas will serve both regional and local visitors.

The McSweeny Farms Specific Plan guides development of a planned community which responds to environmental, infrastructure, and economic realities. The design and layout of the land use plan, infrastructure, development standards, and design guidelines emphasize the integration of complementary land uses within a cohesive, identifiable, and walkable community.

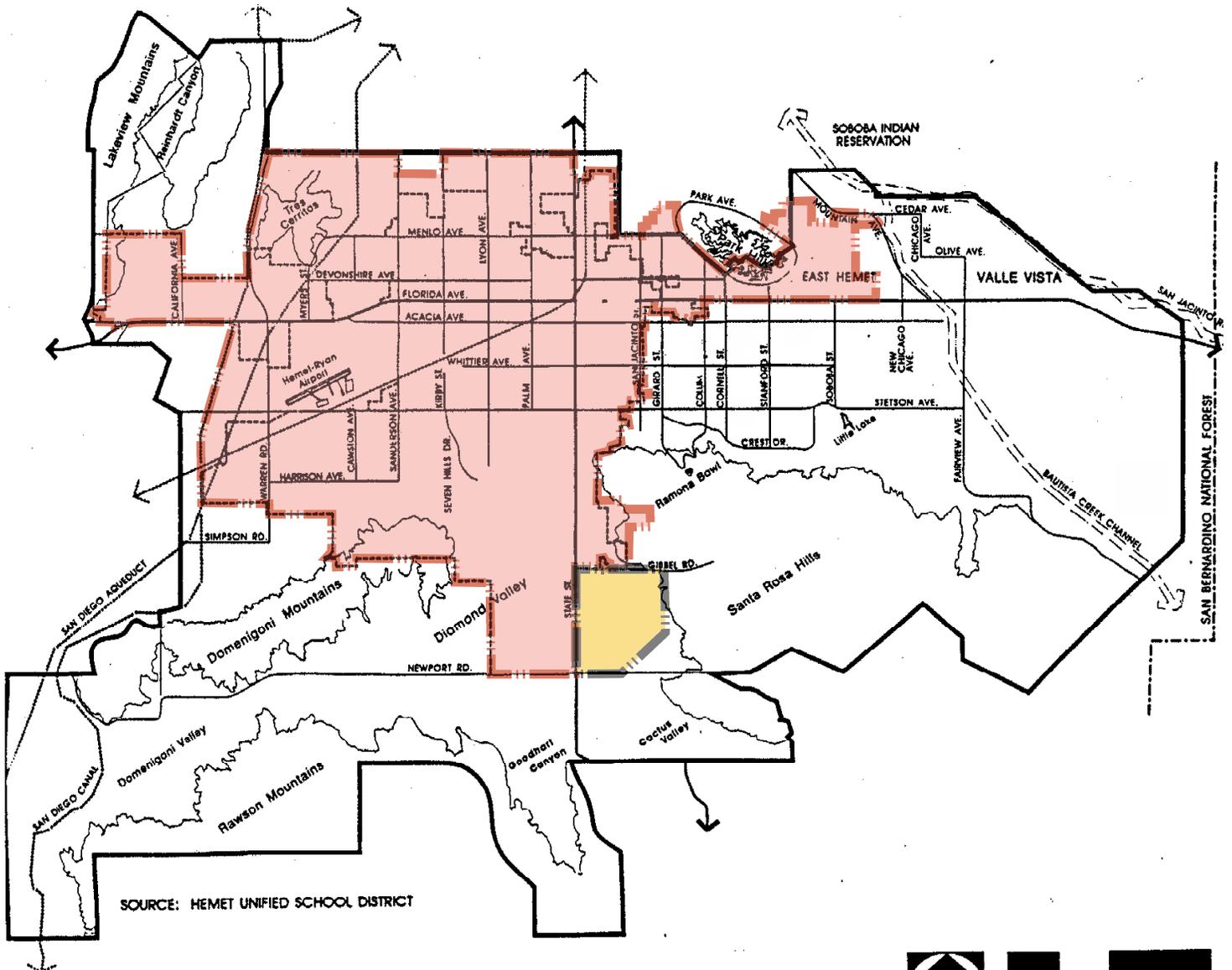
The six hundred seventy-three acre (673 ac) development proposed for McSweeny Farms accommodates up to one thousand six hundred forty homesites (1,640 DU) within approximately five hundred twenty acres (~520 ac) designated for residential development at densities ranging from one to five homes per acre (1-5 DU/Ac). Residential areas include single family detached homes on lots ranging from 5,000 square feet to 4-acre hillside estates. In addition to the residential development, the project includes a community center, a marketplace, an elementary school site, and numerous public and private parks. About one hundred (100) additional acres of open space, trails, parks, and paseos make up the multi-purpose open space network, which provides circulation alternatives (biking / walking) for residents to reach both internal and external destinations and trails.

The Specific Plan was prepared pursuant to the authority granted to the City of Hemet by the California Government Code, Title 7, Division 1,

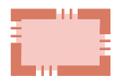
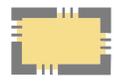


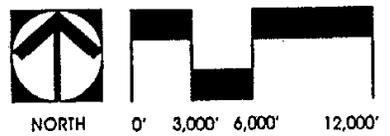
City of Hemet and McSweeny Farms

Figure 1-2

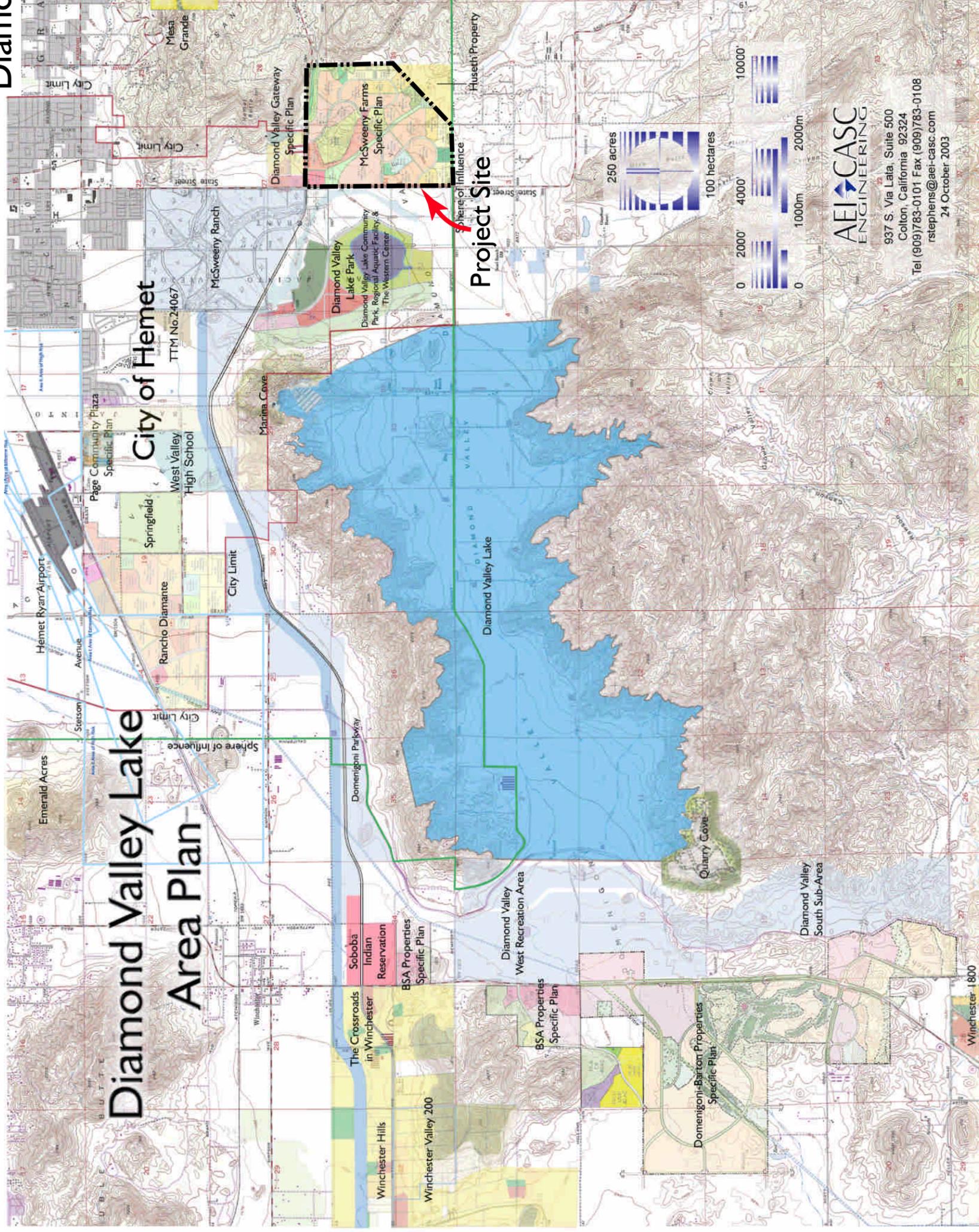


SOURCE: HEMET UNIFIED SCHOOL DISTRICT

-  City of Hemet
-  McSweeny Farms Project Area

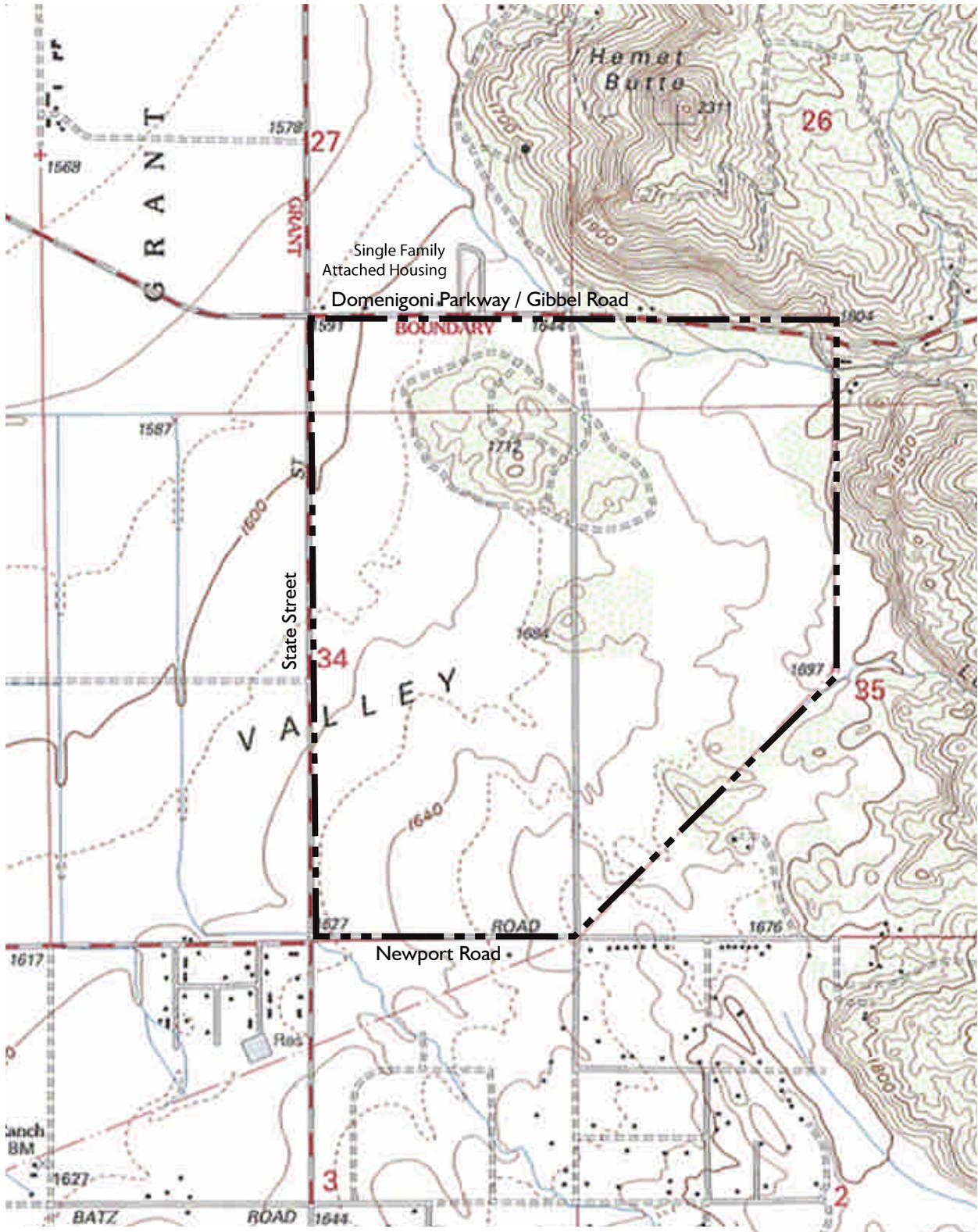


City of Hemet



Vicinity Map

Figure I-4



Aerial Photograph

Figure I-5

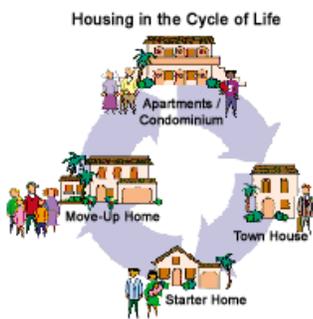


Chapter 3, Article 8, Sections 65450 to 65457.

The McSweeney Farms Specific Plan implements the City of Hemet General Plan by addressing the goals, policies and objectives of the General Plan. A complete discussion of the relationship between this Specific Plan and the Hemet General Plan is found in Section 2.1.

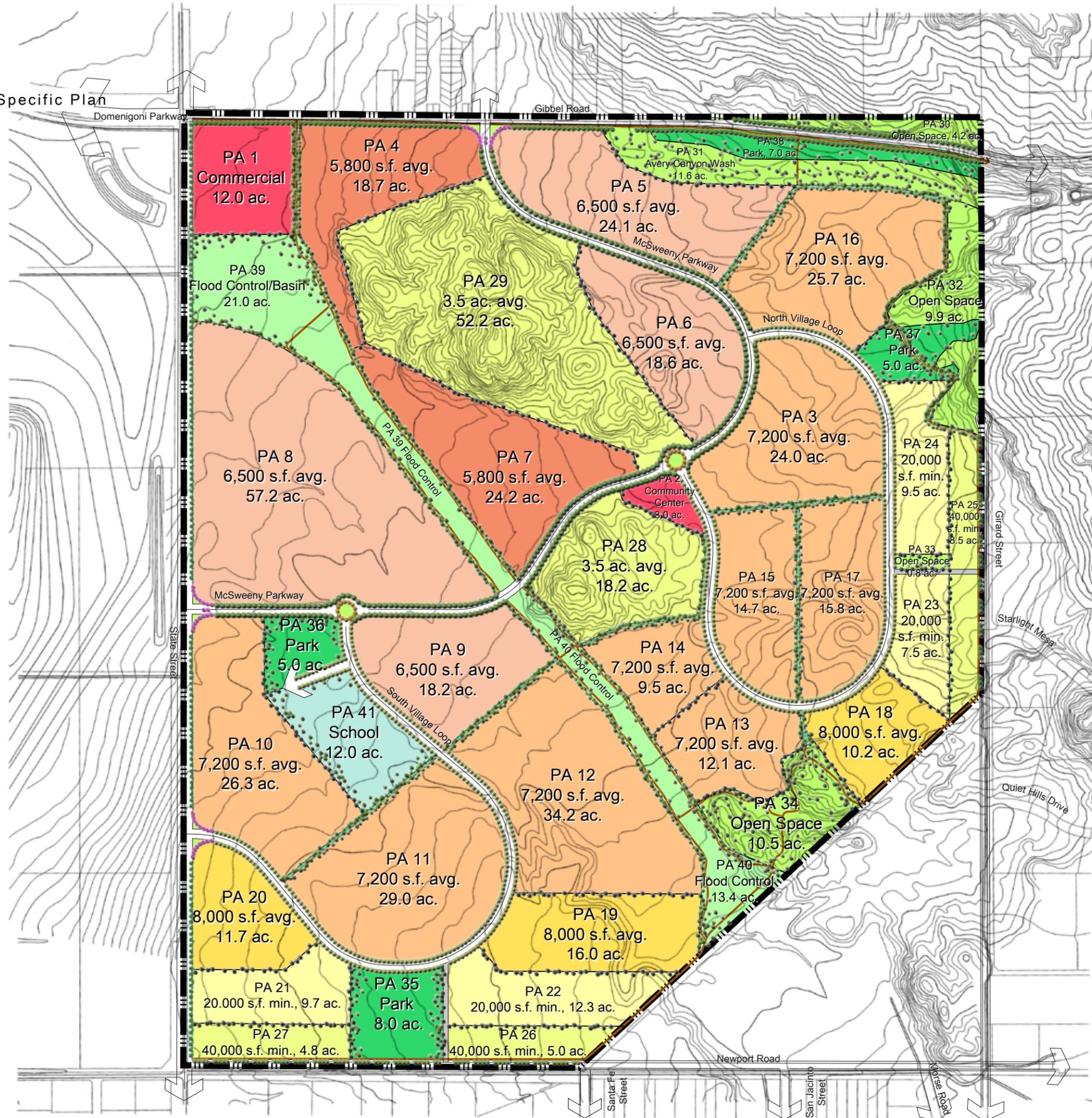
1.2 Purpose and Goals

The goals of the McSweeney Farms Specific Plan are as follows:



- **Sense of Place**—Create a distinctive “sense of place”, unifying the planning areas through design criteria and by utilizing the natural and surrounding rural context;
- **Village Concept**—Implement a “Village Concept” by integrating Community Focus areas, residential areas and the open space into a cohesive community.
- **Community Focus Areas**—Provide community focus areas (commercial, educational, recreation centers) within walking distance of all neighborhoods;
- **Natural Features**—Preserve and highlight significant natural features (landform, drainage, and vegetation) into a project-wide landscape/open space system, which serves as a central project amenity while providing recreational, circulation, drainage, and aesthetic functions;
- **Connectivity**—Create aesthetic and functional streetscapes and trails which provide internal connections to key community elements;
- **Transect**—Provide a transition and blend of rural and suburban lifestyles. This “transect” allows for a continuum of homes and lifestyles from equestrian to more urban from the southeast to northwestern property;
- **Mixed-Use Balance**—Provide a balanced mix of economically viable land uses.; and
- **Lifestyle Diversity**—Provide a diverse mix of housing types allowing residents to establish roots, moving up or down in the housing market as their circumstances and preferences change at every stage of life.

Illustrative Plan
(with Average Lot Size)
Figure 1-6



- Commercial
- R-1 (5,800 sq.ft. avg.)
- R-1 (6,500 sq.ft. avg.)
- R-1 (7,200 sq.ft. avg.)
- R-1 (8,000 sq.ft. avg.)
- R-1 (20,000 sq.ft. avg.)
- R-1 (40,000 sq.ft. avg.)
- Open Space
- Cactus Valley Channel
- Park
- School
- Equestrian Trail
- Paseo

2.5 acres
1 hectare

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December 2013



1.3 Severability Clause

If any term, provisions, covenant or condition of this Specific Plan shall be determined invalid, void or unenforceable, the remainder of this Specific Plan shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Specific Plan.

2.1 Geopolitical /
Relationship to the
General Plan

2 ENVIRONMENTAL

The six hundred seventy-three acre (673 ac) project is located within the unincorporated limits of the County of Riverside at the western base of the Santa Rosa Hills, in an area known as Diamond Valley. The project site abuts City of Hemet incorporated limits at its northern boundary, and was included within the City of Hemet General Plan Study Area in 1984. As depicted in Figure 2-1, the project site is bounded by Gibbel Road on the north, with a small one point seven acre (1.7 ac) portion of the site crossing Gibbel Road. The project site is bounded by State Street on the west, Newport Road on the south, and the Santa Rosa Hills on the east.

A majority of the Mc Sweeney Farms property is currently in active agriculture. Due to the high cost of water in the region, wheat crops are dry farmed. Approximately five hundred seventy-five (575) of the project's six hundred seventy-three acres (673 ac) are in dry land crop production at this time. No irrigated agricultural practices have taken place on the site since 1990. Two (2) knolls situated in the center of the site and a knoll located at the southeast edge are in an undeveloped natural state. A small high density single-family attached development is located north of the project site on Gibbel Road directly adjacent to the site. Also to the North, dry land farming takes place on the ninety-six point one acre (96.1 ac) Diamond Valley Gateway Specific Plan (approved 1998) site, which is planned for commercial, recreational and open space uses. To the west of the site, is the Diamond Valley Reservoir, with the development of plans for the East Recreation Area underway. The Diamond Valley Lake Park Specific Plan (approved 2002) plans for the following uses:

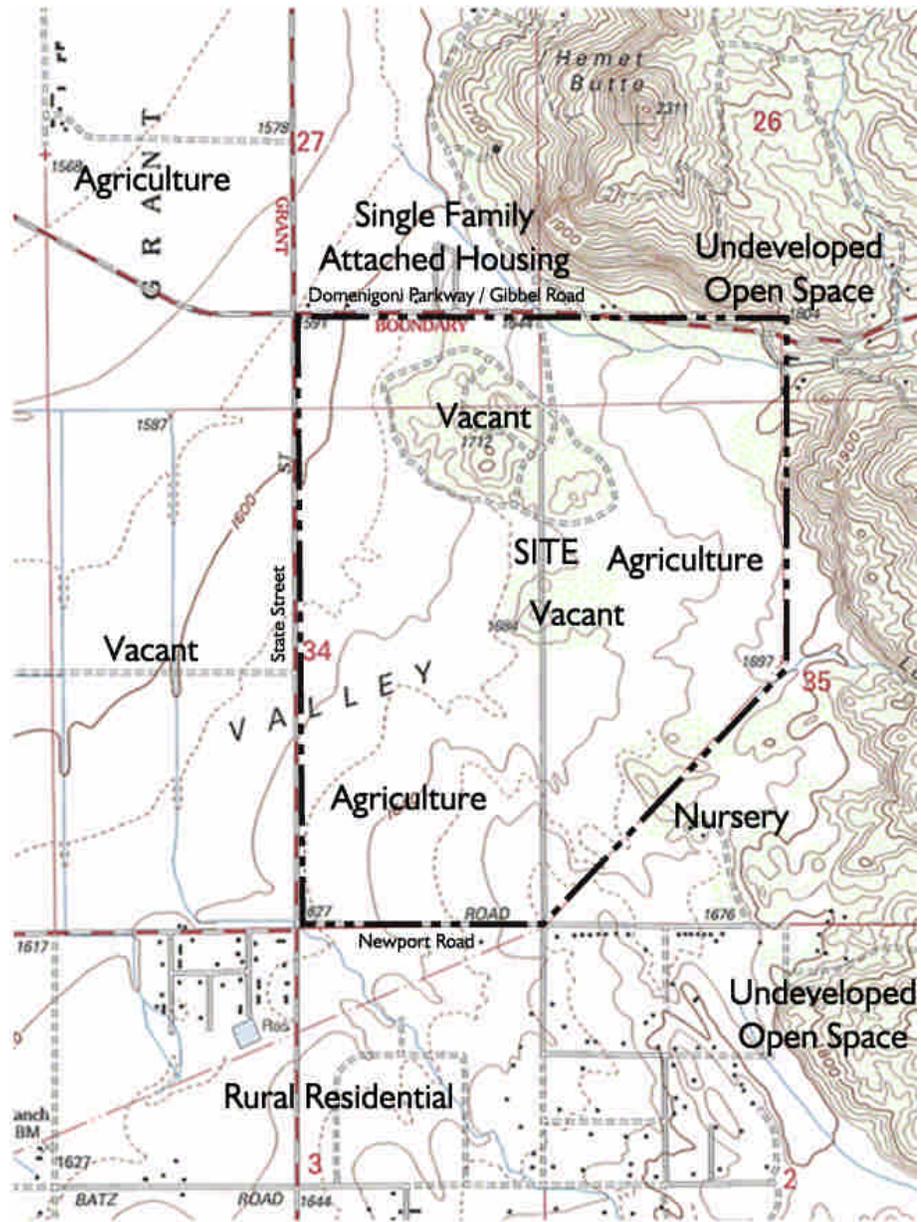
- Southern California Water Education Center and Western Center for Archeology and Paleontology
- Valley-wide Park and Aquatic Facility
- Youth Camp
- Recreation Lake

A wholesale nursery is located on the southeast edge of the project. The hillside area to the east of the project site is comprised of estate residential and open space uses. Large lot rural residential uses occur to the south of the site.

An application for annexation of the project site to the City of Hemet and an Environmental Impact Report will be processed with this Specific Plan. Existing General Plan designations for the site are SP (Specific Plan) and OS (Open Space) along a portion of the existing 100-year flood zone. Current zoning for the project site is *A-1 Agriculture*.

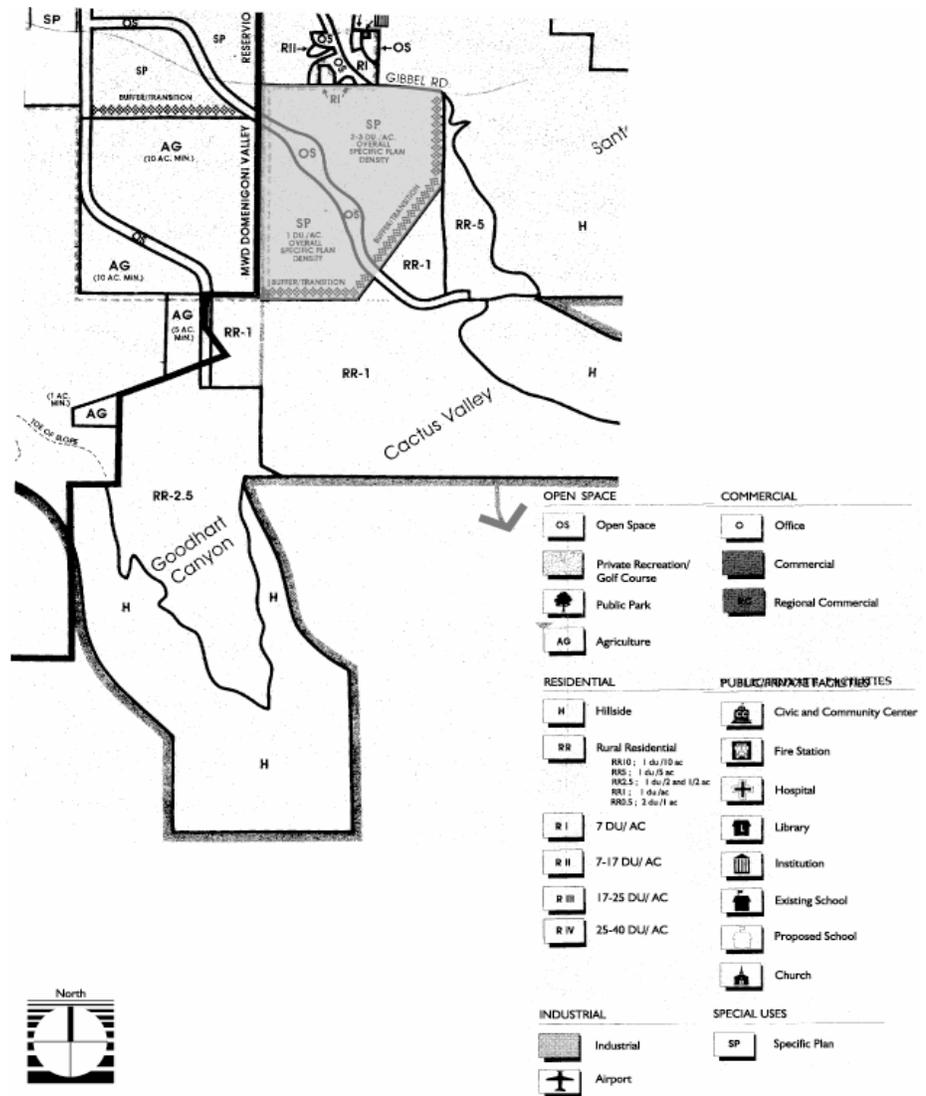
Existing Conditions / Surrounding Land Use

Figure 2-1



General Plan Designation

Figure 2-2



California Government Code Sections 65450-65453 permit adoption and administration of Specific Plans as an implementation tool for elements contained within the local General Plan. Specific Plans must demonstrate consistency in regulations, guidelines, and programs with the goals, objectives, policies, programs and uses that are set forth in the General Plan. The City of Hemet General Plan contains the following elements:

- Community Development;
- Economic Development;
- Public Services and Facilities;
- Transportation;
- Resource Management;
- Public Health and Safety;
- Housing.

This Specific Plan has been prepared in conformance with the goals and policies of the General Plan. Following is a discussion of the Specific Plan's conformance to the relevant goals and policies of each of the applicable elements of the Hemet General Plan.

2.1.1 COMMUNITY DEVELOPMENT

Predominant Land Use Role

Goal: *An emphasis on the City of Hemet's traditional primary role as a community of choice for seasonal and permanent retirement living, and as a sub-regional commercial and government center.*

Consistency: The McSweeney Farms Specific Plan provides a balanced mix of land uses. Planned residential developments will attract active adults due to their close proximity to retail and abundant recreational opportunities within and adjacent to the project. This corresponds to a primary goal of the Specific Plan (see Section 1.2 Purpose and Goals), and a secondary Community Development goal of the Hemet General Plan, which is to provide a diverse mix of housing opportunities for residents at each stage of their lives, from young adults and family groups, to move-up, "empty nesters" and active senior adults. In addition, job opportunities within the multi-use and commercial Community Focus areas are provided.

Community Character and Design

Goal: *Physical development and environmental management whose visual traits emphasize Hemet's unique identity and character.*

Consistency: The McSweeney Farms Specific Plan includes detailed Design Guidelines and development standards which enhance Hemet's "small town character" by developing with traditional

architecture, streetscapes, and parkways. The components are integrated within a multi-purpose open space/recreation network which preserves and enhances access to the natural landforms on-site.

Community Structure

Goal: *To maintain the special character and identity of the Hemet area as a collection of distinct districts with unique assets and traits, each contributing to the overall image of the community.*

Consistency: The project's open space/trail system will also complement and link the proposed uses within the adjacent Recreation Area/Shipleigh Reserve, including an archaeology and paleontology center, aquatic facility, youth camp and recreation lakes. Buffering and density transition concepts are used in order to protect existing rural residential areas.

City Boundaries

Goal: *Rational City boundaries which facilitate the provision of key public services and facilities, and which will promote implementation of the Hemet General Plan.*

Consistency: The City of Hemet would provide essential municipal services and facilities, and can do so consistent with the goals and concepts outlined in the Hemet General Plan. The Santa Rosa Mountains to the east, existing rural residential uses to the south, and the Diamond Valley Lake lands to the west create logical boundaries and legible community edges.

School Facilities

Goal: *Cooperative school/public facility planning, which will ensure provision of adequate school facilities and quality educational programs in a manner consistent with the goals and strategies of the Hemet General Plan with respect to facility location, use type, timing, funding, recreational and joint use programs, and the creation of an overall sense of community.*

Consistency: The project proposes an elementary school site to mitigate development impacts and serve the Diamond Valley. The Specific Plan Development Agreement and Environmental Impact Report will document mitigation responsibilities. In addition, applied technology within the Specific Plan area will provide other educational opportunities such as distance learning.

General City Facilities

Goal: *Adequate facilities to carry out City of Hemet general*

services.

Consistency: The Development Agreement for the project will ensure that a fair share of future expansions of general City facilities will be paid for by development of the McSweeney Farms project.

2.1.2 ECONOMIC DEVELOPMENT

Citywide Economic Base

Goal: *Promotion of an economic base which provides service to the area's retirement population, broadens business and employment opportunities for the wider San Jacinto Valley community, and which generates sufficient municipal income to support the services and facilities envisioned in the City of Hemet General Plan.*

Consistency: Placement of the commercial and community centers within the Specific Plan allows the City to capitalize on the significant commercial/recreational opportunities presented by the Diamond Valley Reservoir visitors. The Plan includes a twelve acre (12 ac) commercial node at the intersection of Domenigoni Parkway and State Street.

2.1.3 PUBLIC SERVICES AND FACILITIES

Traffic

Goal: *A transportation system which maximizes freedom and safety of movement, is cost-effective, considers all forms of transportation, and maintains the quality of the City's living environment.*

Consistency: The McSweeney Farms Circulation Plan features a system of improved public boulevards, internal parkways, paseos, and trails which will accommodate private vehicles, public transit, pedestrians, bicycles, and equestrians with road links at or above the General Plan's Performance Standard of Level of Service C (not more than eighty percent (80%) of maximum daily capacity) and intersections maintained at Level of Service D or better during peak hours (less than 40 seconds average wait at an intersection).

Drainage Facilities

Goal: *Adequate facilities to protect Hemet residents and businesses from flooding conditions.*

Consistency: The McSweeney Farms Specific Plan proposes significant drainage improvements to the Cactus Valley Channel and Basin discharges to be provided concurrent with development in

order to protect existing development, the project, proposed downstream development, and roadways from a 100-year flood event.

Water Storage and Distribution

Goal: *A water system which is capable of meeting the daily and peak demands of Hemet residents and businesses, including the provision of adequate fire flows.*

Consistency: Specific Plan related water supply infrastructure will connect to the existing twenty inch (20”) diameter main in State Street, and will provide adequate quantities, fire flows and service pressures to the Specific Plan area.

Parks and Recreational Facilities

Goal: *Maintain a system of park, recreational, and open space lands of sufficient size and in the appropriate locations to serve the needs of Hemet residents of all ages.*

Consistency: In addition to project specific private recreational facilities, about fifty acres (~50 ac) are designated for open space, and park land. There are 22 acres of public parks and +25 acres of open space available to the public exceeding the City’s standard of two and one half acres (2.5 ac) per one thousand (1,000) population. Portions of the Cactus Valley Channel and Avery Canyon Creek will also be available for public use for an expanded open space of almost one hundred acres (~100 ac).

Sanitary Sewers

Goal: *A wastewater collection, treatment, and disposal system which is capable of meeting the daily and peak demands of Hemet residents and businesses.*

Consistency: The proposed sewer plan serving the McSweeney Farms project will tie into existing downstream and proposed trunk sewer mains at the intersection of State Street and Gibbel Road. The rated capacity of the Hemet/San Jacinto Regional Water Reclamation Facility will not be exceeded.

2.1.4 TRANSPORTATION

Goal: *Maintenance of a transportation system which maximizes freedom and safety of movement, and which maintains a balance between mobility, cost-efficiency of maintenance, and the quality of the City’s living environment.*

Consistency: The McSweeney Farms master circulation plan implements improvements to external project roadways as well as an internal circulation network. The internal improvement include a central parkway, loop roads, and on and off-road multi-purpose trails/paseos. The land use plan includes mixed-use, nodal development which facilitates the use of bicycle, pedestrian, and transit alternatives.

2.1.5 PUBLIC HEALTH AND SAFETY

Geology and Seismicity

Goal: *Reduce the potential for loss of life and minimize physical injury and property damage from seismic ground shaking and other geologic events.*

Consistency: Grading and compaction shall be in accordance with standard soil engineering practice. Residential structures shall be built in conformance with seismic standards of the Uniform Building Code.

Flooding

Goal: *Minimize the potential for loss of life, physical injury, property damage, and social disruption, and facilitate rapid physical and economic recovery from flooding.*

Consistency: The McSweeney Farms Specific Plan proposes significant drainage improvements to the Cactus Valley Channel and Basin discharges to be provided concurrent with development in order to protect existing development, the proposed project, downstream development, and roadways from a 100-year flood event.

Fire

Goal: *Provide adequate protection to life, property, and the natural environment from the potential disastrous effects of wildland fires.*

Consistency: Specific Plan implementation will result in “fair share” funding of additional fire facilities, equipment, and personnel. In addition, fuel modification zones will be utilized adjacent to areas with wildfire potential.

Crime Prevention and Law Enforcement

Goal: *Minimize the risk of crime and provide residents and businesses with a secure environment.*

Consistency: Project design features such as lighting, building orientation, street configurations, and public space layout will

facilitate the surveillance ability of neighbors and police.

2.1.6 RESOURCE MANAGEMENT

Air Quality

Goal: *Achievement of air quality that is conducive to good health and enjoyment of the area's climate for all citizens, including the elderly, children and those with respiratory problems.*

Consistency: The Specific Plan outlines vehicular and non-vehicular circulation improvements which will work together with the transit supportive land plan to minimize traffic congestion, vehicle trips, and emissions.

Parks and Recreation

Goal: *A system of park, recreation, and open space lands of sufficient size and in the appropriate locations to serve the needs of Hemet residents of all ages.*

Consistency: The active park/recreational system includes a school facility near the entrance of the community, supplemented by a network of active /passive parks, trails, and private neighborhood recreation areas. The approximately fifty acres (~50 ac) of public open space, park lands and community recreational facilities exceed the City's standard of two and one half acres (2.5 ac) per 1,000 population. Portions of the Cactus Valley Channel will also be developed for recreational use as trails, ball fields and open space..

Open Space

Goal: *Take advantage of existing open space opportunities which conserve natural resources, provide open space for outdoor recreation, and protect the public health and safety.*

Consistency: Significant landform features are to be preserved and integrated into the project's open space / paseo network which will provide pedestrian, bicycle, and equestrian access along multi-purpose paths to regional facilities such as the Diamond Valley Recreational lands, as well as the eastward extension of the Gibbel Road trail into the Santa Rosa Mountains. The McSweeney Farms Specific Plan preserves approximately one hundred acres (100 ac) of open space.

Biological Resources

Goal: *The management of rare, endangered, and candidate species and their habitats through appropriate and accepted preservation programs.*

Consistency: The native habitat which occurs on hillside areas will be preserved in order to avoid impacts to sensitive species and habitats.

Water Resources

Goal: *Ensure the availability of water to support future growth in Hemet through a combination of water conservation, water reuse, protection of groundwater recharge and quality, and import of additional water when extra supplies are available during wet years to maximize groundwater recharge.*

Consistency: EMWD has certified that it has the ability to serve the McSweeney Farms project. Water conservation, reuse, and groundwater recharge measures have been incorporated into Specific Plan Design Guidelines.

Historic Resources and Cultural Heritage

Goal: *Ensure that reminders of the Hemet area's physical, historical, and cultural heritage are respected and preserved for future generations.*

Consistency: The McSweeney Farms Environmental Impact Report describes on-site cultural resources, potential impacts and includes mitigation measures. These include the avoidance and preservation of significant cultural resources on site associated with Native American rock art. Design Guidelines emphasize historic architectural styles and naturalized landscaping in order to enhance the historic character of the site.

Soil Conservation

Goal: *Protect the community from significant erosion problems resulting from natural and man-made activities.*

Consistency: The McSweeney Farms Specific Plan's Infrastructure section describes specific Drainage and Grading guidelines which will minimize wind and water erosion.

Energy Conservation

Goal: *A reduction in the amount of energy resources that are consumed by Hemet residents and businesses.*

Consistency: "Smart Community" Guidelines have been developed for and included in the McSweeney Farms Specific Plan which will implement energy conservation technologies.

2.1.7 HOUSING

Housing Accessibility

Goal: *Adequate opportunities for all residents to reside in safe, decent housing.*

Consistency: The McSweeney Farms Specific Plan provides a diverse mix of housing opportunities for residents. The project will provide minimum lot sizes that range from 5,000 square feet to 1 acre .

Housing Affordability

Goal: *An adequate supply of housing to meet the needs of all economic segments of the community.*

Consistency: A diverse mix of single family housing types will enable citizens from a wide range of economic levels and age groups to live within the boundaries of the McSweeney Farms Specific Plan.

2.2 Geology / Topography

(Refer to Figure 2-3)

The majority of the site is relatively level with a zero to five percent (0-5%) average gradient. There are four (4) hillside features on the site, each comprised of a series of short drainages and slopes with gradients ranging from five percent (5%) percent to over thirty percent (30%). The northernmost knoll rises from its base at an elevation of one thousand six hundred five feet (1,605') towards its peak of one thousand seven hundred feet (1,700'). The southernmost knoll and the hillside area at the project's eastern boundary both reach elevations of one thousand six hundred eighty feet (1,680').

The project site is relatively free of major geologic constraints. The site is entirely underlain at depth by Mesozoic granodiorite to quartz dioritic and possibly older Paleozoic metasedimentary rocks. No active faults are known to transect the site, although there is possibility of seismic shaking from the San Jacinto Fault Zone located three point three miles (3.3 mi) southeast of the site.

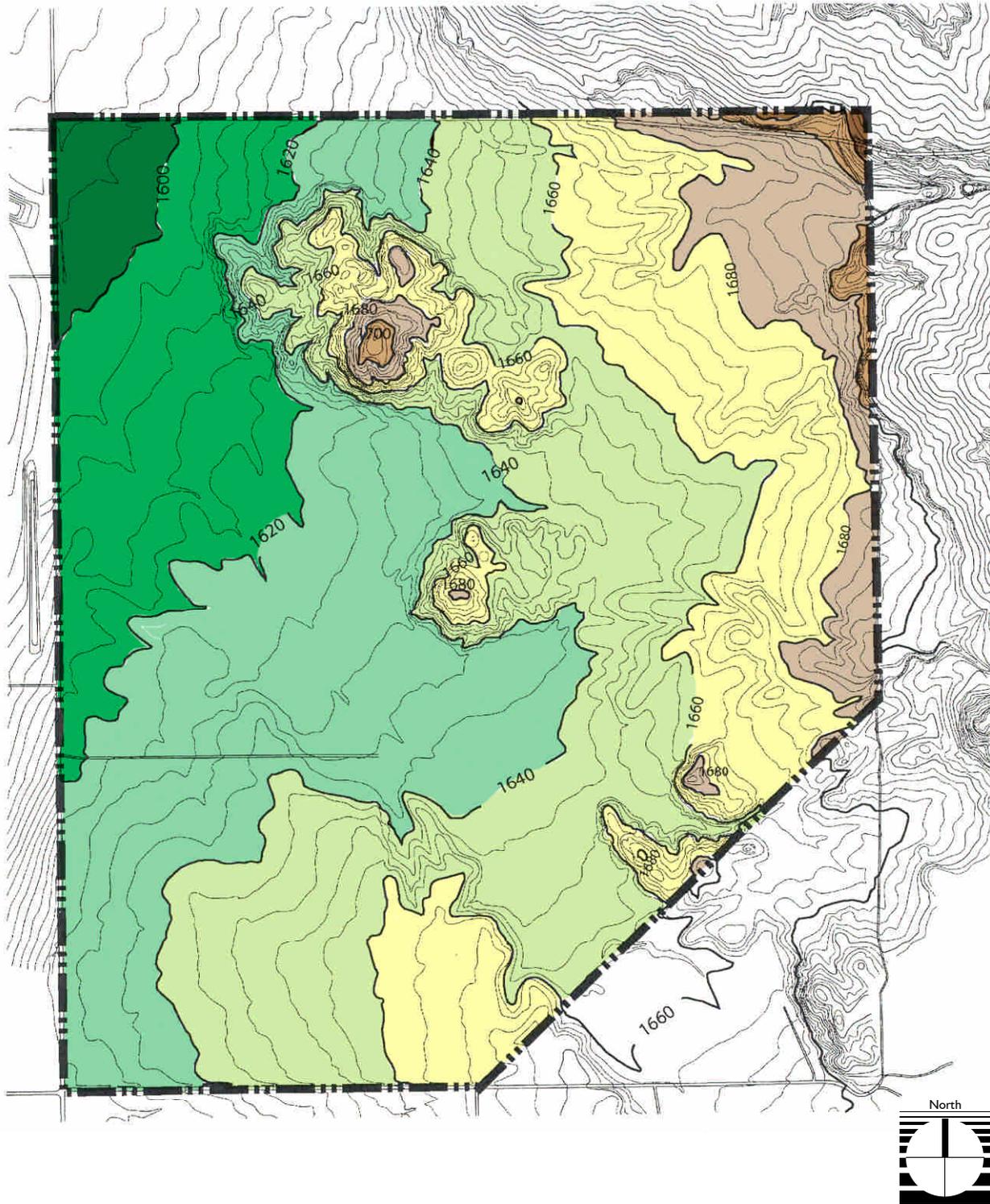
2.3 Hydrology

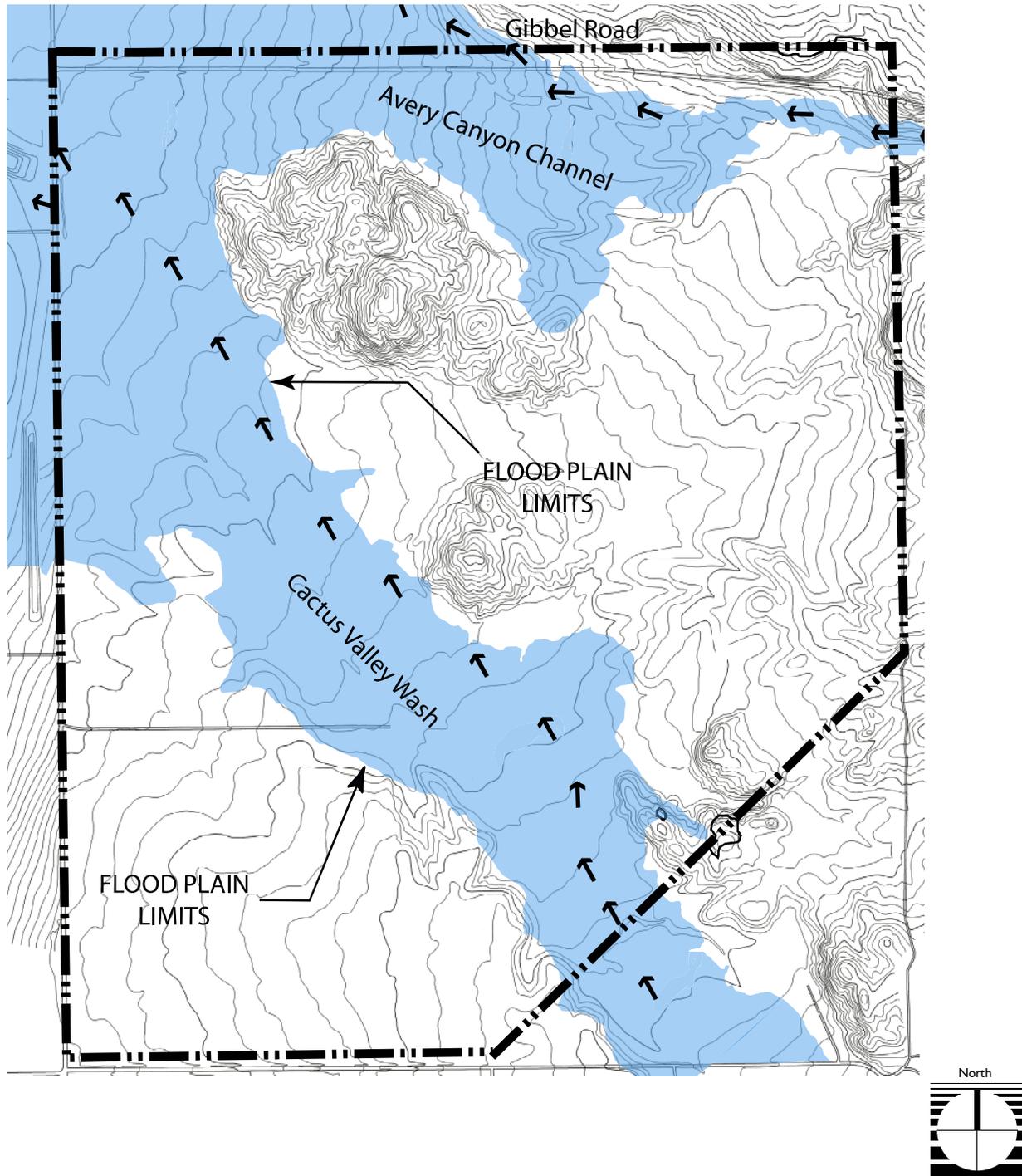
(Refer to Figure 2-4)

The Cactus Valley wash, a major tributary of Salt Creek, bisects the project site in a southeast to northwest direction. Flows along this floodway are carried in the project from the southeast and through to the northwest. The Avery Canyon Channel, another 100-year flood plain, presently follows a path roughly parallel to Gibbel Road from its entrance to the project site east of the mouth of Avery Canyon. The Avery Canyon Channel continues to a point approximately three quarter (3/4) miles east of State Street where the water flows to the northeast off the project site. The property is within the study area of the Hemet Master Flood Control and Drainage Plan.

Topography

Figure 2-3





2.4 Biology

(Refer to Figure 2-5)

Riversidian Sage Scrub, located within the hilly islands, is the dominant native plant community where historic and ongoing agricultural activity has not occurred on site. Generally, the sage scrub community is found throughout Southern California on lower elevation hills and mountain slopes. Adventive, or non-native grassland, is prominent on the perimeter of the property and low lying areas in the hilly islands. The ruderal plant community on-site is comprised of non-native forbs and grasses occurring on disturbed soil conditions. The visually dominant plant within the narrow Avery Canyon drainage is Riversidian Sage Scrub, and Mule Fat at the eastern end of the channel. The ruderal community has marginal habitat value as there is limited cover, poor spatial heterogeneity and limited or seasonal surface water.

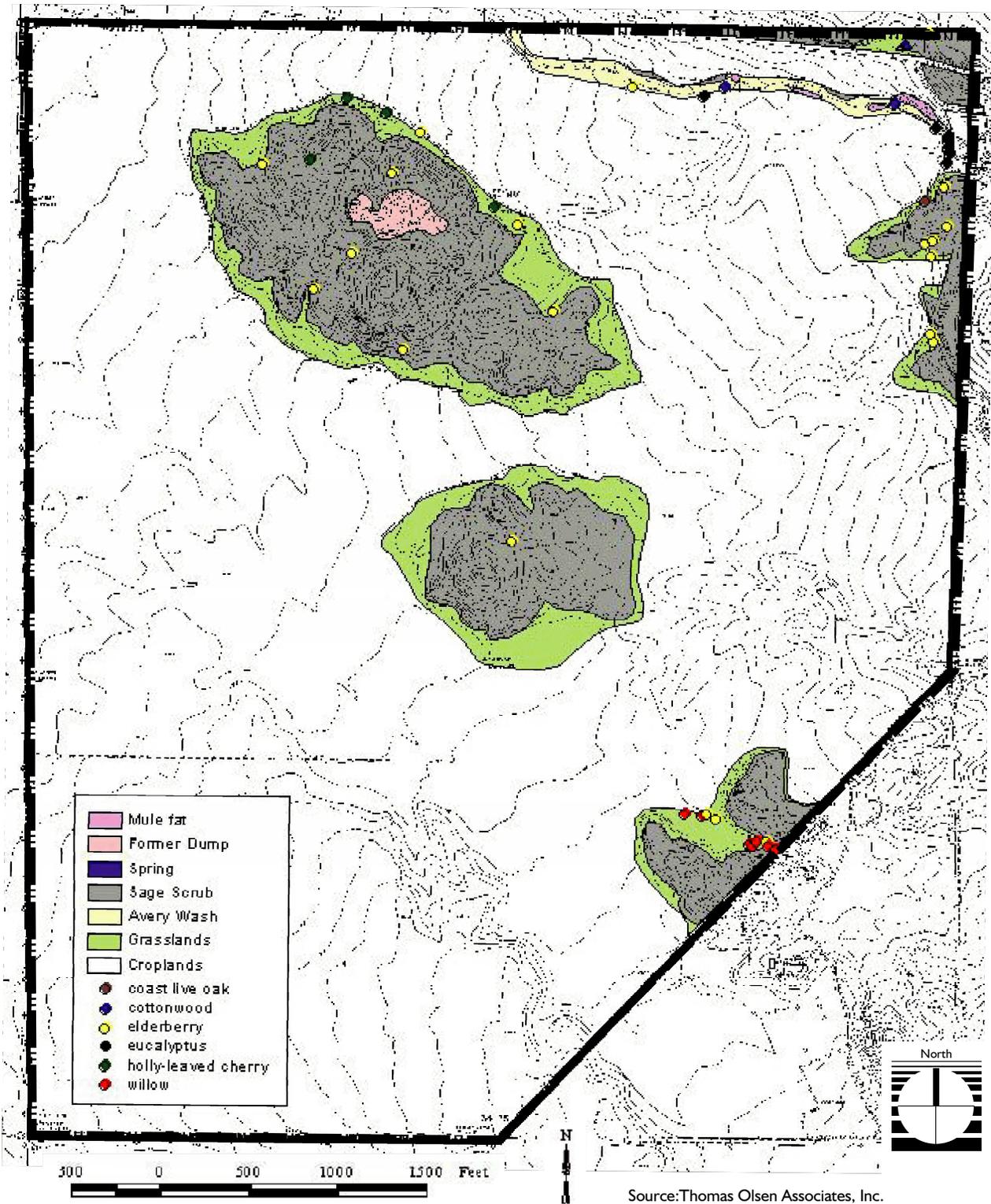
2.5 Cultural Resources

The project area is located within an area of Riverside County that borders the traditional and ethnographic boundaries of the Cahuilla and, more directly, the Luiseno (Pechanga) Native American populations. The Luiseno were hunters and gatherers who also lived in semi-sedentary villages and practiced a complex form of territoriality and expansion. They are known throughout Southern California for their rock art. Several potentially significant cultural resources exist on the site clustered within three (3) areas: the northeastern area and the two (2) knolls. The resources include bedrock mortars, grinding slicks, and two (2) rock art sites. The first rock art site is located in a bedrock outcropping in the northeast agricultural fields and consists of a large panel exhibiting hundreds of cupules, eleven (11) mortars on a flat boulder to the northeast of the cupules and four (4) grinding slicks located atop a boulder to the east/southeast of the cupules. The second area, is located offsite in the northeast where a petroglyph known as a "yoni" - a female fertility symbol has been identified.

A Phase I Cultural Resources Survey has been prepared for the project, and is included in the Environmental Impact Report (EIR). Future treatment and management of the resources shall be in accordance with current legal requirements in compliance with mitigation measures in the EIR, and in consultation with interested parties as identified in the EIR.

Habitat Map

Figure 2-5



"In the late 1970s...some master planned communities merely represented a large collection of disjointed, inward-oriented residential projects, foregoing the primary advantages of master planning — the ability to create cohesiveness among constituent development increments."

- Hemet General Plan, p. II-A-10

"This node system will provide adequate neighborhood commercial services to area residents without requiring long distance drives...The establishment of pedestrian links between commercial uses within these nodes and adjacent residential development can reduce the number of vehicle trips."

- Hemet General Plan, p. II-A-9

3 LAND USE PLAN

3.1 Community Concept

The community concept for McSweeney Farms is the foundation upon which the goals of the Specific Plan are based (see Section 1.2 *Purpose and Goals*). The Concept prescribes a cohesive, livable, and walkable community defined by the integration of balanced land uses. Residents and visitors will be able to "read" visual cues which let them know that they have "arrived" into a distinctive sense of place which will respond to the site's historical and natural context, and will complement the existing and planned recreational, open space, residential, and commercial uses of the Diamond Valley/South Hemet area. Rather than a conventional collection of "tracts" and "commercial parcels", the concept is structured around three components which integrate the community: Community Focus Areas, Residential Areas, and the Open Space Network.

3.2 Community Focus Areas

The Community Focus Areas are the gathering places of the project. These Community Focus Areas have been designed through a collaborative process that infuses urban design, architecture, and landscape. By strategically locating retail, dining, educational, institutional, and recreational opportunities within the project, several benefits will be achieved:

- enhanced sense of community
- Walkable destinations with access provided from each neighborhood
- reduction in vehicle trips, miles traveled, school bussing and emissions
- provision of the daily needs (shopping, dining, recreation, education) of residents within proximity to neighborhoods

The Community Focus Areas provide a venue for activities and programs designed to engage, entertain, and educate the McSweeney Farms community and visitors. These sites will accommodate facilities that blend commerce, technology and community recreation.

Land Use Plan (with Average Lot Size) Figure 3-1

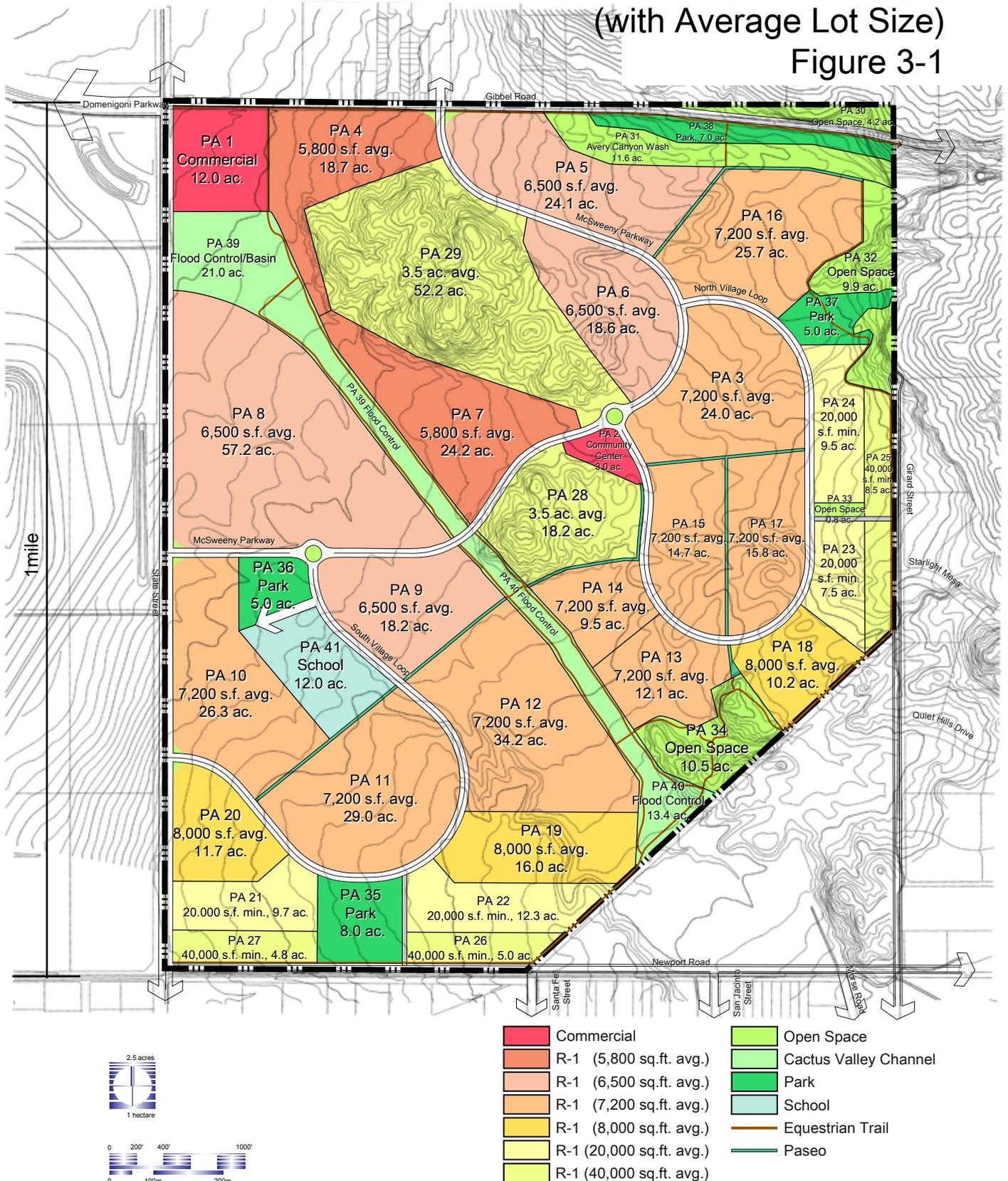


Table 3-1
Land Use Summary

Land Use	Area	Density	Units
Commercial	12.0		
Community Center	3.0		
R-1-5000 Single Family Residential	42.9	4.70	202
R-1-5500 Single Family Residential	118.1	4.20	496
R-1-6000 Single Family Residential	191.3	3.70	708
R-1-7200 Single Family Residential	37.9	3.20	119
R-R-20000 Rural Residential	39.2	2.00	78
R-R-40000 Rural Residential	19.7	1.00	20
R-HC-40000 Hillside Conservation	70.3	0.25	17
Natural Open Space	34.8		
Public/Private Parks	25.0		
Cactus Valley Channel and Basin	34.4		
Elementary School	12.0		
Circulation / ROW	32.4		
TOTAL	673.0		1640

Table 3-2 Land Use Table

PA	Land Use	Area	Density	Units
1	Commercial	12.0		
2	Community Center	3.0		
3	6000 min (7200 avg)	24.0	3.70	89
4	5000 min (5800 avg)	18.7	4.70	88
5	5500 min (6500 avg)	24.1	4.20	101
6	5500 min (6500 avg)	18.6	4.20	78
7	5000 min (5800 avg)	24.2	4.70	114
8	5500 min (6500 avg)	57.2	4.20	240
9	5500 min (6500 avg)	18.2	4.20	76
10	6000 min (7200 avg)	26.3	3.70	97
11	6000 min (7200 avg)	29.0	3.70	107
12	6000 min (7200 avg)	34.2	3.70	127
13	6000 min (7200 avg)	12.1	3.70	45
14	6000 min (7200 avg)	9.5	3.70	35
15	6000 min (7200 avg)	14.7	3.70	54
16	6000 min (7200 avg)	25.7	3.70	95
17	6000 min (7200 avg)	15.8	3.70	58
18	7200 min (8000 avg)	10.2	3.20	33
19	7200 min (8000 avg)	16.0	3.20	50
20	7200 min (8000 avg)	11.7	3.20	37
21	20000	9.7	2.00	19
22	20000	12.3	2.00	25
23	20000	7.4	2.00	15
24	20000	9.8	2.00	20
25	40000	9.9	1.00	10
26	40000	5.0	1.00	5
27	40000	4.8	1.00	5
28	Hillside 40000	18.2	0.25	4
29	Hillside 40000	52.1	0.25	13
30	Open Space	4.2		
31	Open Space	11.6		
32	Open Space	8.2		
33	Open Space	0.8		
34	Open Space	10.0		
35	Private Park	8.0		
36	Park	5.0		
37	Park	5.0		
38	Park	7.0		
39	Channel (Park/Basin)	21.0		
40	Channel	13.4		
41	Elementary School	12.0		
	R/W	32.4		
TOTAL		673.0	2.38	1640

3.2.1 Commercial Center

Located at the planned commercial node of Domenigoni Parkway and State Street, the twelve acre (12 ac) marketplace will serve visitors and locals in a highly visible, themed collection of retail, service, and dining uses. In addition to arterial street access, vehicular and pedestrian access will be provided from within the community. In addition to the major commercial area a smaller more centrally located commercial area will provide a community center, consisting of a sales / preview center / community room, swim facilities, and fitness center.

3.2.2 Community Center

The Community Center has been fully improved in compliance with the regulations contained herein. The Community Center is the physical and social “heart” of the community located in the geographic center of the master-planned community at the intersection of the McSweeney Parkway and North Village Loop. The Community Center serves as the administrative center for the Master-planned Community. Connecting the two community open space hills and linked by walkways and paseos, the Community Center is within a ten (10) minute walk from every residence. The Community Center includes the following facilities/amenities:

- Office and Sales/Preview Center
- Reception/Banquet Room
- Community Rooms
- Fitness Center
- Swimming Pool and Spa
- Landscaped Commons (i.e. putting green, picnic areas, informal gatherings. etc.)
- Community Services (i.e. postal service, voting/polling, service/maintenance requests, etc.)

The McSweeney Farms master-planned community will have programmed activities corresponding to seasonal holidays and other events sponsored by the Homeowners Association. These will be promoted via the community intranet which may be ‘located’ at the Community Center. In addition, the Community Center may also have a “digital kitchen” where residents may have access to personal computers and online services.

3.2.3 *(Deleted per Specific Plan Amendment No. 14-001)*

3.3 Residential Areas

The diversity of residences within McSweeney Farms is intended to allow residents the opportunity to establish roots, move up or down in the housing market within the McSweeney Farms community as their circumstances and preferences change throughout their life.

There are seven (7) general ranges of home sites within the McSweeney Farms Specific Plan:

- five thousand minimum square foot lots (5000sf min)
- five thousand five hundred square foot lots (5500sf min)
- six thousand minimum square foot lots (6000sf min)
- seven thousand two hundred minimum square foot lots (7200sf min)
- one half acre equestrian estates (1/2 ac)
- one acre equestrian estates (1 ac)
- multi-acre hillside estates (+1 ac)

Each planning area with lots less than seven thousand two hundred square feet (7,200 sf) will incorporate one half acre (1/2 ac) of amenitized park for every one hundred (100) units within the planning area, providing open space for those in the area. The project will provide one thousand six hundred forty (1640) single family homesites for an average density of two point four units per acre (2.4 DU/Ac). [In comparison, this is slightly more dense than a development of half acre lots: 2.0 DU/Ac].

3.4 Density Transfer

In order to allow for density flexibility and residential diversity, the transfer of dwelling units from one residential category to another within the Specific Plan is approved, subject to the Tentative Map approval process. An increase in the number of dwellings must always be accompanied by a corresponding decrease in dwellings within a Planning Area in another area. The use of this transfer method shall not result in an increase in dwelling units of more than fifty percent (50%) within the planning area receiving the transferred units. Should such a transfer be approved, applicable statistics and figures shall be revised in an administrative manner by the Planning Director.



Enhanced landscape



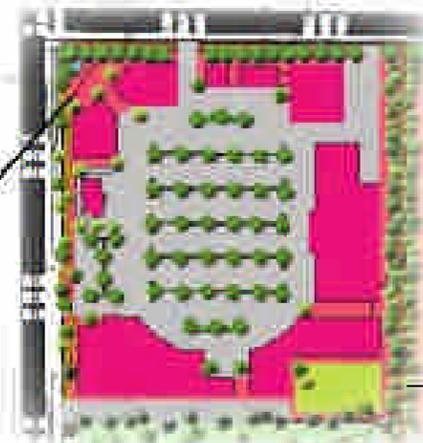
Trellis / Pergolas



Enhanced softscape



Pedestrian Plaza



Neighborhood Commercial



Walkable connection to adjacent Residential use



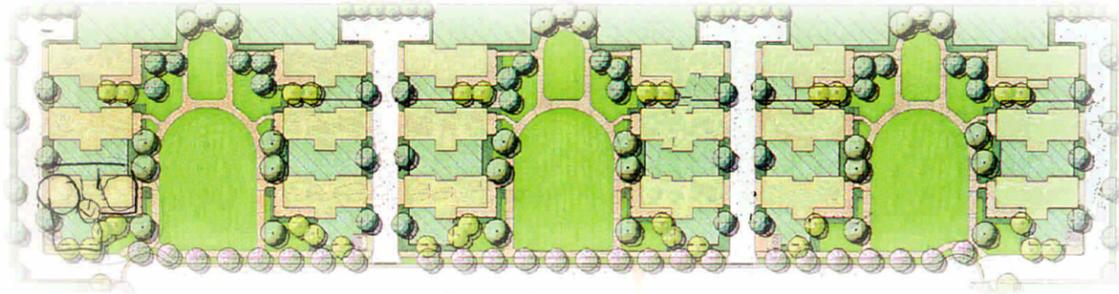
Water Features



Heritage Inspired Architectural Stylings

City of Hemet

McSweeney Farms Specific Plan



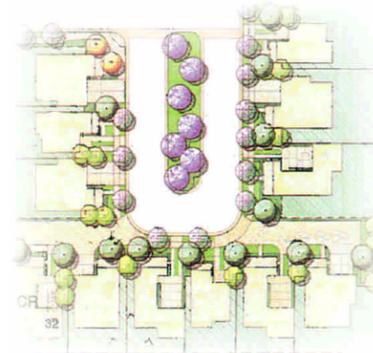
Green Court layout



Neighborhood Character
For Lots Below 7,200
Figure 3-3



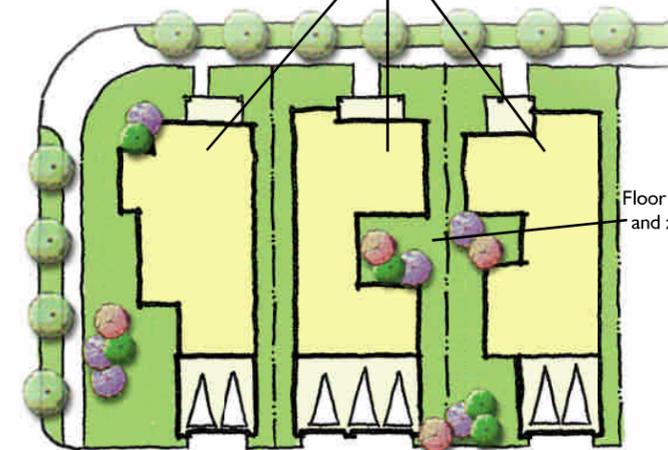
Small Lot Residential



Recessed Garages / Cul-de-sac Alternative

Single-loaded streets face open space / parks, where possible

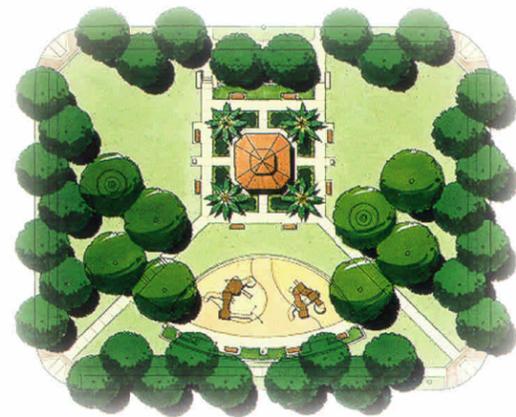
Varied floor plans and architectural styles



Floor plans, side window placement and zero-lot lines facilitate usable side-yard / patio areas

Rear garages minimize curb cuts and street width, enhancing local streetscape

Lane-Access Layout



Private greens / recreation proximate to every home.



Traditional streetscapes defined by canopy trees, curb separated sidewalks, porches, separation of public and private realm via low fencing.

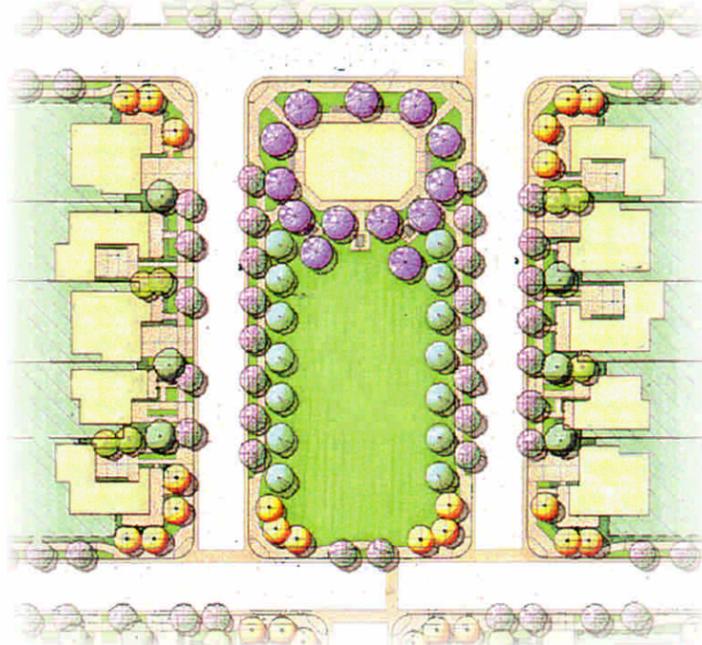
City of Hemet

Rear lanes marked by landscaped "aprons", concealed trash containers



Neighborhood Character For Lots Over 7,200

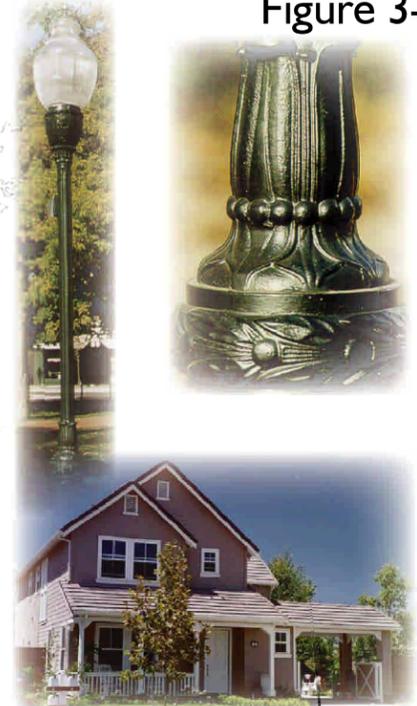
Figure 3-4



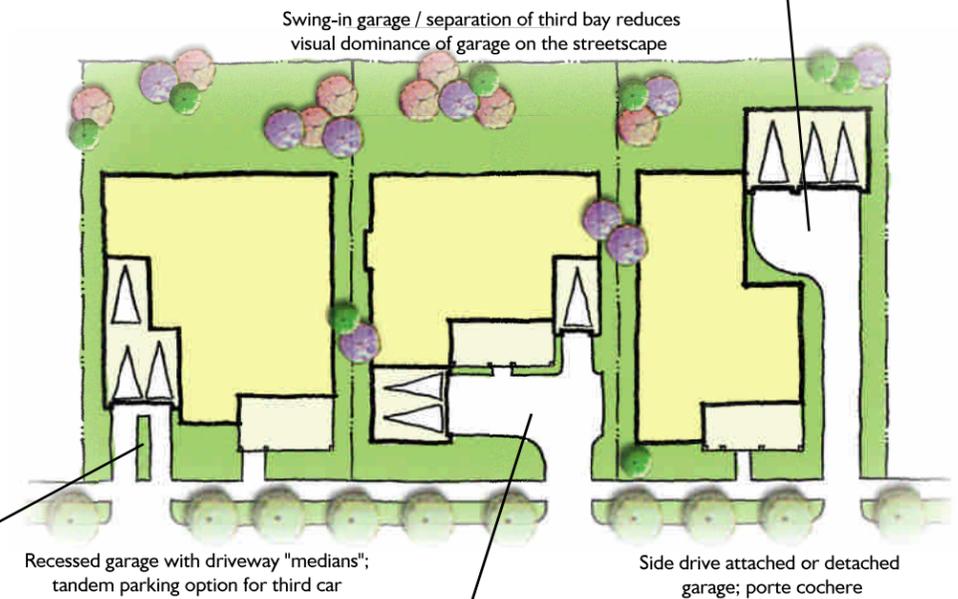
Varied setbacks and driveway configurations



Traditional architectural stylings feature front and wrap-around porches



Planted islands in cul-de-sacs provide terminal vistas, permeable surfaces



Open-ended cul-de-sacs provide direct pedestrian / bicycle access to open space network / Connector parkways

3.5 Open Space Network

The multi-purpose Open Space Network consists of the following components: (See chapter 6 section 6.11 for more detail on park areas)

- *Natural Open Space* consisting of preserved natural landforms and features including the three (3) hilltop knolls and the Avery Canyon drainage;
- Four (4) parks distributed in the northwest, northeast and southwestern portions of the community;
- A series of *Passive Parks* and multi-purpose trails/“paseos” which run alongside major Community Parkways and Loop Roads, the Cactus Valley Channel, and between selected Planning Areas in order to provide non-vehicular paths to the school and community center. In addition to internal circulation, the multi-purpose trails/“paseos” provide linkage to the Diamond Valley East Recreation Area, as well as the Regional Trail (along State Street) into the Santa Rosa Hills.
- Twenty-eight (28 ac) of Cactus Valley Channel that will serve as trail/paseo linkages
- Six and one half acres (6.5 ac) of *Park/Basin* area, located in Planning Area 39, that will function as an informal public park during dry periods and a drainage basin in the wet season.



The Open Space Network will have several integrated administrative components with the following characteristics:

- The central hilltops, located in Planning Areas 28 and 29, shall be placed in a Conservation Easement in Phase 3 of the development to be retained in their natural condition.
- Peripheral hilltop open spaces and paseos shall be operated and maintained by the Master Home Owners Association. The Master Developer shall prepare an Open Space Management Plan for review and approval by the City Planning Commission. [See Maintenance Section 7.3]
- Planning Area Pocket Parks shall be operated and maintained by the Neighborhood Home Owners Association for that Planning Area.
- Public Parks shall be operated and maintained by Valley Wide Recreational and Park District or the City of Hemet, to be determined prior to construction of the park.
- The Private Park located in Planning Area 35 shall be maintained by the Master Homeowner’s Association.
- Natural and improved drainage open spaces shall be maintained by the appropriate agency (i.e. Riverside County Flood Control and Water Conservation District).



- Recreation facilities within flood control open space shall be operated and maintained by the Master Home Owners Association.
- Resource Areas identified in the EIR cultural and/or biological reports shall be maintained as described in those documents.

In addition to the community Open Space Network, a series of *private pocket parks*, (i.e. tot lots, and greens) will be provided for all lots that are below seven thousand two hundred square feet (7,200 sf). The amount of area shall be based on a ratio of one half (0.5) an acre per every one hundred (100) units.

3.6 Parks and Recreation Facilities

The McSweeney Farms open space and parks shall each include a *minimum* of three (3) of the following facilities:

Public Parks (Planning Areas 36,37, and 38)

- Play apparatus area (i.e. tot lots, climbing structures)
- Paved multi-purpose courts (i.e. basketball and/or handball)
- Sports field (i.e. softball and/or soccer)
- Picnic areas and shade structures
- Open or “free play” area



Passive Parks and Natural Open Space

- Shade/view structures (i.e. gazebo, lookout, etc.)
- Paseos / multi-purpose or interpretive trails
- Sidewalks connecting paseos
- Seating areas
- Open play areas

Private Pocket Parks

- Barbecue facilities
- Paved multi-purpose court (basketball, handball, etc.)
- Picnic areas
- Pool
- Shaded structures (pavilions, gazebos, etc.)
- Spa
- Tot lot

Private Park (Planning Area 35)

- Paved multi-purpose courts
- Picnic areas and shade structures
- Open “free play” area
- Seating areas
- Community Garden
- Dog Park

3.7 Master-Planned Community Amenities

The McSweeney Farms Master-Planned Community provides the following features that enhance the quality of life for residents and visitors:

- Integrated Design—architecture, landscaping, streetscapes, entry statements, and site design
- Community Center—the Community Center will serve as a focal point for the project and provide recreation, social activities and administrative services
- Convenience Retail—shopping/dining opportunities within the community
- Hemet School District Elementary School site #8—the community elementary school that children will be able to easily walk or bicycle to via the paseos and expanded sidewalks
- Natural Open Space—the community open space network includes two hilltops to be partially preserved in a natural condition as part of a conservation easement.
- Parks—four (4) public and private parks provide sports fields and other recreation opportunities. Private park will be located in Planning Area 35 while public parks are in Planning Areas 36, 37 and 38.
- Neighborhood Pocket Parks—each Planning Area with less than 7,200 square foot lots shall have an individual park to serve the local residents, (i.e. tot lots, pools, spas, and other improvements)
- Paseos—the community is linked through a system of paseos or multi-purpose trails
- Operation and Maintenance—a Master Home Owners Association and individual Neighborhood Home Owners Associations will be responsible for the operation and maintenance of various amenities to ensure a quality environment. CC&Rs will also be in place as an additional tool with the Design Guidelines to maintain high standards of development

McSweeney Farms will be a highly-amenitized, quality-oriented Master-Planned Community serving as a complementary development to the Diamond Valley recreation opportunities and significant element of the City's southern gateway.



4.1 Circulation

4

 INFRASTRUCTURE

The Circulation plan for McSweeney Farms emphasizes the creation of attractive and usable streetscapes which balance the needs of pedestrians, bicyclists, equestrians and vehicles. This facilitates nonmotorist travel, and the replacement of some vehicular trips with nonvehicular trips. Conventional walled *collector highways* are replaced internally to the project with local *connector* roads which encourage residential and pocket park frontage, cul-de-sac openings, and pedestrian-friendly street patterns.

Vehicular Circulation

Primary vehicular access to McSweeney Farms is provided via State Street from the north and Domenigoni Parkway from the west. Gibbel Road, which runs along much of the northern boundary of the project site, continues to the east to serve Avery Canyon residents and the Mesa Grande area of the Santa Rosa Hills. State Street, at the western border of the property, continues to the south, providing access to Cactus Valley and St. Johns Canyon.

Figure 4-1a depicts the planned area-wide circulation system established in the Circulation Element of the City's General Plan. The street right of way and designations for the surrounding roadways are as follows:

- State Street—100' R/W Major Scenic Highway
- Gibbel Road—66' R/W Collector Highway
- Newport Road—66' R/W Collector Highway
- Girard Street—60' R/W Local Road

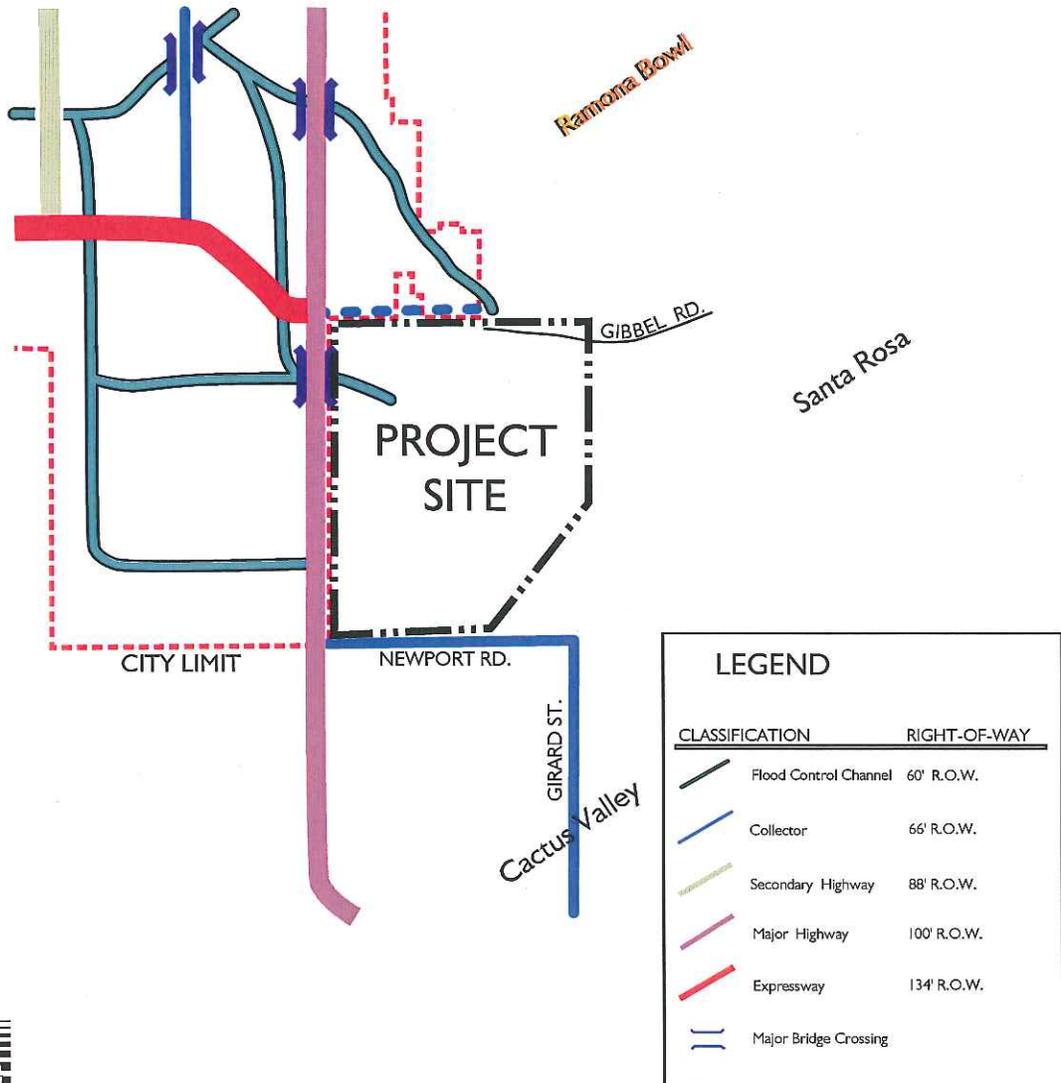
Internal roadways are classified as follows:

- McSweeney Parkway—66' R/W Village Parkway
- North Village Loop—66' R/W Connector Road
- South Village Loop—66' R/W Connector Road
- Local Streets—60' R/W

Figure 4-1b illustrates the master-planned street system that will provide access to the site as well as the internal backbone system that will complete

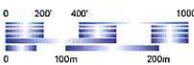
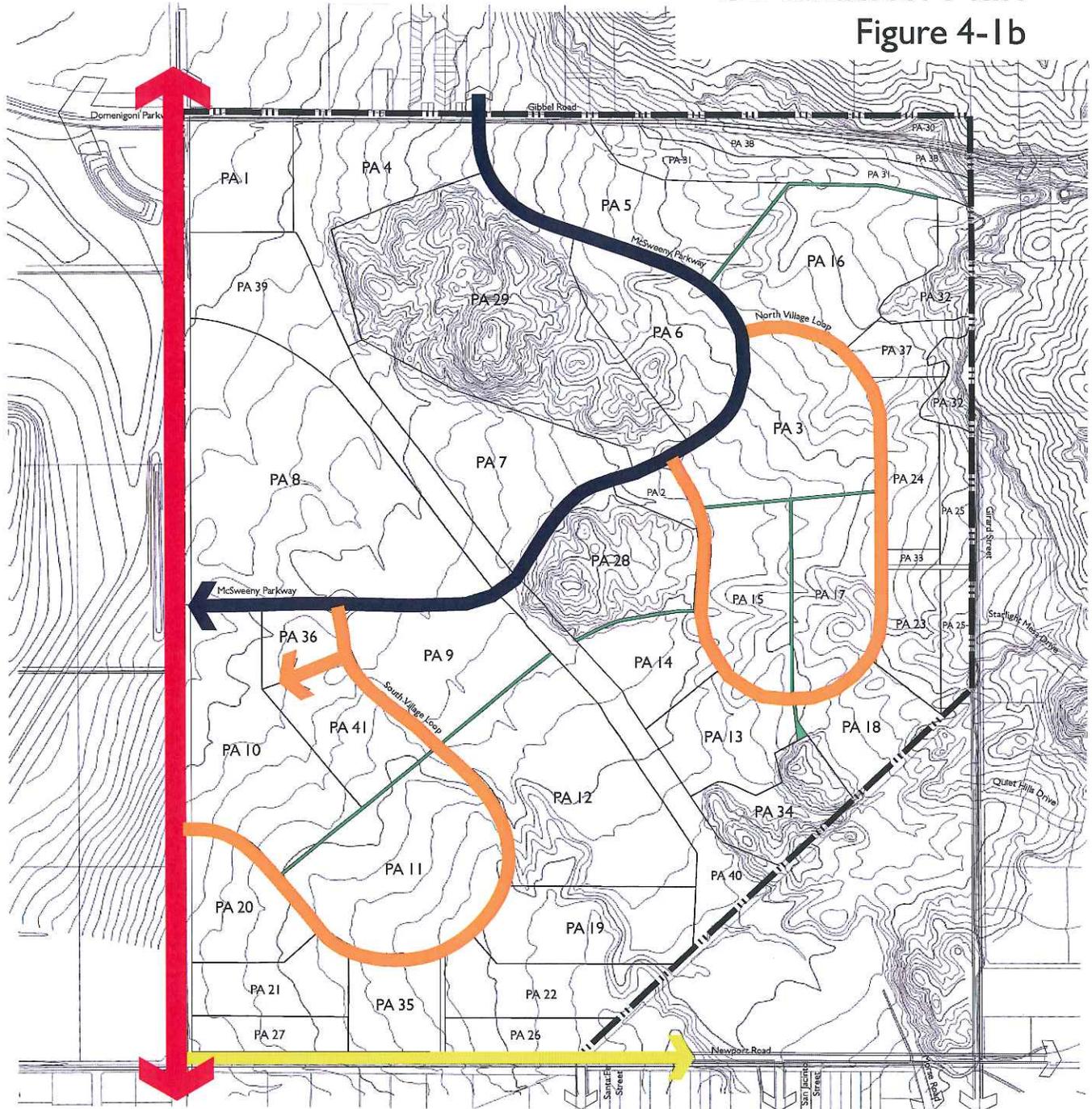
General Plan Circulation

Figure 4-1a



McSweeny Farms Specific Plan

Circulation Plan
Figure 4-1b

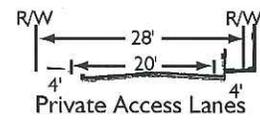
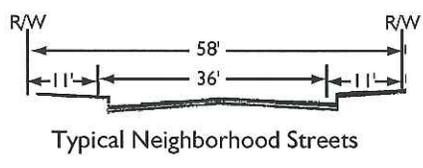
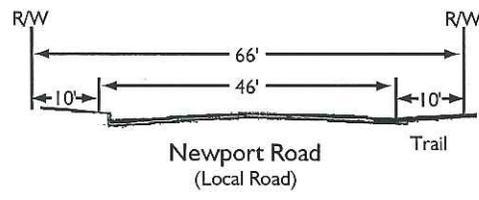
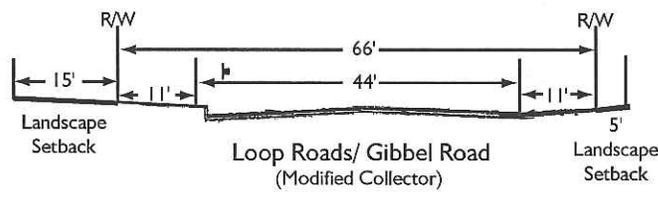
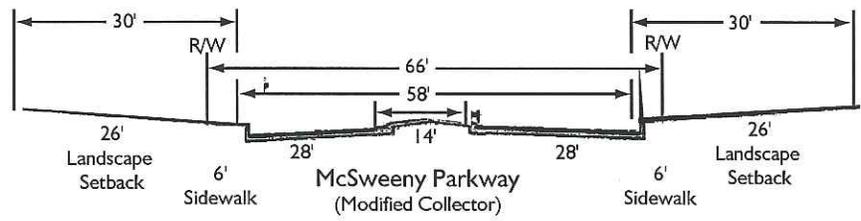
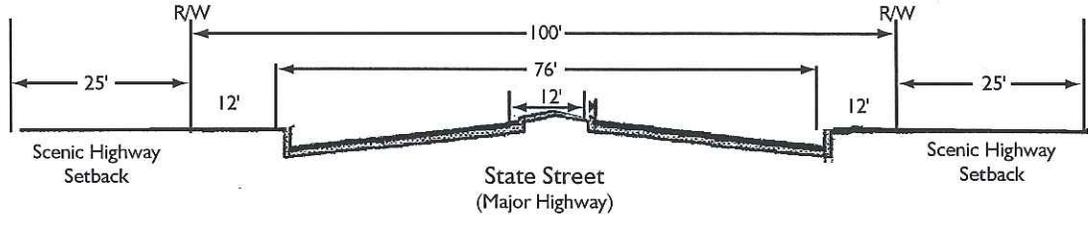


City of Hemet

Legend	
	State Street 100' ROW Major Highway
	McSweeny Parkway 66' ROW Modified Collector
	Village Loop Roads/Gibbel Road 66' ROW Modified Collector
	Newport Road 66' ROW Collector

Cross Sections

Figure 4-2



the local circulation network serving McSweeney Farms.

Emergency access to Newport Road and Girard Street will be designed to meet the City of Hemet's Fire and Police requirements at the time of tentative tract map approval.

In addition to the street right-of-ways, enhanced landscaping setback areas are required for individual streetscapes, as described in the McSweeney Farms Specific Plan Design Guidelines (See Chapter 5) and the City's Scenic Highway Setback Manual.

Pedestrian / Non-Vehicular Circulation

Tree-lined, curb-separated pedestrian routes along local streets, connector roads, and McSweeney Parkway will be supplemented by the Arroyo / Paseo system — a network of on and off-road multi-purpose trails and paths. This will provide convenient and usable linkage to destinations within the Village. Primary off-road trails include the Central Paseo greenbelt which parallels the Cactus Valley drainage corridor (Refer to Figure 4-6), the South Village Arroyo, and the North Village Arroyo, which facilitate direct non-vehicular connections to the Village Center along landscaped "arroyos" which also serve as minor drainage courses.

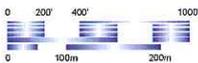
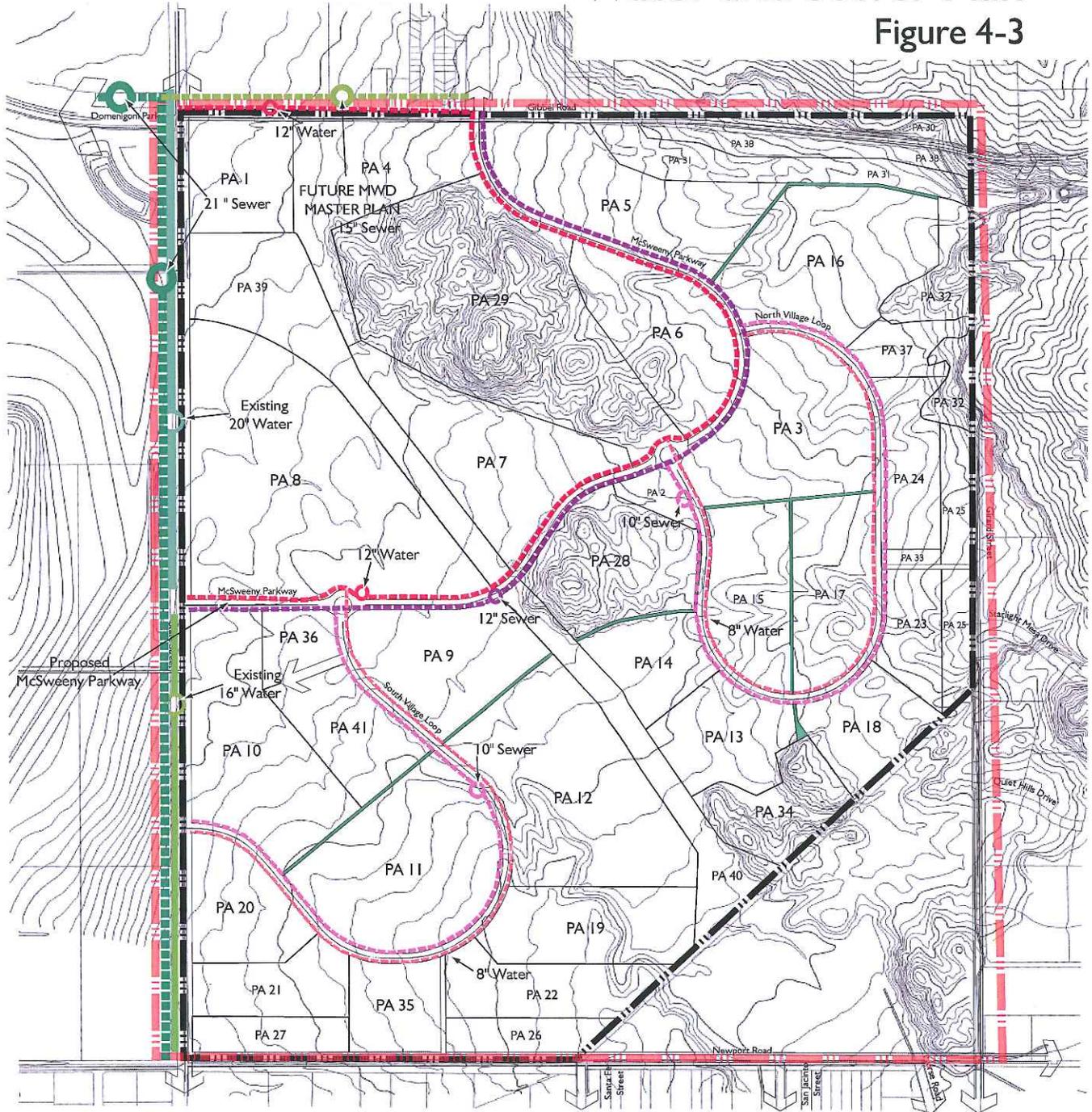
4.2 Water and Sewer

Water

The Mc Sweeney Farms Specific Plan is within the Eastern Municipal Water District's (EMWD) service area. EMWD has certified that service will be provided for this project following the construction of a new Searl Tank as well as the construction of a new pump station. Currently there is a twenty inch (20") water main installed within State Street, to the west of the project site, that transitions to a sixteen inch (16") main south of the proposed McSweeney Parkway. The twenty inch (20") and sixteen inch (16") water lines are serviced by the reservoir noted as the "1824 tank". EMWD has indicated that it may be possible to utilize these water lines for Phase I on the northern edge of this project, depending on the quantity of dwelling units. EMWD is currently reviewing the preliminary phasing map to establish capacities of the existing reservoir and requirements of the new project and its phasing needs. EMWD has indicated that construction of the new Searl Tank will be completed in the spring of 2004 and the new pump station is expected to be completed in the Fall of 2003. In addition, the following improvements are proposed in order to serve the Mc Sweeney Farms project:

- Connect to existing twenty inch (20") main at State Street and Gibbel Rd. Provide new twelve inch (12") main parallel to existing main in Gibbel Rd. to the proposed Mc Sweeney Parkway (northern boundary).

Figure 4-3



City of Hemet

Legend			
	Future 21" Sewer		Future 12" Sewer
	Existing 20" Water		Future 10" Sewer
	Existing 16" Water		Future 12" Water
	Future 15" Sewer		Future 8" Water

- Connect to existing twenty inch (20") main at State Street and the proposed McSweeney Parkway (Western Boundary). Provide twelve inch (12") main along Mc Sweeney Parkway north to the new twelve inch (12") main, constructed within this Specific Plan, in Gibbel Rd.
- New eight inch (8") water loops, off of Mc Sweeney Parkway, will provide water to the outlying neighborhoods as shown on the Conceptual Land Use Plan. The water loop in the South Village Loop will connect to the existing sixteen inch (16") main in State Street.

Sewer

The Mc Sweeney Farms Specific Plan is within the Eastern Municipal Water District's (EMWD) service area. EMWD has indicated that service will be provided for this project. EMWD is updating their Master Plan and plans to extend facilities. Currently the nearest sewer facilities are a twenty-four inch (24") line located at Lyon Avenue and Chambers Road. Project sewer facilities will connect to the this facility. The following off-site facilities are required to service this project:

- Extend the existing twenty-four inch (24") sewer line at Lyon and Chambers, south down Lyon Avenue to the Domenigoni Parkway.
- Construct twenty-one inch (21") sewer line at Domenigoni Parkway and Lyon Avenue connecting to the twenty-four inch (24") sewer line and extending east along Domenigoni Parkway to the intersection of State Street and Domenigoni Parkway.
- Extend twenty-one inch (21") sewer line south down State Street to Newport Road, extending a fifteen inch (15") branch line from State Street, east on Gibbel Road to the proposed McSweeney Parkway on the northern border of the project site.

The following on-site facilities will serve the project site:

- Twelve inch (12") sewer crossing project site within the proposed Mc Sweeney Parkway from the east border to the north border.
- Ten inch (10") sewer lines within the South and North Village Loop streets.
- Eight inch (8") sewer lines to front all residential units.

The six hundred-seventy-three acre (673 ac) McSweeney Farms project site is located within the Salt Creek Channel Area Drainage Plan (South

Hemet).

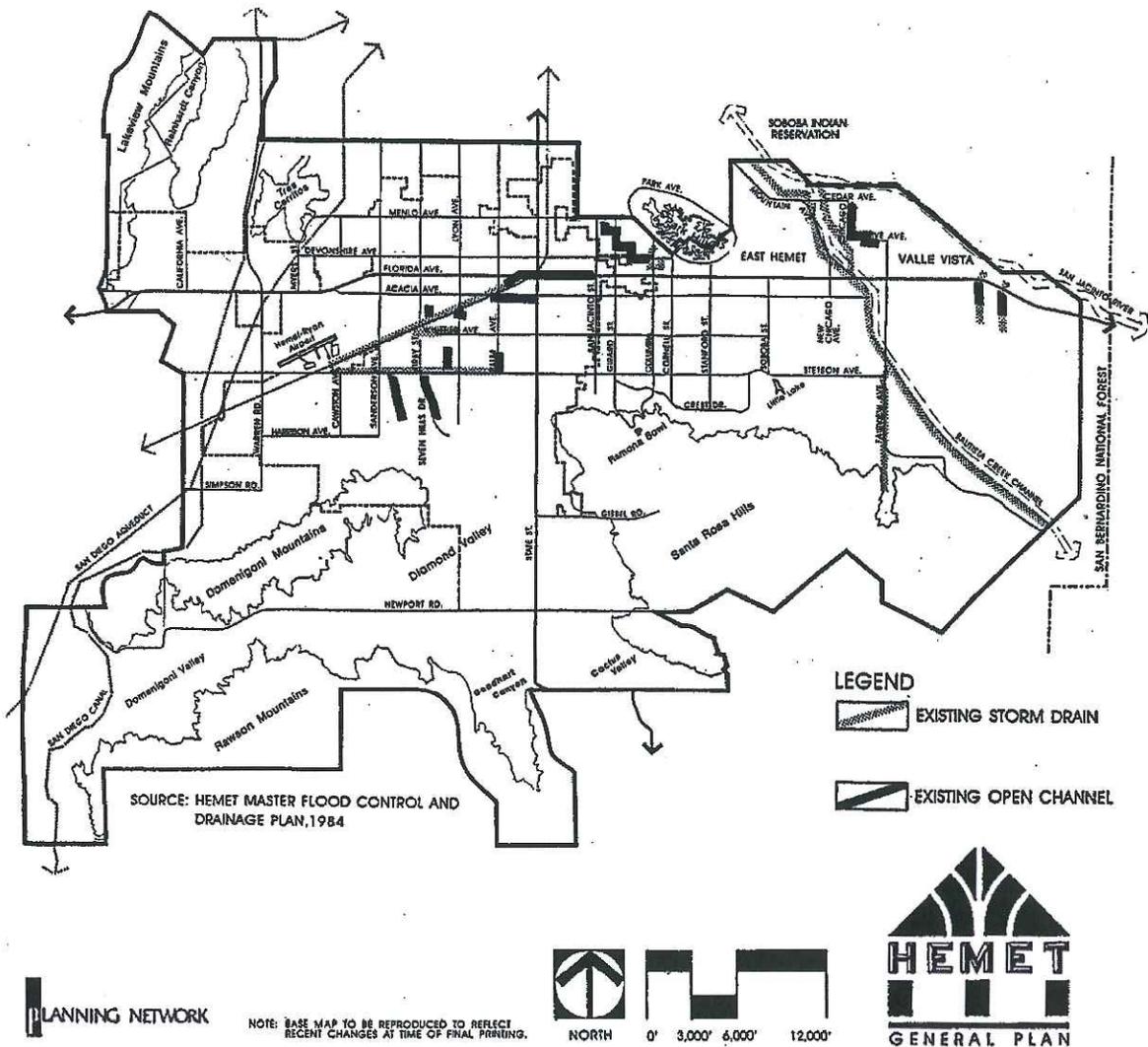
The project is bisected by three major drainage courses; Cactus Valley Wash coming from the southeast, Avery Canyon Channel and Lorenz Canyon channel originating from the east (see Figure 4-4).

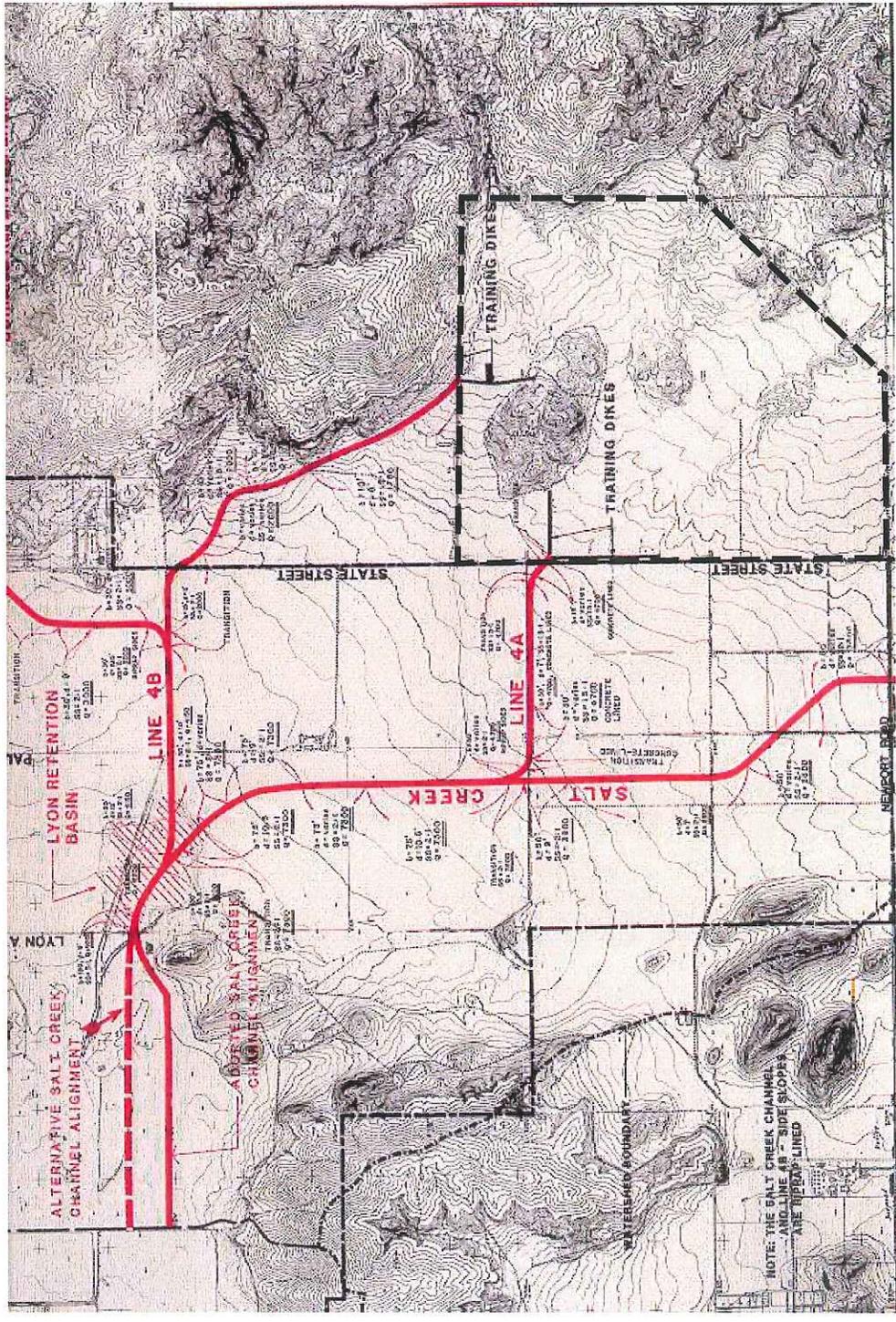
Cactus Valley Channel traverses the site in a northwesterly direction and discharges south of the corner of State Street and Gibbel Road. Avery Canyon Channel crosses the site in a westerly direction and outlets north across Gibbel Road, approximately one-half mile east of State Street. Lorenz Canyon Channel enters the east side of the property and confluences with the Cactus Valley Wash. The flows from the three major drainage courses are currently conveyed in natural unconfined floodplains and channels. As shown on Figure 4-5 the City of Hemet's Master Flood Control and Drainage Plan (MFC&DP) proposes a system of concrete-lined channels and training dikes (Lines 4A and 4B) to intercept and convey the tributary flows, outletting them into the Salt Creek Channel.

The master drainage plan (see Figure 4-7) for the McSweeney Farms project proposes to improve the three major drainage courses traversing the site. The plan proposes to improve the Cactus Valley Channel by constructing a drainage system that includes a concrete-lined trapezoidal channel and park/open space and Paseo. For the reach of Cactus Valley Wash downstream of McSweeney Parkway, the proposed drainage system consists of a concrete-lined trapezoidal channel, park/open space, and low-flow/USCE jurisdictional area. The drainage system will be contained within a 175-foot right of way and it will include a concrete-lined channel with a 15-foot access road/paseo and a 15-foot landscaped area along both sides of the channel (see Figure 4-6). The "Cactus Valley Wash" will extend from the southeasterly project boundary to its discharge point at the proposed debris basin near State Street (Planning Area 40). The debris basin will mitigate the impact of increased debris volume and sediment load discharging onto MWD's property due to the proposed channel improvements for the Cactus Valley Wash channel. This impact is the result of increased sediment transport or delivery capability of the channel to transport debris and sediment load generated by the off-site areas upstream of the McSweeney Farms project. The debris volume and sediment load discharging onto MWD's property will be maintained at a pre-project level. A double cell reinforced concrete box (RCB) will be constructed under State Street in order to convey the flows discharging from the debris basin. A pair of training levees is proposed to intercept the "Cactus Valley Channel" 100-year off-site flows of approximately 5,035 ft³/sec. Debris posts or debris catchment device or a similar device will be provided at the upstream terminus of Cactus Valley Wash in order to intercept boulders, trees, and other large materials/debris.

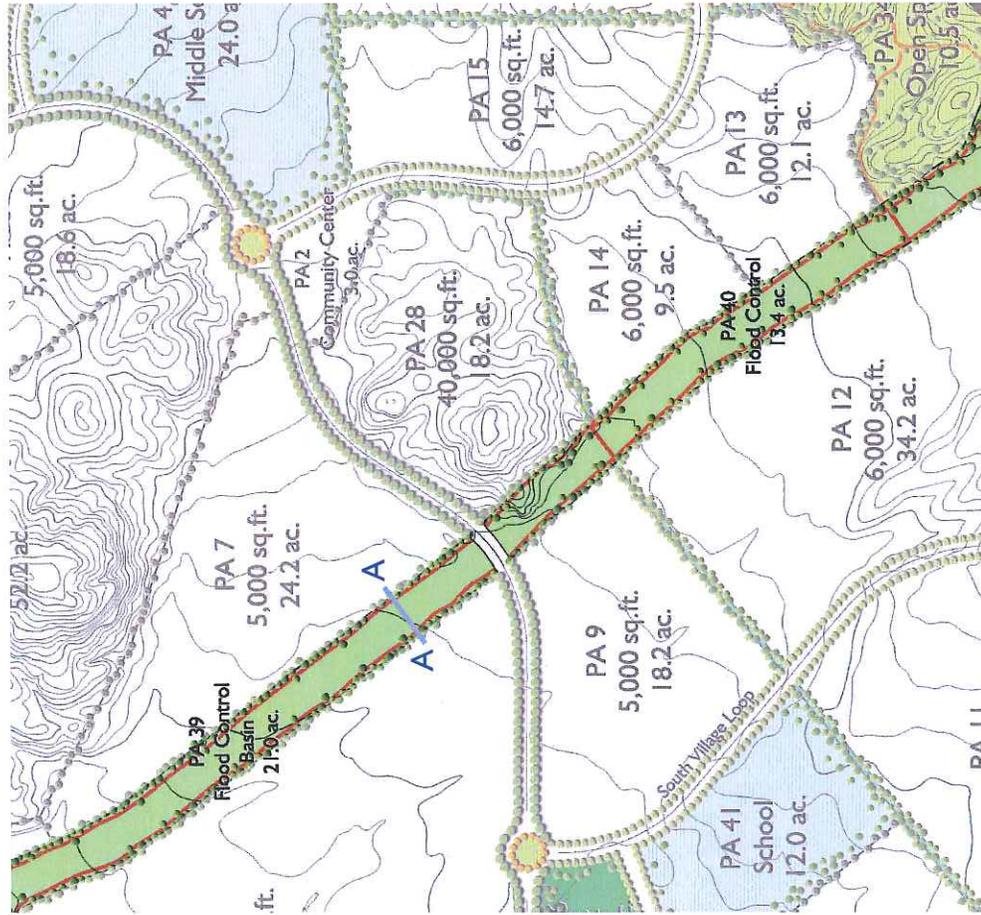
Existing Drainages

Figure 4-4

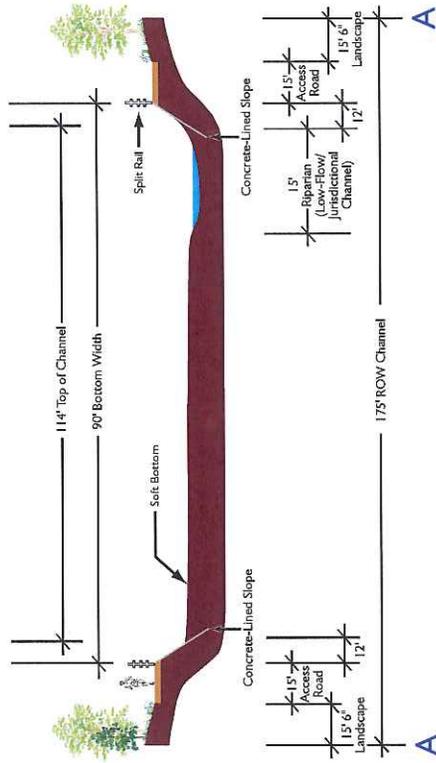




Source: City of Hemet Master Flood Control and Drainage Plan



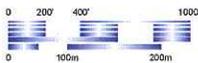
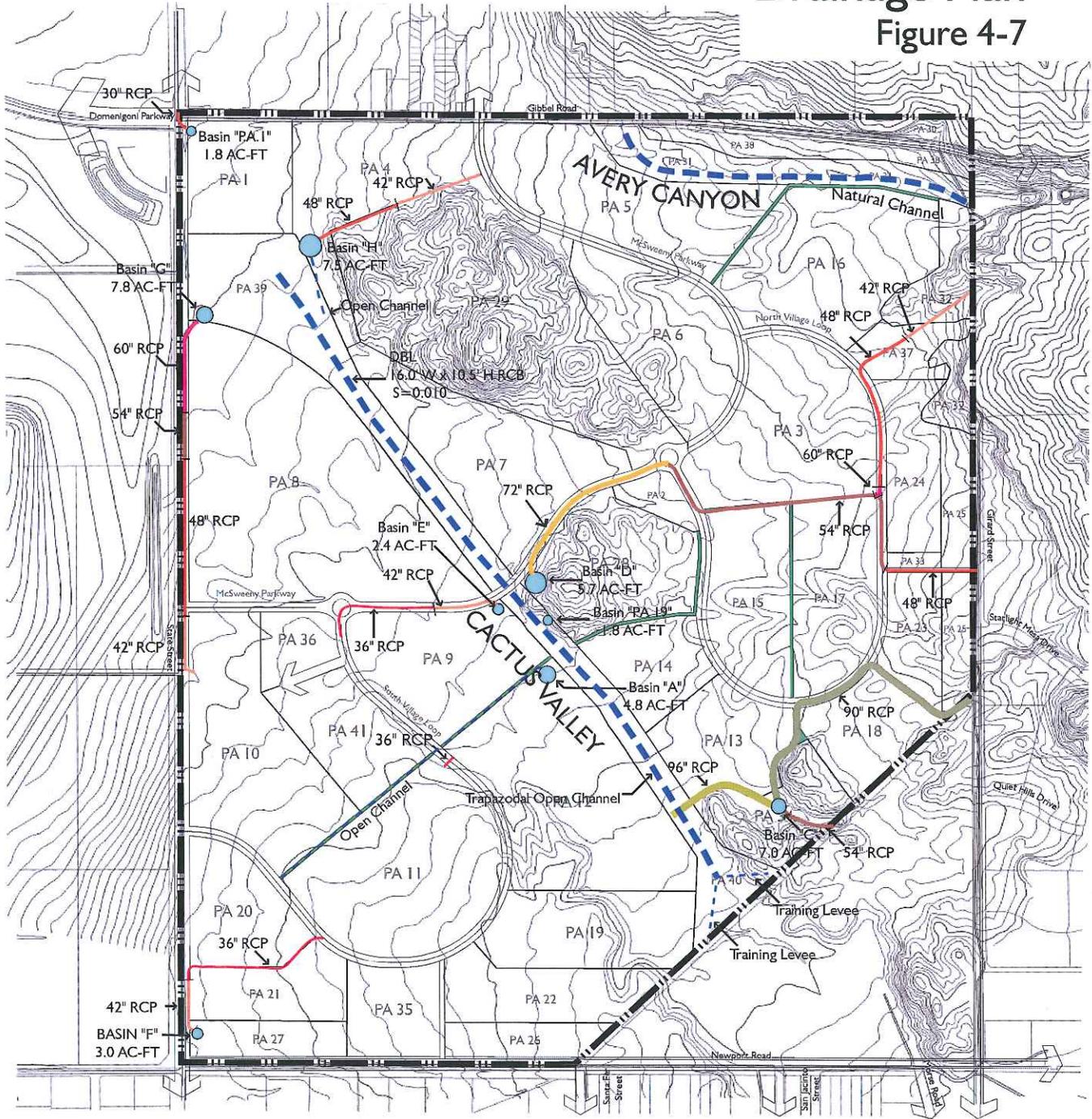
Cactus Valley Concept
Figure 4-6



Not To Scale
Artist's Concept Only

McSweeny Farms Specific Plan

Drainage Plan
Figure 4-7

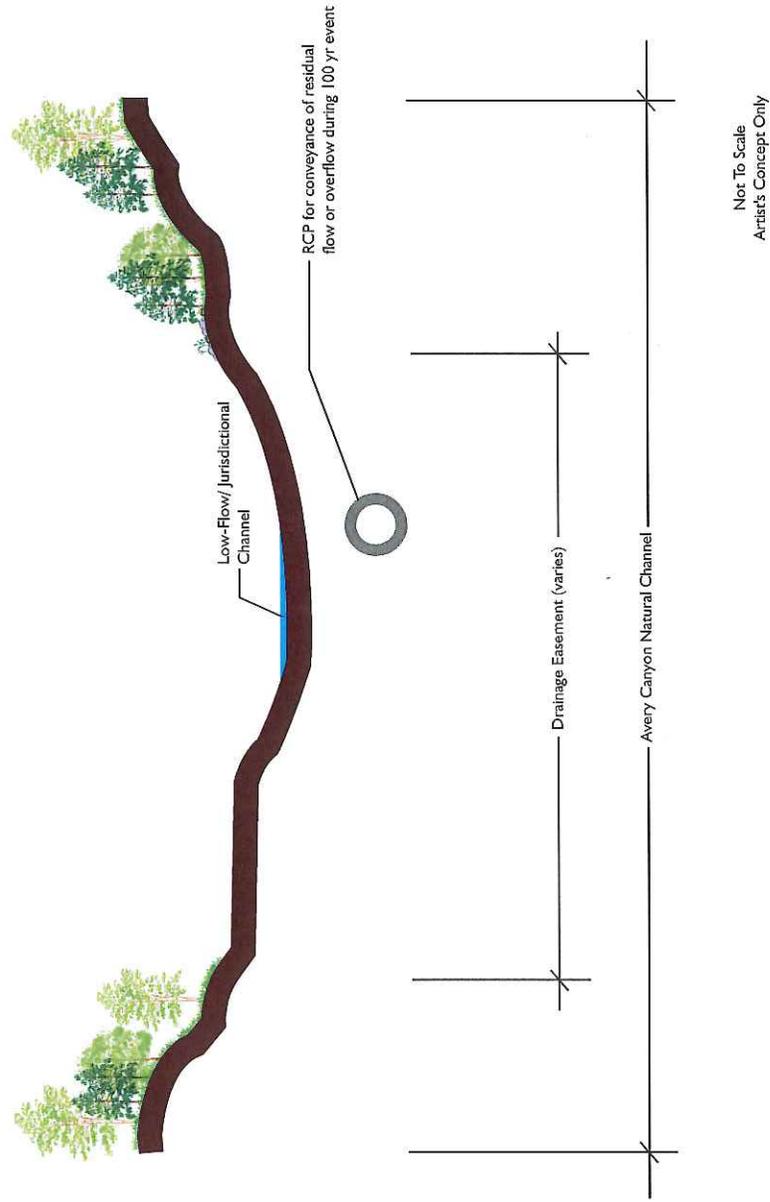


City of Hemet

Legend	
— 36" RCP	— 72" RCP
— 42" RCP	— 90" RCP
— 48" RCP	— 96" RCP
— 54" RCP	— 108" RCP
— 60" RCP	- - - Open/Natural Channel
	● Detention Basin

Avery Canyon Channel

Figure 4-8



Not To Scale
Artist's Concept Only

Avery Canyon will be improved by constructing a combination riparian/jurisdictional channel and underground storm drain. The riparian jurisdictional channel will convey the low-flow and jurisdictional flows with the underground RCP conveying residual or overflow during a 100 year flood year event (see Figure 4-8). The "Avery Canyon Channel" improvements will begin at Gibbel Road up to the easterly project boundary to capture the 100-year off-site flows of approximately one thousand seven hundred sixty cubic feet per second (1,760 ft³/sec).

Lorenz Canyon channel will be improved by constructing an underground system to intercept and safely convey the tributary off-site 100-year flows of seven hundred ninety-four cubic feet per second (794 ft³/sec).

As shown on Figure 4-7, on-site facilities are proposed to intercept and convey the storm flows generated by the project site. The majority of the on-site facilities are proposed to be placed underground. Open channels are proposed within the "open space" areas. Detention basins are proposed in order to mitigate increases in storm runoff due to development. The detention basins will be designed to include a water quality basin or best management practice (BMP) device such as an infiltration basin or wetland area to remove pollutants from surface discharges generated by development (see Figure 4-9). These water quality basins will be sized based upon the storm volume produced from an 85th percentile 24-hour storm event.

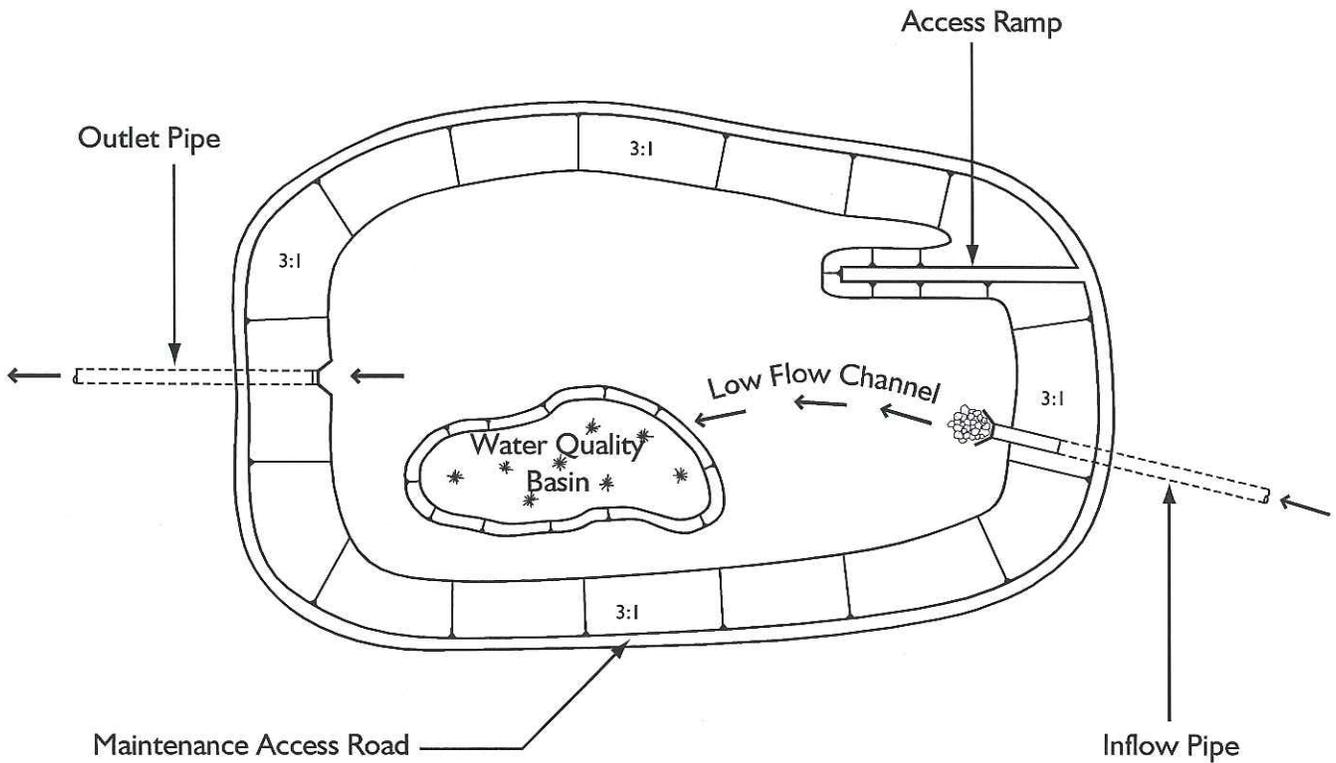
On-site drainage basin boundaries were determined utilizing the existing site topography and proposed roadway and grading layout. The project site is divided into three (3) primary watersheds; drainage areas that drain into the "Cactus Canyon Channel and Basin" and "Avery Canyon Wash", and areas that are tributary to the southwesterly corner of the project.

In order to account for debris loading, the facilities proposed in this plan are sized based upon "bulked" 100-year storm flows. Bulking the flows increases the quantity of the computed storm flows for purposes of infrastructure sizing.

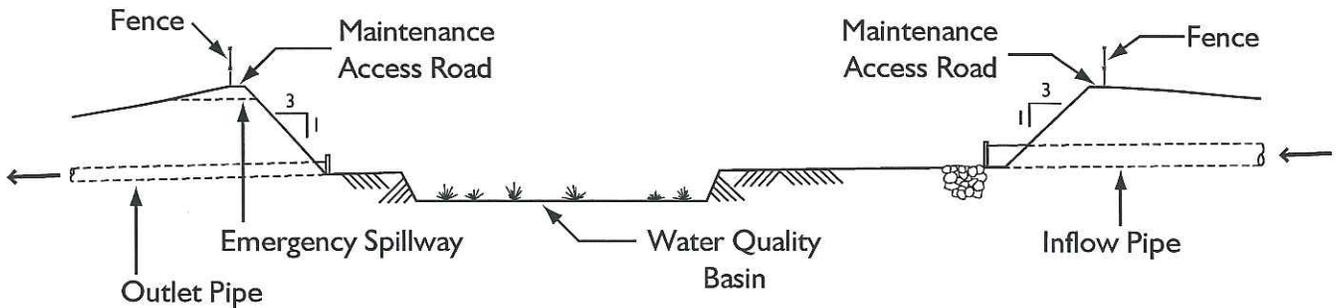
This project shall comply with the requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB) Order No. 01-34 for developments located in the San Jacinto watershed. Pursuant to requirements of the State Water Resources Board, a statewide construction permit will apply to all construction activities. The developer or builder shall obtain the appropriate Clean Water Act, CDFG 1601 Streambed Alteration Agreement, Section 404 and National Pollution Discharge Elimination System (NPDES) construction permit prior to commencing grading activities.

Detention Basin / Water Quality Basin Schematic

Figure 4-9



Plan View



Section View

The Master Drainage Plan is conceptual in nature and may be modified at the time of final development, subject to the approval of the City and Riverside County Flood Control and Water Conservation District (RCFC & WCD). Furthermore, additional drainage facilities may be required based upon the results of the detailed hydrologic and hydraulic studies that will be prepared with detailed development plans.

RCFC & WCD will maintain major backbone drainage and flood control facilities provided they meet District design, construction, and maintenance standards. Drainage facilities within public streets will be maintained by the City. Property owners associations will be formed to provide maintenance of facilities that are not maintained by public agencies.

Development Standards

- All drainage facilities and flood control measures shall be designed in accordance with the requirements of the City of Hemet and RCFC & WCD, and be consistent with the provisions of the Hemet Master Drainage Plan.
- Most major backbone drainage and flood control facilities will be maintained by RCFC & WCD.
- Drainage facilities within public streets will be maintained by the City of Hemet.
- The detention basin and the water quality basin for each watershed will be constructed with the development of the first planning area within that watershed. Valley Wide Recreation and Park District, a property owners association, or a similar maintenance program will maintain the detention basins, water quality basins, and the debris basin in Planning Area 8. This maintenance program will be in place prior to approval of any Tentative Tract Map.
- All projects proposing construction activities including cleaning, grading or excavation that results in the disturbance of at least five acres of total land area shall obtain the appropriate general permit for National Pollution Discharge Elimination System (NPDES) and pay the appropriate fees. Mitigation measures may include, but not be limited to implementation of Storm Water Pollution Prevention Plan; on-site retention; covered storage of all outside storage facilities; and monitoring programs.
- Storm drainage facilities shall ensure the acceptance and disposal of storm run-off without damage to streets or adjacent properties.

The Grading Concept Plan is shown on Figure 4-10. Project grading will be necessary to create level building sites, streets and drainage improvements. The general grading concept proposes to maintain significant landform features while modifying the existing agricultural landform configuration.

Final grading plans for individual projects will be approved as part of subsequent site plan and/or tentative tract map processes. Final engineering may result in modifications to the overall grading concept, but grading plans shall conform to the general intent of the Grading Concept Plan and the grading design guidelines.

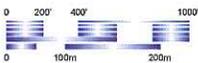
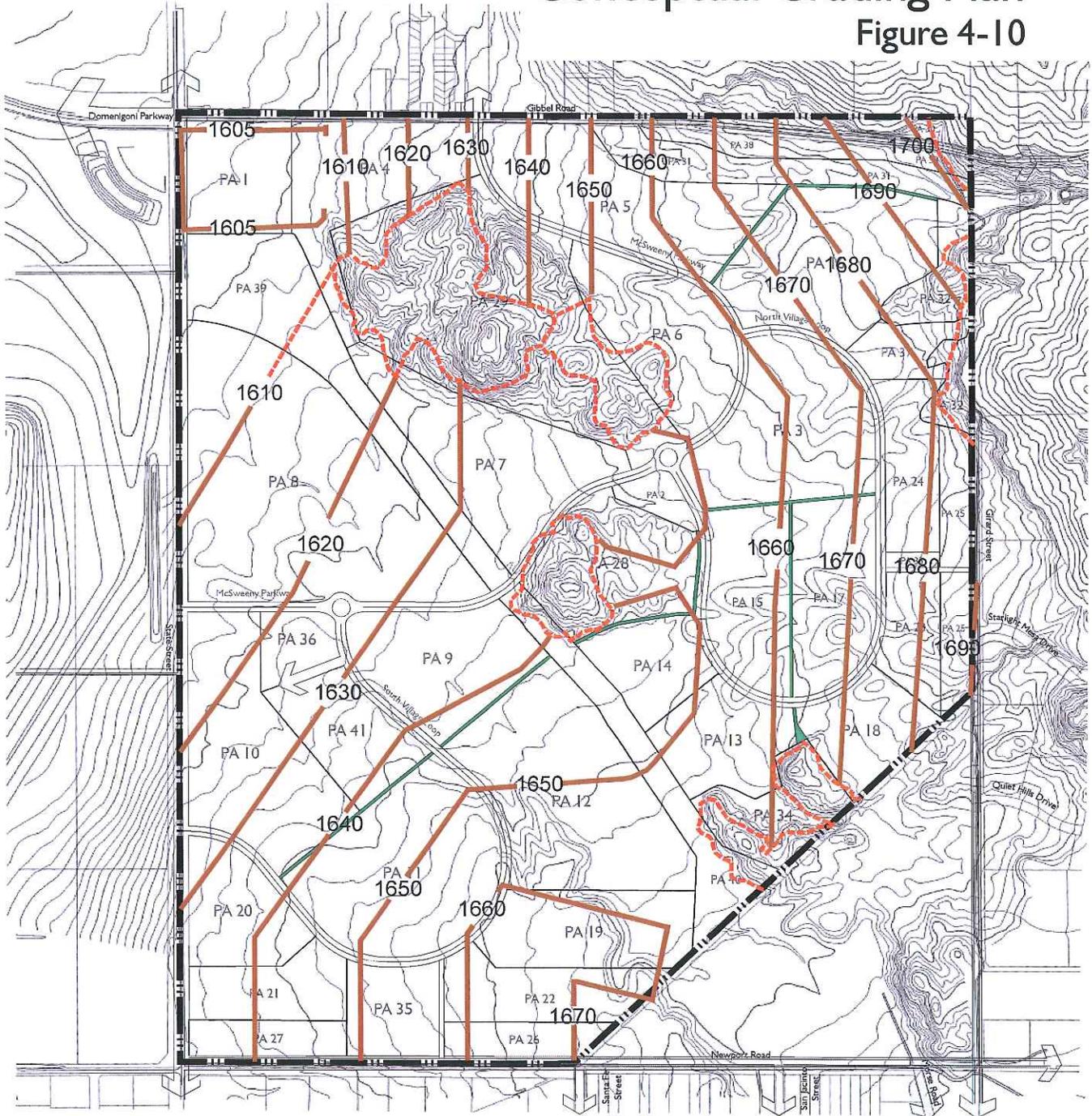
Specific requirements that must be met prior to issuance of grading permits are established by local ordinance. Engineering specifications incorporated in grading plans are determined by City of Hemet's grading policies and guidelines, uniform building codes and engineering practice, and by the recommendations of registered professional engineers. These requirements and specifications are designed to ensure public safety and sound engineering practices, and to provide for erosion/sedimentation control and storm water management during grading and until disturbed ground can be stabilized.

In addition to these code requirements, the following grading guidelines are established for the McSweeney Farms Specific Plan.

- All berms, cut and fill slopes should be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot, unless otherwise recommended by geotechnical or soils engineers.
- Slope bank variations, contour transitioning, undulating banks and berming should be used in order to provide a more natural appearance to manufactured slopes.
- The tops and toes of all slopes higher than ten feet (10') shall be rounded with curves with radii designed in proportion to the total height of the slope, when drainage and stability permit such rounding, in order to appear more natural.
- NPDES (National Pollution Discharge Elimination System) requirements for SWPPP (Storm Water Pollution Prevention Plan) and BMP's (Best Management Practices) will be met.
- All manufactured slopes in excess of five feet (5') in elevation shall be planted with materials that stabilize the slopes and minimize erosion.

Conceptual Grading Plan

Figure 4-10



McSweeney Farms

Specific Plan 01-2

4.5 Utilities

Utilities to the site will be provided by the following companies:

Electric:	Southern California Edison
Gas:	Southern California Gas Company
Telephone:	Verizon California
Cable T.V.:	Adelphia

4.6 *Smart Community* Infrastructure

All service lines, conduits and cabling and piping shall be located underground and within the public rights-of-way, private streets or in recorded easements.

The McSweeney Farms community intranet is an online community network designed for use by the residents. Like the larger Internet, a community intranet is a tool for communication, but unlike the Internet's global reach, the focus of a community intranet is strictly local.

The *Smart Community* Guidelines for the McSweeney Farms Specific Plan establish basic criteria for the cost effective provision of pre-wiring and conduit in order to provide the opportunity for homes and businesses within McSweeney Farms to participate in the benefits of a connected community. The key is to provide a high-quality, high performance wiring system, which provides the infrastructure to deliver the information services to residences and businesses (See Figure 4-11). For example, these specifications would facilitate:

- High bandwidth network facilities for high speed data connectivity;
- Video teleconferencing;
- Interactive multimedia services;
- Remote diagnostics healthcare;
- Distance Learning;
- Energy information services;
- Computer resource sharing, allowing printers, files, hard drives, and modems to be conveniently shared among family members and to/from the office;
- Distributions of video, security camera signals, satellite dish

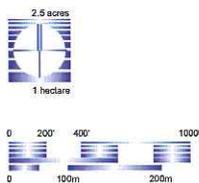
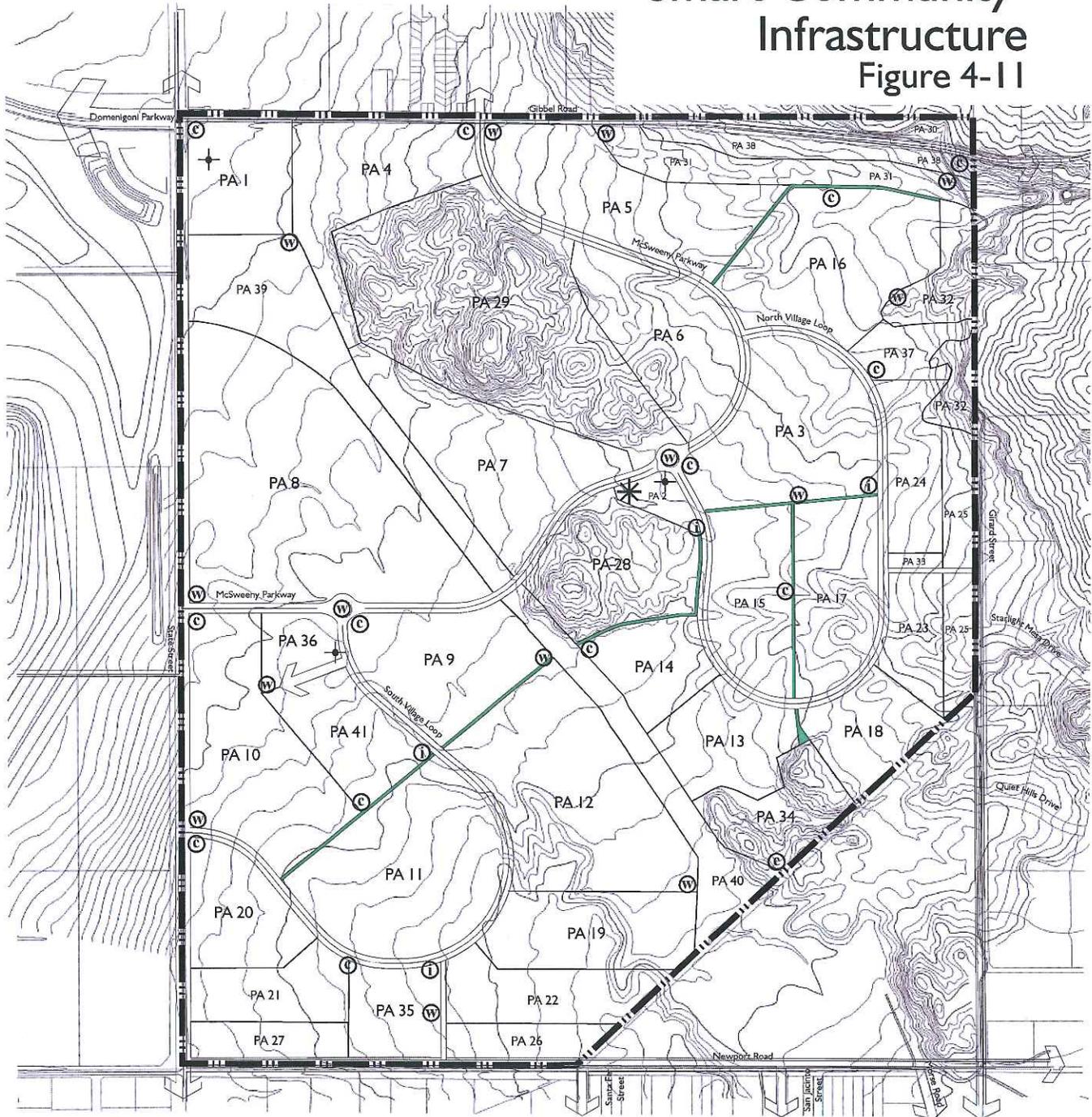
(optional), to all TVs in the house. Security cameras and/or Web Cams shall have limited access to ensure safety and security within the community.

- Potential to integrate disparate home systems, for example using security sensors to monitor and control lighting or temperature settings, or accessing a home control system (optional) remotely over a telephone or Internet connection;
- High-speed data connectivity throughout the house to commercial on-line services (DSL) or to work systems for telecommuting applications; and, no use of phone lines; and
- E-mail included for each address within the Specific Plan.

Guidelines

- High Performance Cabling: Every home in the tract should be wired with a minimum Category 5e copper wiring cable for phone and data usage. As new standards are passed, 5e will migrate to a higher grade wiring. RG6 coaxial cable should be used for high-speed digital video communication.
- Central Hub: A centrally located control panel in which all low voltage, communication, telecommunication, and other miscellaneous wiring systems shall be housed. An in-home Ethernet network hub for sharing of high-speed Internet connections, computer files, and printers will be provided as an option.
- High Quality Outlets: Two (2) of each cable shall be run to all bedrooms, offices, Media/Family rooms and to incoming services from the control panel.
- Water Management: Computerized irrigation controls will be utilized in common landscaped areas in order to minimize water demand based on daily needs.

"Smart Community" Infrastructure Figure 4-11



City of Hemet

Note: Features and locations indicated above are shown for illustrative purpose only. Actual infrastructure development may vary in response to changing technological/project needs.

Legend	
Ⓜ	GIS Water Monitoring (Irrigation & Stormwater)
Ⓢ	Community Net Kiosk
*	ISP: Internet Service Provider
+	Information Kiosk
Ⓢ	Webcam

Fire Protection

Fire Protection services for the project will be provided by the City of Hemet Fire Department, with the nearest fire station located at 895 West Stetson at Palm (Fire Station No. 2), approximately two and one-half (2.5) miles to the northwest. The station provides fire suppression, fire prevention, fire investigation, fire safety education, medical aid (including cardiac defibrillation services) and hazardous materials control to the project site (currently agricultural land). The project developer shall contribute the appropriate fees in accordance with The City for Hemet Fire Service.

Police Protection

The Hemet Police Department will provide law enforcement services to the McSweeney Farms project. The City Police Headquarters Station, located at 210 N. Juanita Avenue, serves as the primary base of operations for the City of Hemet law enforcement units. Currently, the City has seventy (70) "sworn" personnel, twenty nine (29) "non-sworn" personnel, three (3) part-time employees, and (50-70) trained community volunteers.

Emergency Services

Paramedic and emergency medical services to the project site are provided by American Medical Response, with medical facilities and services available at Hemet Valley Medical Center and City of Hemet Police Department.

5.1 Introduction



5 DESIGN GUIDELINES

The following Design Guidelines have been developed as a method of achieving a high quality, cohesive design structure for the McSweeney Farms Specific Plan. Objectives of the design guidelines are as follows:

- Provide the City of Hemet with the necessary assurances that McSweeney Farms will develop in accordance with the quality and character proposed herein;
- Serve as design criteria and standards for developers, builders, engineers, architects, landscape architects, and other professionals in preparing plans for construction; and
- Lend guidance in the review and evaluation of all development projects in the McSweeney Farms.

Key design elements will contribute to the establishment of a unique “sense of place” within McSweeney Farms. These fundamental elements—site planning, architecture, landscape, and design themes—are established by the Design Guidelines. The guidelines express the desired character of development.

The Design Guidelines are intended to be flexible and illustrative in nature, with the capability of responding to unanticipated conditions, changes in buyer preferences, the market, and design trends. The sketches and graphic representations contained herein are for conceptual purposes only, and are to be used as general visual aids in understanding the basic *intent* rather than *absolutes*, allowing flexibility in fulfilling the intended design goals and objectives. Creativity and innovation as well as consistent quality are encouraged in the implementation of these guidelines.

5.2 Design Theme

The McSweeney Farms Specific Plan design theme incorporates various design elements such as: traditional architectural styles, walkable environments, open spaces, and an integration of land uses. Design features take their cue from and complement the preserved landforms and the adjacent backdrop of the Santa Rosa hills. An emphasis on the use of natural materials such as stone, wood timbers, and drought-tolerant native plant species in conjunction with architectural themes will evoke the site’s Native American and agricultural history.

5.3 Landscape Design
Concept

A cohesive design theme for the community, incorporating, natural rural landscape elements will be first established at primary and secondary entries and continued along the streetscape hierarchy and open space vistas. Consistently themed Craftsman architectural features (monuments, walls, pilasters, entry towers, commercial buildings and other community oriented facilities) will support and enhance the design theme.

Development of all planning areas will require a Site Development Review (SDR) approved by the Planning Commission.

Design Review

Additionally, prior to any submittal or application to the City, all neighborhood builders/developers must provide the Master Developer/Declarant of McSweeney Farms (1) a copy of the complete agency submittal for review and approval by the **Master Developer Design Review Board** and (2) a narrative explaining the project and what the builder/developer plans to do.

The Master Developer/Declarant shall have fifteen (15) business days to review the builder/developer application (including associated plans and information), and provide response to the proposed application to the builder and to the City of Hemet Planning Division. The Master Developer Design Review Board comments shall be considered as advisory in nature to the respective decision-making body of the City. The City shall include the Master Developer Design Review Board in any required public notice for the project.

Examples of review items for the Master Developer Design Review Board include but are not limited to:

- Grading/hydrology plans and studies;
- Architectural plans;
- Landscape plans;
- Zone Changes;
- Plot plans;
- Tentative maps;
- Any application requiring a public hearing

Prior to submittal of application to the Master Developer, neighborhood builder/developers shall contact the Master Developer to confirm the documents and materials required for review.

McSweeney Farms Specific Plan
SPA No. 14-001
Equestrian Trail

Conceptual Landscape
Master Plan
Figure 5-1

Primary Entry Statement
Figure 5-2

McSweeney Parkway
Streetscape
Figure 5-4

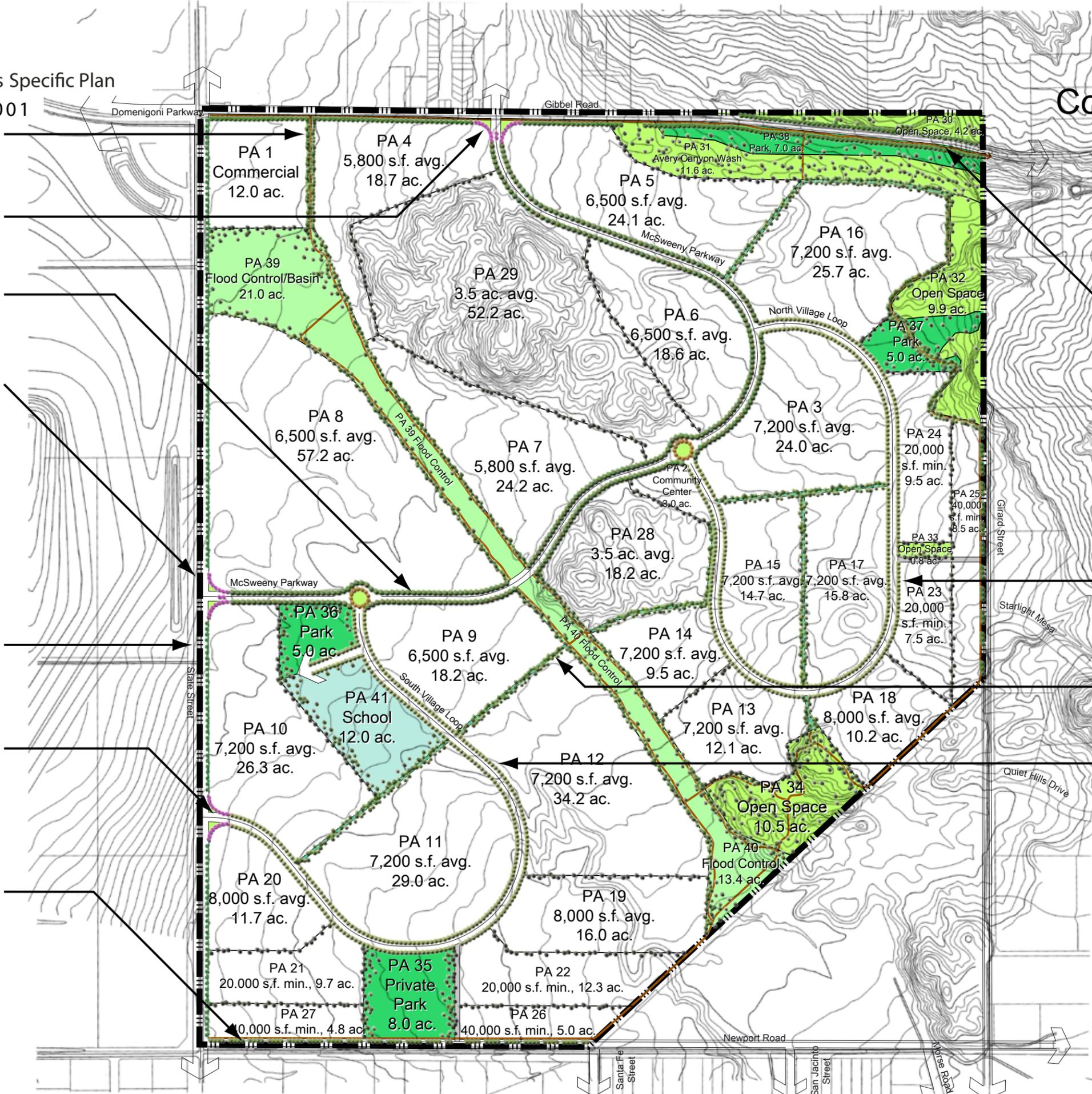
Primary Entry Statement
Figure 5-2

Newport Road Streetscape
Figure 5-9

Secondary Entry Statement
Figure 5-3

Newport Road Streetscape
Figure 5-9

City of Hemet

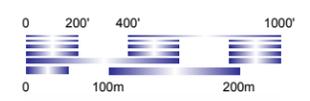


Gibbel Road Streetscape
Figure 5-8

Village Loop Road Streetscape
Figure 5-5

Paseo

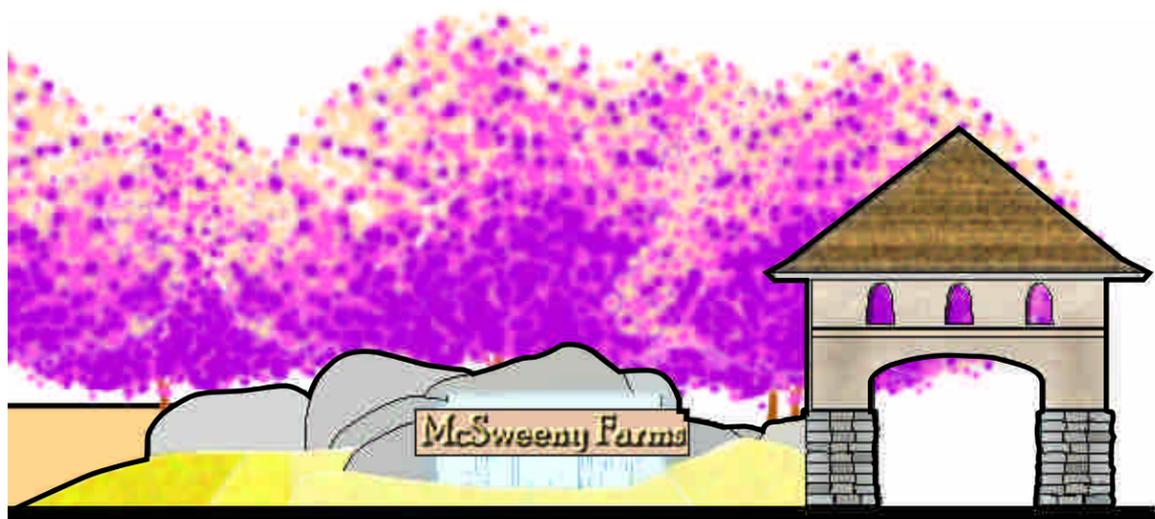
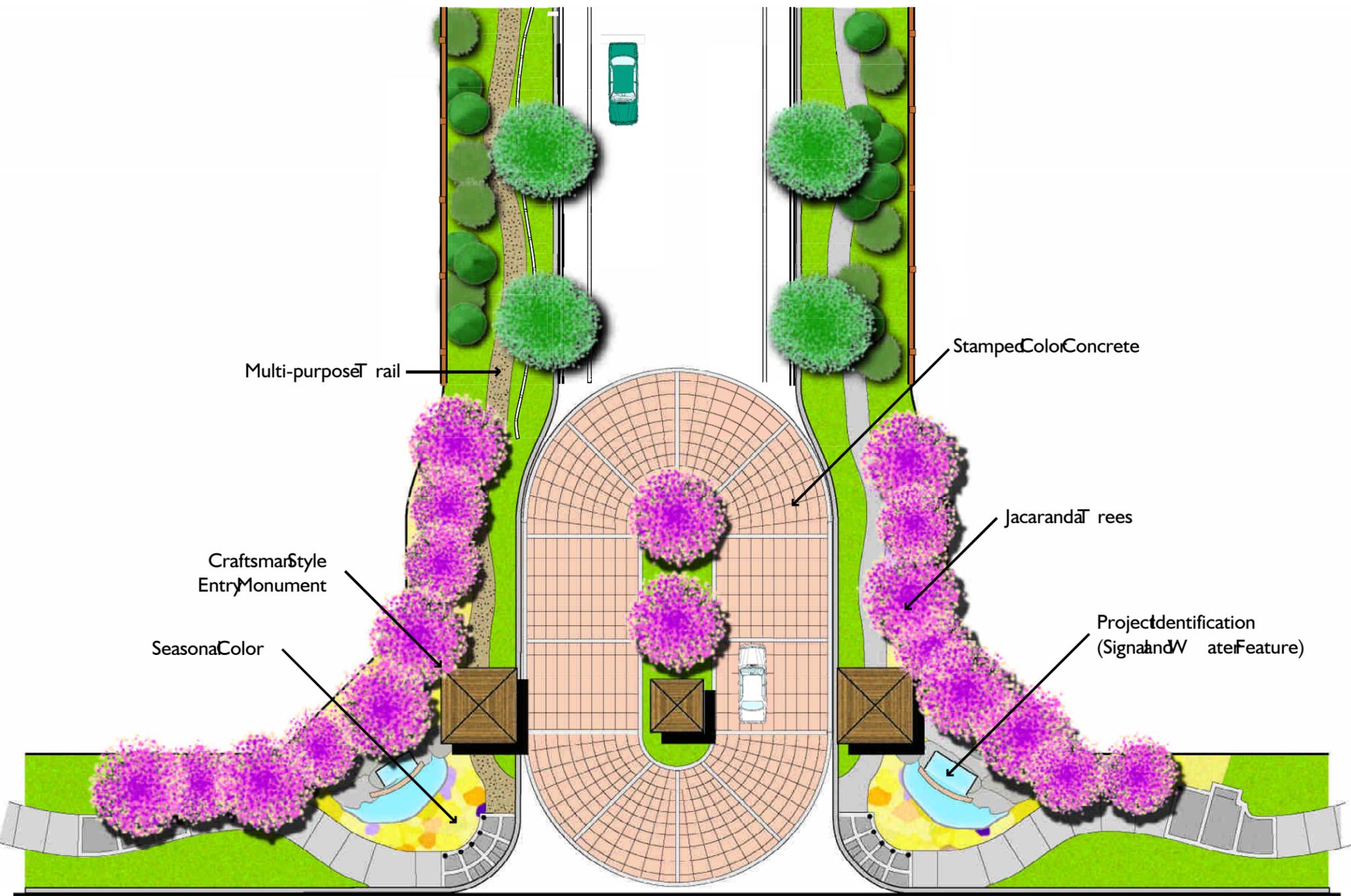
Village Loop Road Streetscape
Figure 5-5



AEI CASC
ENGINEERING
937 South Via Lata, Suite 500
Colton California 92324
Tel 909/783-0101 • Fax 909/783-0108
February 2014

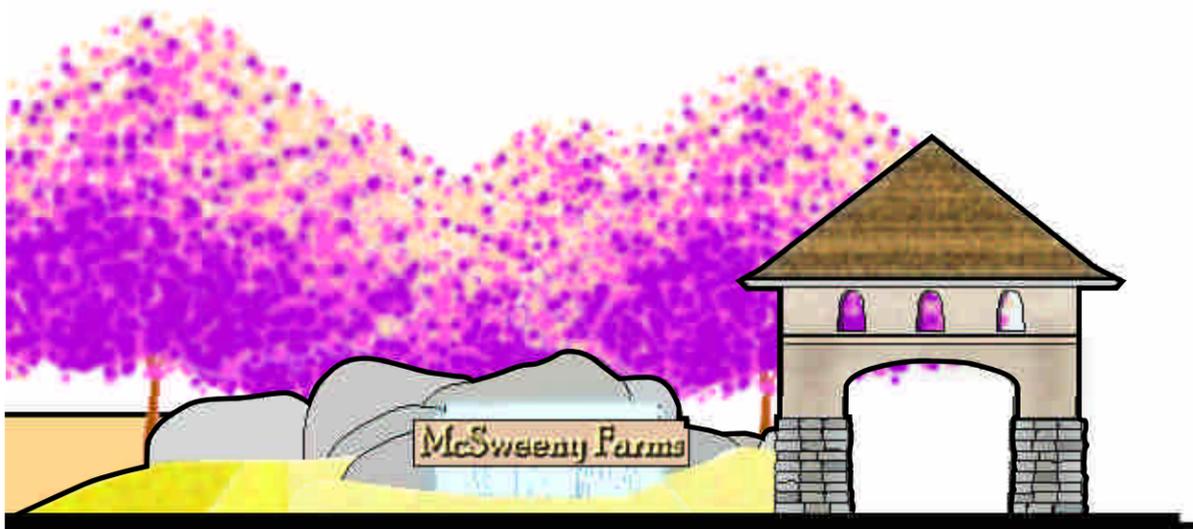
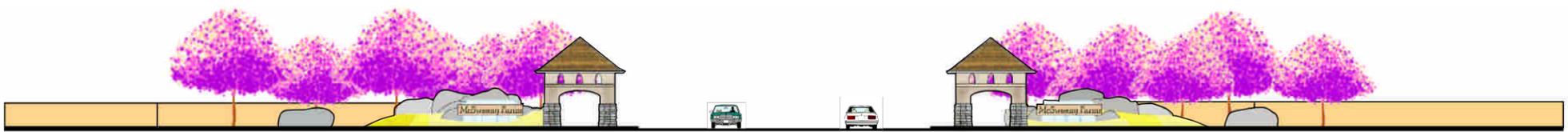
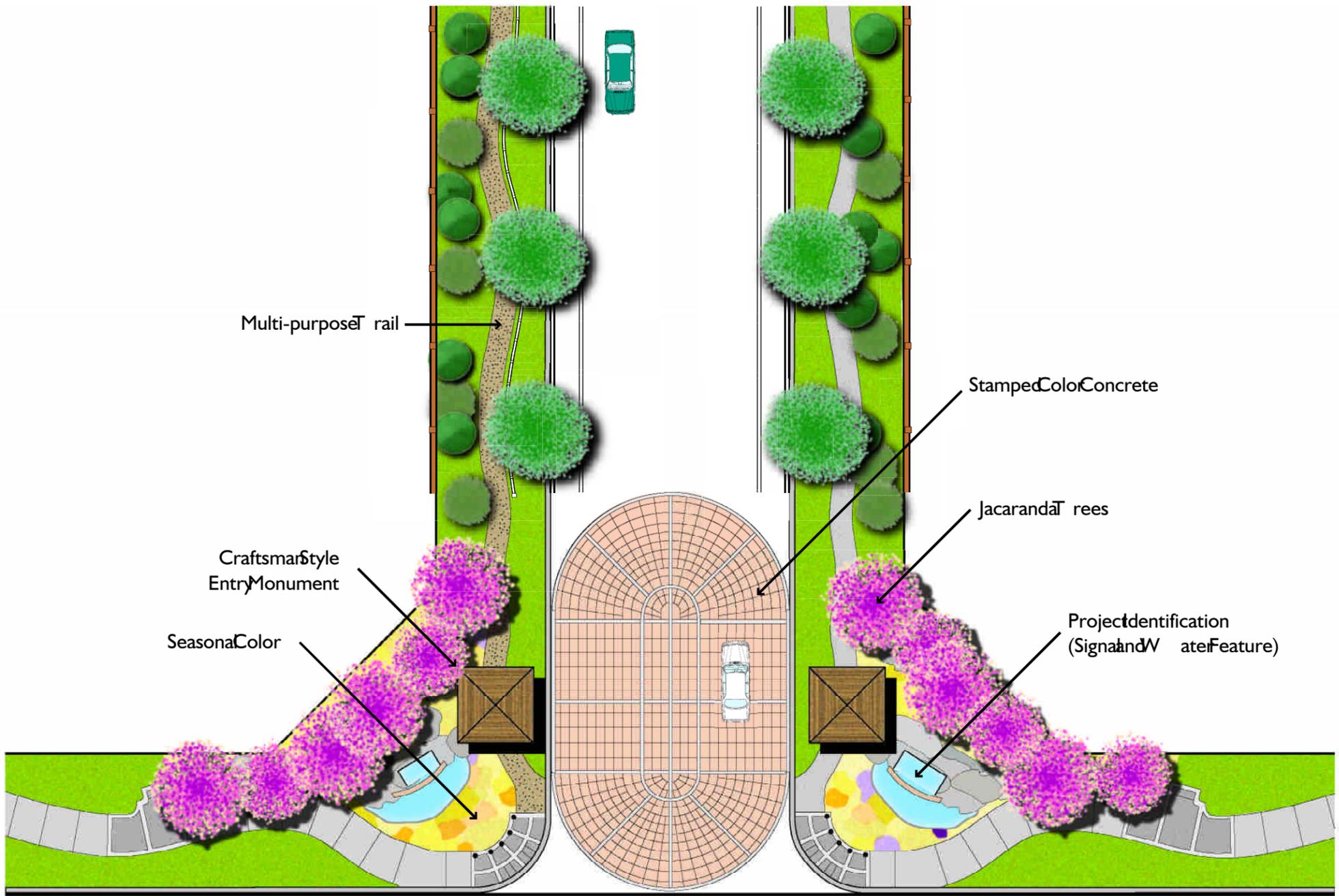
Conceptual Primary Entry Statement

Figure 5-2



Conceptual Secondary Entry Statement

Figure 5-3



5.3.1 ENTRIES

The *Conceptual Landscape Master Plan*, (See Figure 5-1) shows a hierarchy of entry statements at key focal points along State Street and Domenigoni Parkway / Gibbel Road. The entry statements will establish and reinforce a sense of arrival, community identity, and landscape character through the use of enhanced landscaping, theme elements, and signage. As the site is approached from a distance, the preserved hilltop of the northern knoll will remain a dominant visual feature, providing a visual terminus for eastbound Domenigoni Parkway travelers.

The Primary Entry Statements (See Figure 5-2) are located at the beginning and end of McSweeney Parkway, where it intersects with Gibbel Road and State Street. A sense of arrival is created through integration of architectural forms (Craftsman styled stone towers / walls), materials, and layered landscaping. The low decorative rock wall frames the community identification signage, with annual color in the foreground and waterfalls in the background. Enhanced paving materials, including scored, colored concrete paving or cobblestones should be used to establish a perceptual change in the roadway.

Secondary Entry Statement (See Figure 5-3) from State Street will feature a theme monument / pilaster (Craftsman styled stone towers / walls), surrounded by low specialty planting, with waterfalls in the background. The backdrops to the monuments are decorative low stone walls (featuring the same materials used in the Community Identification and Primary Entry Statements).

Per Design Review, plans for entry statements must be reviewed and approved by the Master Developer prior to submittal to the City.

5.3.2 STREETSCAPES

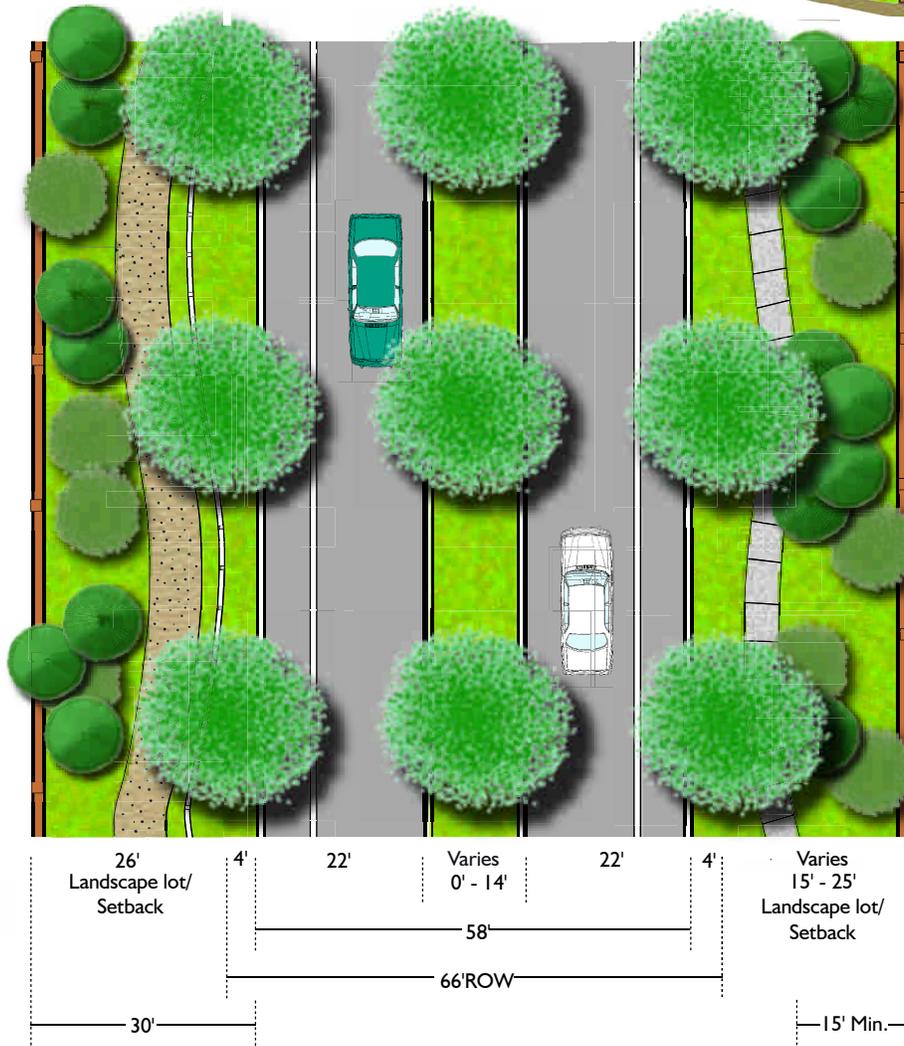
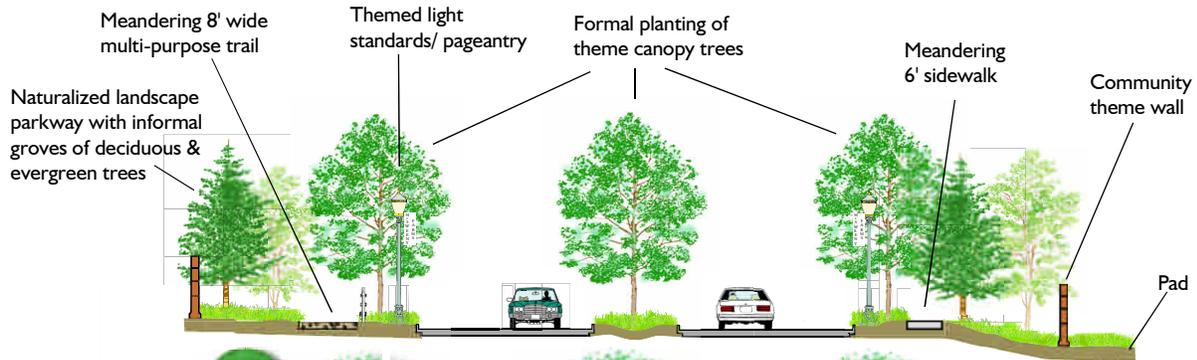
In order to develop a cohesive overall circulation system for McSweeney Farms and to promote a strong community identity, a coordinated streetscape treatment will be implemented throughout the project.

Objectives include:

- Create a unifying landscape element found throughout the community;
- Establish a hierarchy of roadway functions through landscape treatment;
- Provide screening and scale to the architectural façades of the residential neighborhoods;
- Frame and emphasize views of open space features; and,
- Enhance the amenity and circulation value of the pedestrian / recreational experience.

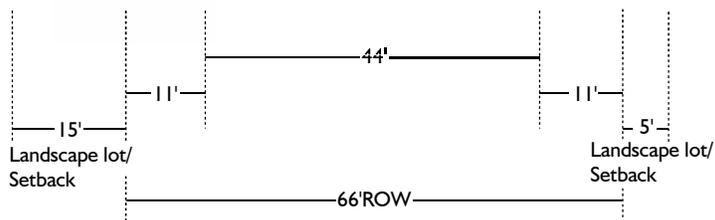
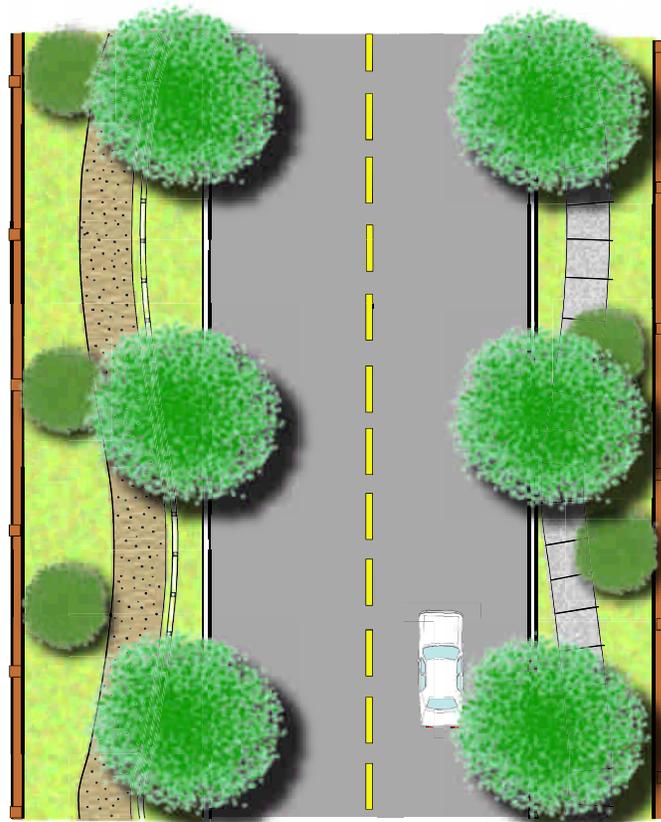
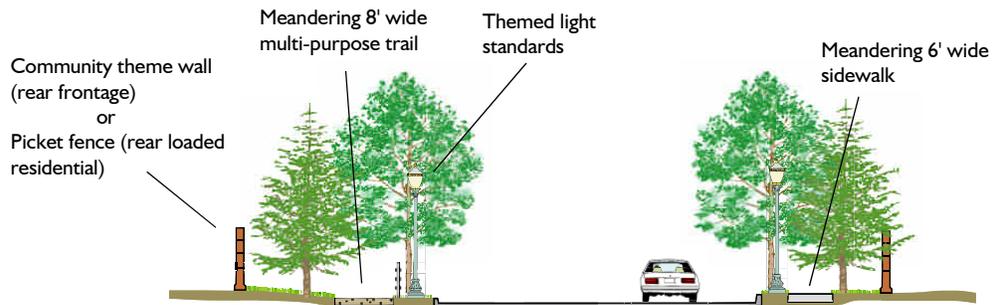
McSweeney Parkway Streetscape

Figure 5-4



Loop Road Streetscapes

Figure 5-5



The following guidelines describe the design intent of the streetscapes of McSweeney Farms.

McSweeney Parkway

McSweeney Parkway is conceived as the primary identity and landscape spine of the community, in the tradition of classic tree-lined European boulevards and early American parkways. The intent is to create a streetscape which creates an experience which is softened for pedestrians, bicyclists, and drivers. Rather than functioning merely as the primary project “traffic collector”, McSweeney Parkway operates as one (1) of several local parkways which distributes traffic more evenly within the community, allowing the actual road surface width and design speeds to be minimized. In contrast to the barren sidewalks and soundwalls associated with conventional collector roads, the McSweeney Parkway alignment is marked by views towards preserved landforms on and off-site and adjacent open spaces. Open-ended cul-de-sacs are encouraged providing direct access from local streets to the landscaped parkways of the road.

The streetscape concept for McSweeney Parkway combines the use of formal treatments within the parkway and median with naturalized backdrops (See Figure 5-4).

- Naturalized landscaped parkways and buffers featuring informal groves of deciduous and evergreen trees, with an understory of either turf, low groundcover, or accent shrubs.
- Along the exterior of the loop road, an eight feet (8') wide trail is separated from the curb by a split rail fence and an eight feet (8') wide parkway.
- Along the interior of the loop road, a meandering six feet (6') wide sidewalk is separated from the curb by a parkway of varying width.
- Open-ended cul-de-sacs terminating at McSweeney Parkway will provide pedestrian / bicycle connection from local streets and provide visual windows into residential streetscapes.
- For rear-loaded homes fronting onto McSweeney Parkway, decorative picket fences and porches may encroach into the thirty feet (30') of landscape setback area.

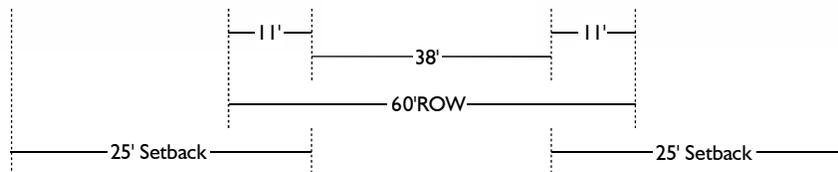
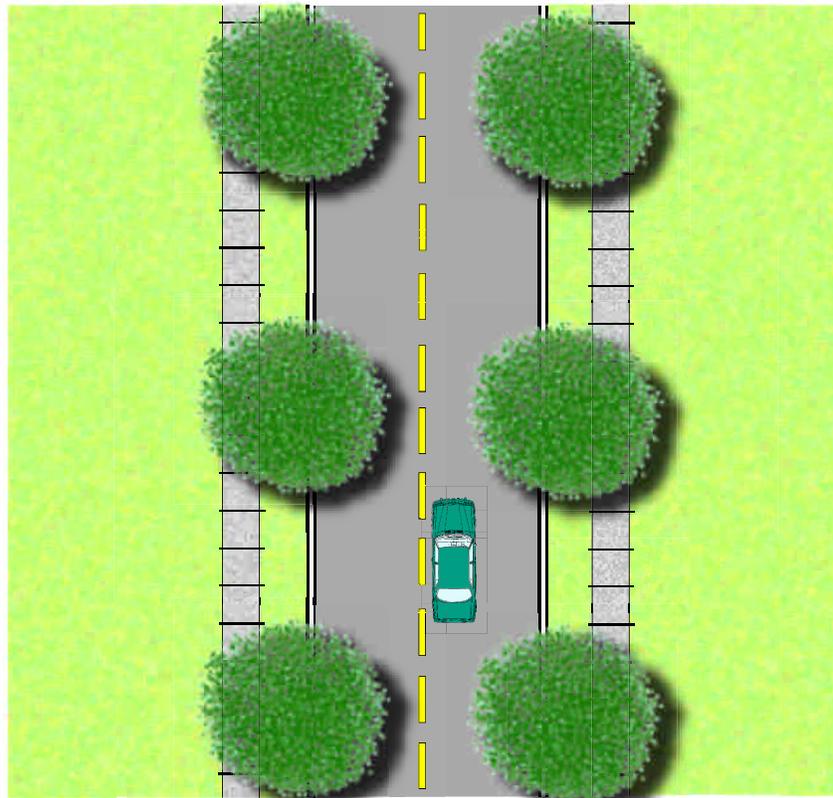
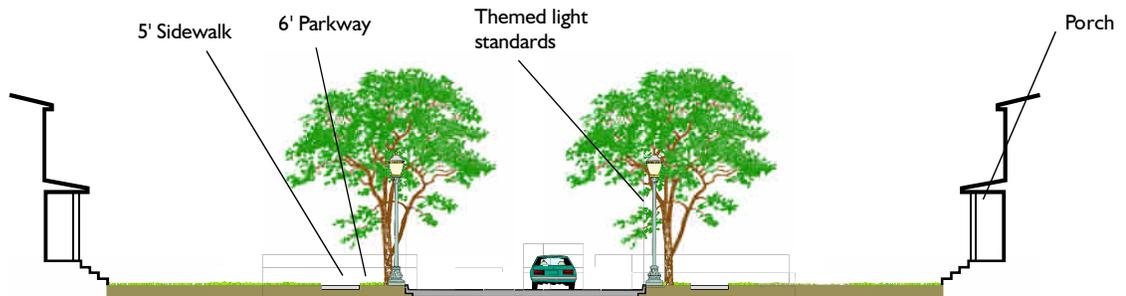
Loop Roads

The Streetscape concept for the North and South Loop Roads continues the “rural estate” theme established on McSweeney Parkway on a more intimate scale. (See Figure 5-5)

- Landscaped parkways and buffers on both sides of the street continue the uniform spacing of the street theme canopy trees.

Local Streetscape

Figure 5-6



- Along the exterior of the Loop Roads, an eight feet (8') wide trail is separated from the curb by a split rail fence and an eight feet (8') wide parkway. Rear neighborhood walls / fences facing the streetscape must be screened by an additional landscape setback of ten feet (10'), featuring informal groves of deciduous and evergreen trees, with an understory of either turf, low groundcover, or accent shrubs.
- Along the interior of the Loop Roads, the sidewalk is separated from the curb by a six feet (6') wide parkway. Rear neighborhood walls / fences facing the streetscape must be screened by an additional landscape setback of five feet (5').
- Open-ended cul-de-sacs terminating at the Loop Roads will provide pedestrian / bicycle connection from local streets and provide visual windows into residential streetscapes.
- For rear-loaded homes fronting onto the Loop Roads, decorative picket fences and porches may encroach into the landscape setback area.

Local Streets

Local streets within the residential neighborhoods of McSweeney Farms will be marked by shaded parkways and formal streetscapes evoking traditional neighborhoods featuring: (See Figure 5-6)

- A six feet (6') wide landscape parkway on each side of the street planted with regularly spaced deciduous street theme canopy trees. Tree species and planting techniques should be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage, and minimize water consumption.
- A five feet (5') wide concrete sidewalk.
- A five feet (5') wide utilities easement / landscape setback beyond the sidewalk.

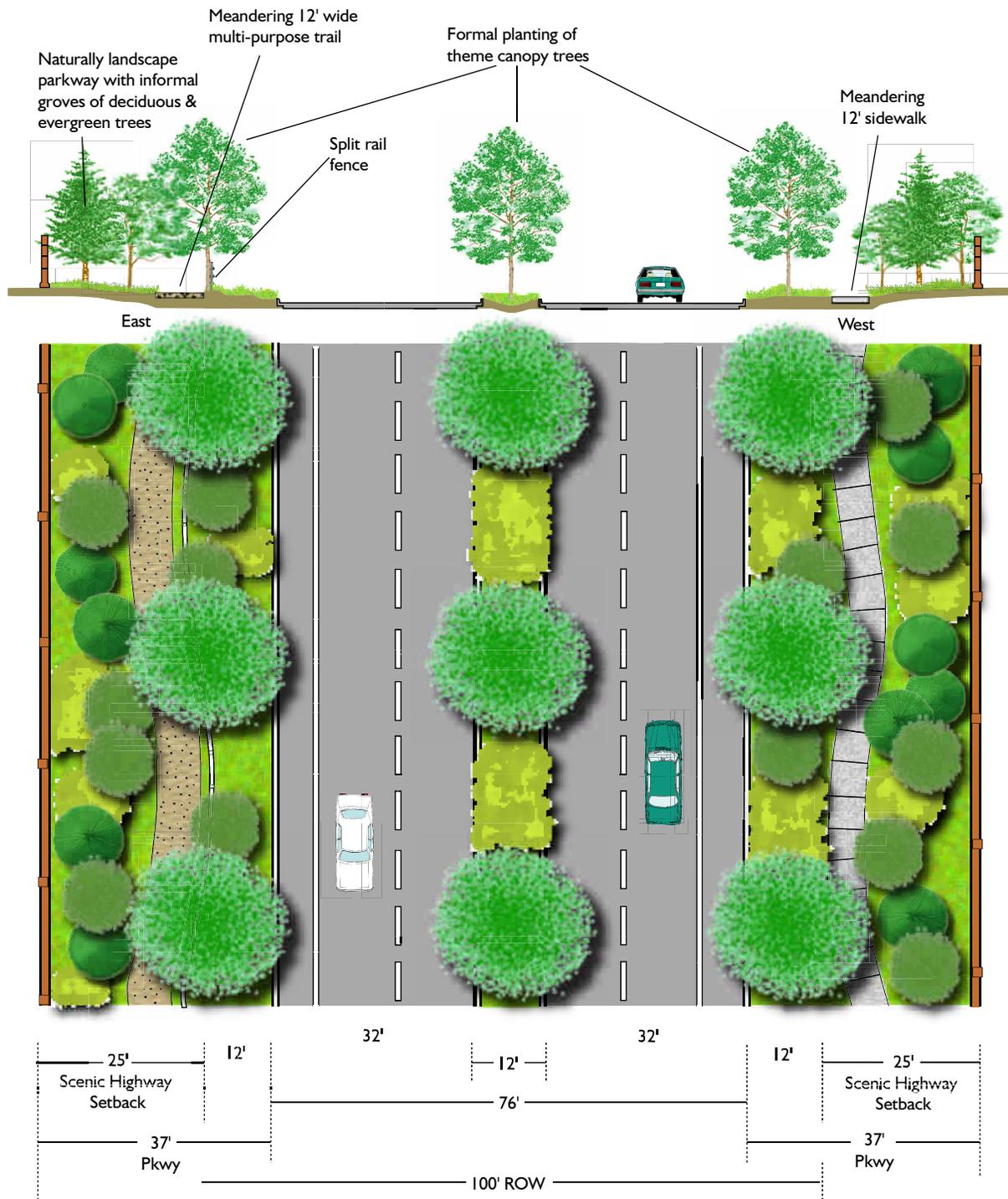
Perimeter Streetscapes

State Street (100' ROW)

State Street, a designated Scenic Corridor, will serve as the primary link between the City of Hemet to both the Diamond Valley Lake East Recreation Area and the McSweeney Farms. The planting concept for State Street will be consistent with the City's Scenic Highway Manual. In addition to the Major Highway one hundred-foot right-of-way (100'R/W), an additional twenty-five feet (25') of landscaped parkway will be dedicated to and maintained by the City of Hemet. The resultant thirty-seven feet (37') of parkway on either side of the roadway will feature a meandering walkway, separated from the curb by a variable width planting area. Camphor and American sweet gum and Crape myrtle trees shall be informally planted in accordance with City guidelines in order to provide spring color, fall foliage, and street identity. (See Figure 5-7)

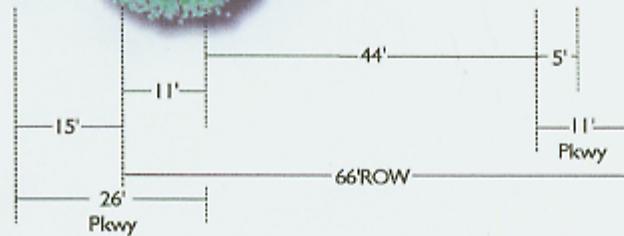
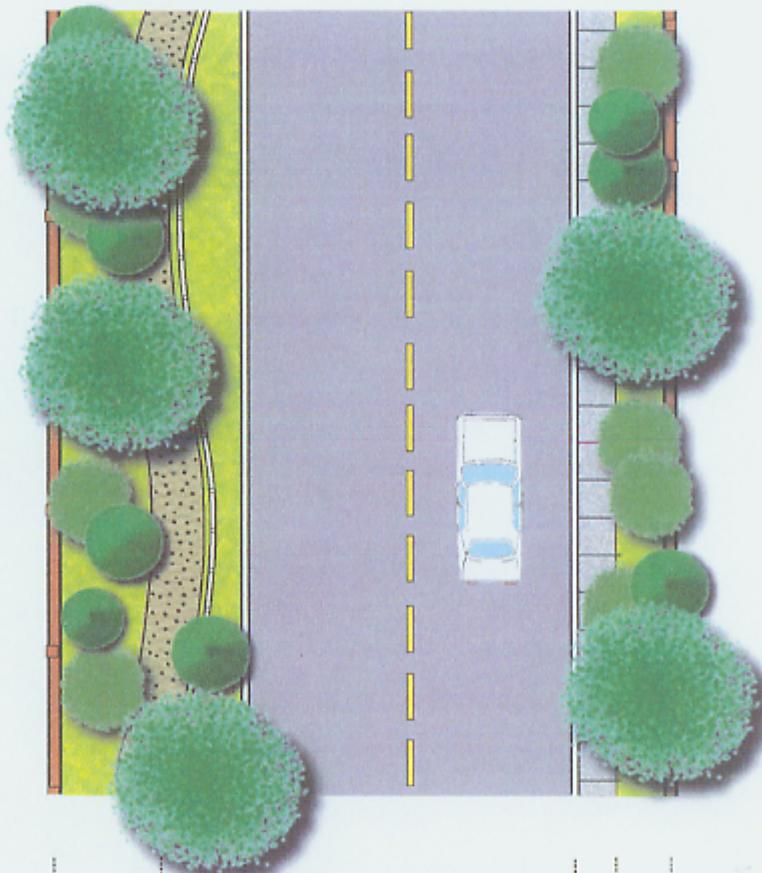
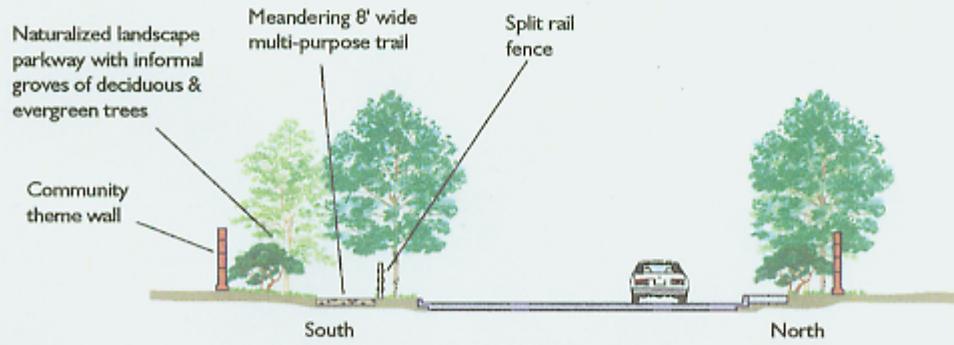
State Street Streetscape

Figure 5-7



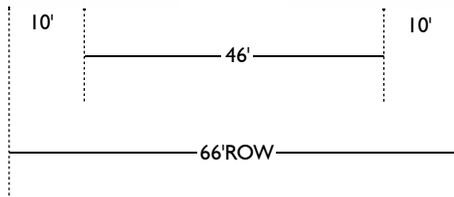
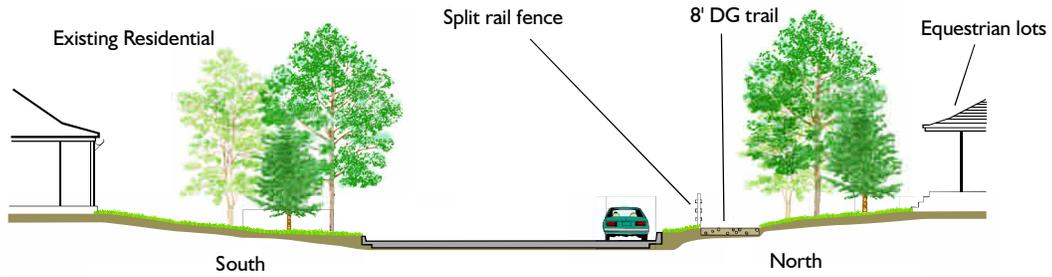
Gibbel Road Streetscape

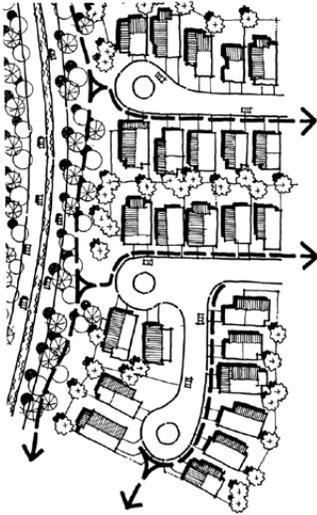
Figure 5-8



Newport Road Streetscape

Figure 5-9





Gibbel Road

The south side of Gibbel Road will feature an enhanced landscape parkway in order to provide color, shading, and screening to the McSweeney Farms neighborhoods. (See Figure 5-8)

- The southern parkway of Gibbel Road adjacent to McSweeney Farms features an eight feet (8') wide trail separated from the curb by a split rail fence and an eight feet (8') wide parkway.
- An additional landscape setback of ten feet (10') features informal groves of deciduous and evergreen trees, with an understory of either turf, low groundcover, or accent shrubs.

Newport Road

The north side of Newport Road features large lots and a rural residential streetscape as a complement to the existing homes on the south side of the street. In lieu of a traditional sidewalk / parkway, an eight feet (8') wide trail is separated from a rolled curb by a split rail fence within the street right-of-way. (See Figure 5-9)

Girard Street

Girard Street from Newport Road will remain in its existing condition. The rural residential lots that will be located along Girard will receive their services internally from the McSweeney Farms project infrastructure system.

Per Design Review, all streetscape plans must be reviewed and approved by the Master Developer prior to submittal to the City.

5.3.3 SITE PLANNING CRITERIA

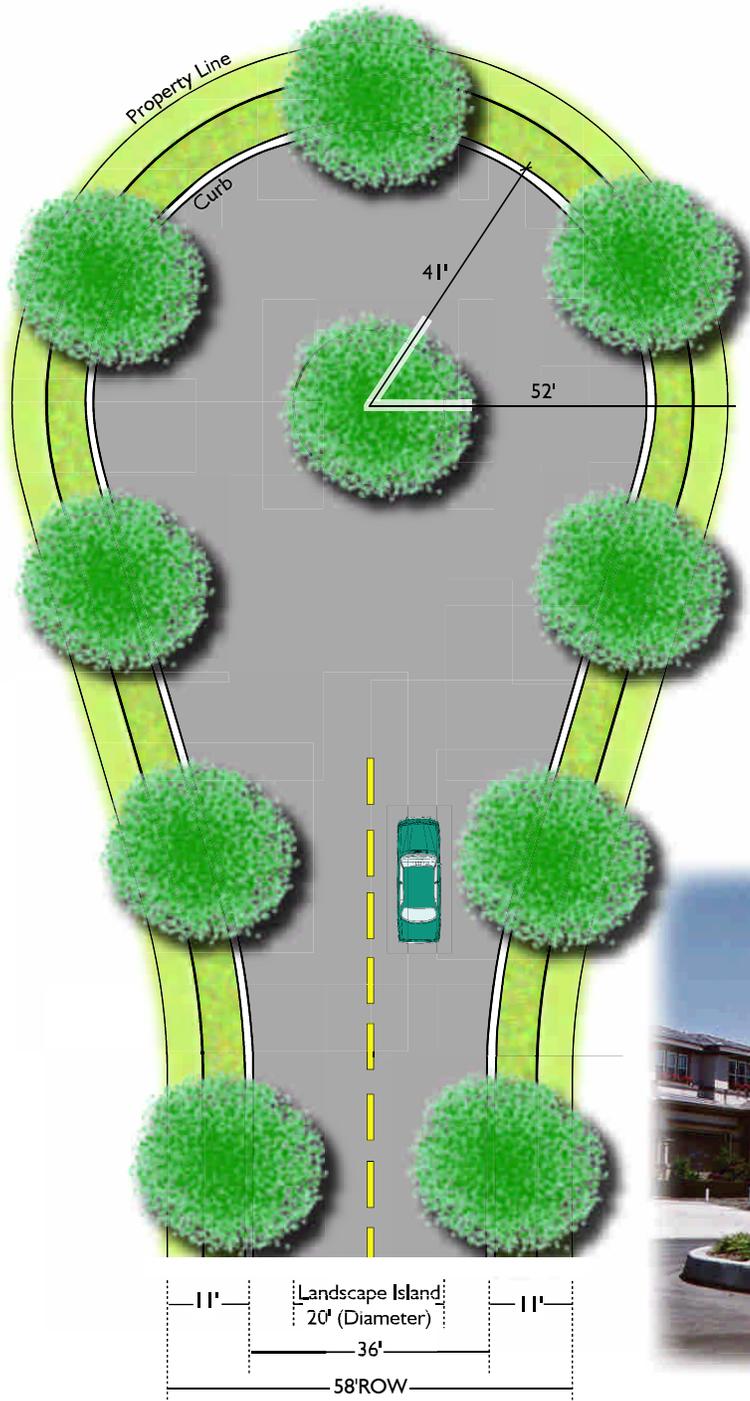
The Site Planning criteria for McSweeney Farms are intended to provide designers and engineers with qualitative criteria which goes beyond minimum development standards (e.g. dimensioning of width, depth, and area). The criteria provides design alternatives which emphasize visual amenities, while meeting functional and development criteria of developers and the City.

Residential

Local Street Layout

Design solutions for residential street layouts should consider land form, grades, and circulation hierarchy, and employ appropriate street configurations. Local streets should be designed to:

- Serve local volumes of traffic;
- Encourage pedestrian and bicycle circulation by providing safe, comfortable, visually interesting and connected routes;
- Lower traffic speeds; and,
- Provide a distinctive "terminal vista" (the features seen at the end of the street or along the outside edges of a street curve), where possible.



"Street Corner plaza area development is encouraged to provide distinct visual identity and pedestrian access to business, commercial, and/or residential areas."

- Hemet Scenic Highway Setback Manual, p. 36



Cul-de-sac streets present special opportunities and challenges. (See Figure 5-10) They effectively limit vehicular circulation and provide safety and privacy for adjacent homes. Design challenges include the creation of indirect circulation routes which discourage pedestrian / bicycle use, as well as large impervious surface areas which increase runoff and act as heat islands. While meeting emergency access vehicle standards, alternative cul-de-sac opportunities include:

- "Punching through" the bulb with an expanded parkway in order to provide non-vehicular access to community-wide pedestrian circulation networks ;
- Creating a turnaround with a central concave planting island in order to provide a site amenity, while reducing impervious land coverage; and,
- Providing effective terminal vistas with large specimen trees or other vertical elements located on the planting islands.

Plotting / Street Scene

The careful integration of architecture, landscaping and site layout is critical to the creation of spatially distinctive street scenes within the neighborhoods of McSweeney Farms.

- Residential garages shall be positioned to reduce their visual impact on the street. This will allow the active, visually interesting features of the house to dominate the streetscape. At a minimum, the garage should be set behind the front façade of the residential building by at least five feet (5'). Encouraged alternatives include siting attached or detached garages in the rear accessed from a rear lane or a side drive.
- Sidewalks shall be separated from the curb by a parkway of sufficient width to accommodate appropriate landscaping.
- Homes may front onto private neighborhood "greens", tot lots and pocket parks within the residential areas wherever possible.
- Varied driveway locations are encouraged to break up repetitive curb cuts and yard patterns. Not more than twenty-five percent (25%) of a property's frontage should be utilized for driveway openings.
- The front yard setback of individual homes should be staggered a minimum of two feet (2') from lot to lot to create a varied streetscape.
- Maximize relationship of residential to open space.
- Front porches and bays are encouraged at the setback line in order to function as semi-private spaces that create opportunities for social interaction within neighborhoods, bringing eyes onto the street.



Community Focus Areas

Site Planning for Community Focus Areas (retail, institutional) within the project should emphasize pedestrian scale, comfort, and connection between integrated uses within and external to the focus areas, while effectively handling vehicular circulation and storage.

Commercial Center (Not owned by the Master Developer)

- A raised pedestrian plaza at the corner of Domenigoni Parkway and State Street will be incorporated into the Primary Project Identification Treatment.
- In addition to primary access from external arterials, internal vehicular and pedestrian access shall be provided from within the McSweeney Farms project.
- Pedestrian scale outdoor spaces / linkages should be considered next to adjacent park / residential uses, with appropriate building grouping to provide spatial definition / screening from parking areas.

Community Center

As the primary civic uses within McSweeney Farms, the existing Community Center is carefully sited within the project in order to maximize access to residents.

- The existing Community center building is oriented towards the street, with primary entrances and façades facing the sidewalk, set close or set back behind landscaped plazas or entry courtyards.
- Direct pedestrian / vehicular connections have been provided from adjacent paseo / parkways, where possible.

School Site

The elementary school site is located within the project in order to maximize access to residents. The following siting criteria apply:

Elementary School

- Twelve acres (12 ac).
- Streets on two (2) sides with over twelve hundred linear feet (1,200 lf) of frontage.
- Across the street from a five acre (5 ac) park.
- Adjacent to a community paseo.
- Located away any attractive nuisances or open spaces areas.

Parking Areas

- Locate parking areas to the rear or the side of buildings whenever possible.
- Parking should be screened from public view.
- Drive aisles should be perpendicular to the main building wherever possible.



- Parking aisles should be designed to allow pedestrians to walk parallel to moving vehicles.
- Shared parking should be accommodated between adjacent parcels wherever appropriate.
- Large surface parking lots should be visually and functionally segmented into several smaller lots through the use of connecting walkways, landscape areas, or internal streets with regularly planted trees on both sides.
- Parking areas should be clearly delineated on the parking surface with painted white or contrasting lines on stone, brick, textured or smooth concrete.
- Parking aisles should be separated from vehicle routes of movement.
- The use of permeable paving, such as turf block or paver set in sand to reduce surface run-off is encouraged. Wherever possible, drainage should be directed to planting areas to maximize percolation.

Street Furniture

- Shall be provided along paseos, public right of ways, in parks / open spaces and within the public areas of commercial sites as appropriate.
- Street furniture and light standards shall be architecturally compatible with the project theme and/or the Hemet Scenic Highway Setback Manual's Design Criteria, 1990 when applicable (along State Street).
- Kiosks shall be provided at seating areas, along paseos/trails, and at gathering places as appropriate.
- Bollards should be located at major street corners.
- Benches and trash receptacles shall be provided at kiosk areas and along paseos/trails and throughout the park /open spaces areas.
- Drinking fountains shall be provided along paseos/trails and in the park / open space areas when feasible and/or appropriate.
- Pedestrian lighting shall be provided along paseos/trails, at public seating areas and within parks.

Per Design Review, all site plans must be reviewed and approved by the Master Developer prior to submittal to the City.

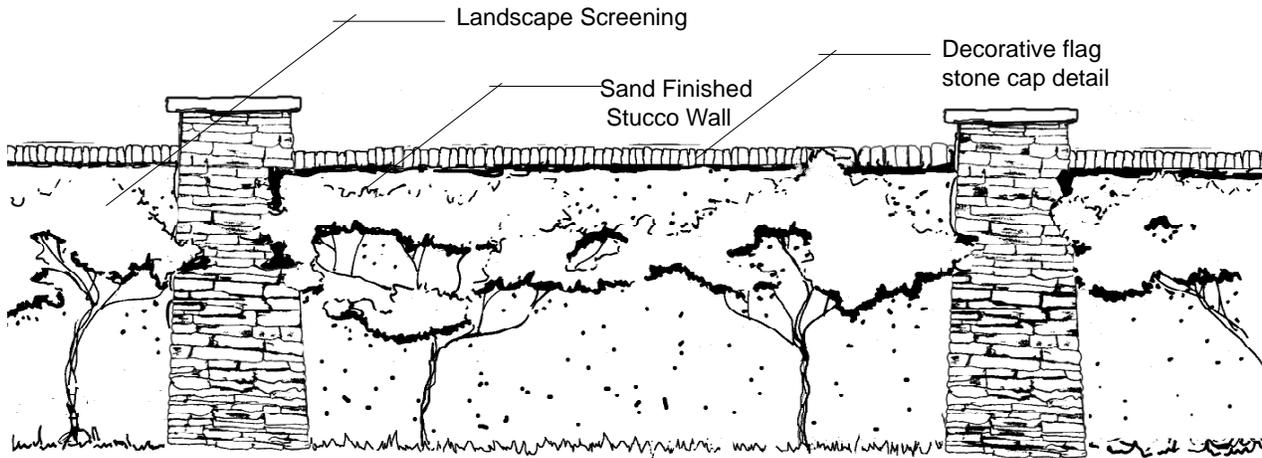
5.3.4 THEME WALLS / FENCES

Community theme walls and fences establish a feeling of enclosure, delineate site development areas, offer visual and physical privacy, buffer incompatible uses, and provide for views in and out of a site. Walls and fences should also be used to reinforce the project theme, reflecting the characteristics of the major project identification and entry

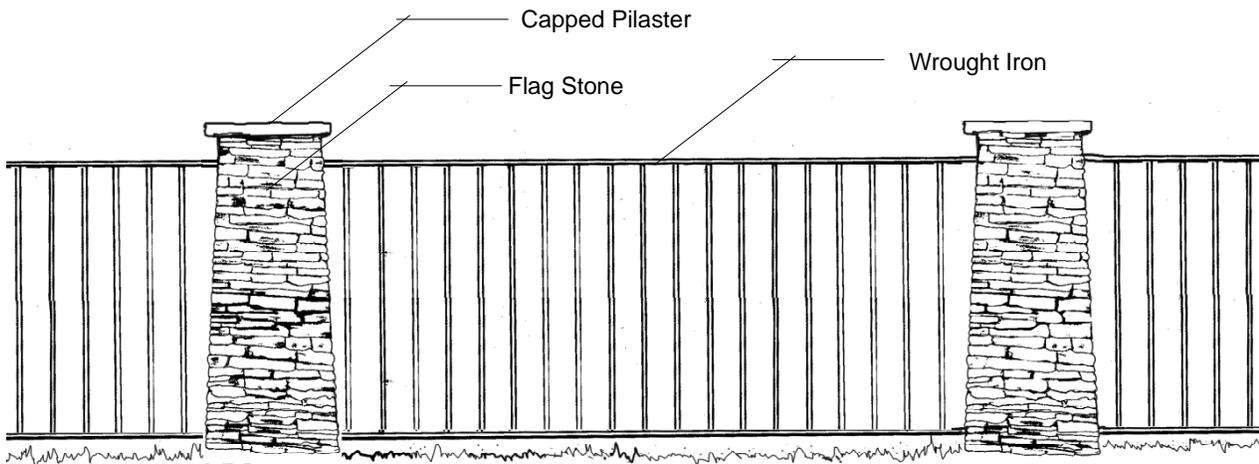


Conceptual Community Theme Walls

Figure 5-12



Perimeter Wall



View Fencing

monumentation in terms of configuration and materials. Within the McSweeney Farms Community, inward looking subdivisions bounded by block walls are to be avoided to the maximum extent possible through site planning. Where necessary, theme walls shall appear consistent in style, material and height, serving as a unifying element in the community. (See Figure 5-12)

General Guidelines

- Long stretches (beyond one-hundred feet (100' +)) of unrelieved walls and fences should be broken up with pilasters, varied setbacks or recesses for plantings.
- Solid walls and fences should be used sparingly so as not to detract from accessibility to open space, and should be used simply as demarcation of property lines.
- When barriers are required for security, decorative open view wrought iron or tubular steel fences should be used.
- All walls and fences should end in a pilaster. The design of the pilaster should reflect the shape of the supports used in entry monumentation. Specific use of materials may vary from those used in the entry monumentation; however, emphasis is on use of the same natural materials of rock, or stone in a different configuration.
- All community and perimeter fencing are to be provided by the individual project builders at the time of development.
- Perimeter fencing/walls should be decorative block, textured concrete or stucco with pilasters and caps and/or materials consistent with the McSweeney Farms theme.
- Landscaping shall be required along perimeter fencing/walls at a minimum of vines planted adjacent to the fencing/walls.
- Where practical, plant material should be used as a barrier in lieu of wall and fence structures.
- Walls should be architecturally compatible with the project theme and surrounding architecture.
- If retaining walls are necessary they should be terraced and not exceed a six feet (6') height limit per terrace.
- Visible retaining walls should be constructed of finished decorative materials consistent with the McSweeney Farms theme.
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve inches (12") in height.
- Chain link fencing will not be allowed with the exception of tennis courts within any of the community recreation facilities or on private property within the McSweeney Farms Community.



Solid Walls

Where required for community identity, security, privacy and sound buffering for residential units adjacent to streets or incompatible land uses, solid walls must be screened with landscaping and used sparingly. (See Figure 5-12)

- Wall materials shall consist of masonry construction finished with fieldstone, stucco, masonry, stone, or rock. Pilasters should incorporate the use of special veneer / accent materials such as rock, cultured stone and natural stone.
- The horizontal mass of the walls shall be interrupted by pilasters, landscape plantings, and vines.
- Construction materials of walls built to screen ancillary structures adjacent to buildings should be consistent with the main buildings and other walls.
- Walls shall be treated with anti-graffiti sealant and may be planted with vines to add visual interest and to further discourage graffiti.

View Fences

View fences are intended to allow views into open space / recreation areas, and other uses which do not require protection of privacy. View fences may also serve as security fencing where visibility of the screened use is not an issue. View fences should also be used to increase a sense of openness in rear yards adjacent to open space and the recreational amenities within residential subdivisions. (Refer to Figure 5-12)

- View fence panels should be interrupted by pilasters of stone, rock, masonry, or stucco with decorative accent material, or by accent stakes of similar materials as the view fence.
- A stone, stucco, rock or masonry wall may be used for the lower two feet (2').
- Gates visible to public view, (i.e. pedestrian gates), may be vinyl, wrought iron, tubular steel or similar materials.

Per Design Review, plans for walls and fences must be reviewed and approved by the Master Developer prior to submittal to the City.

5.3.5 LANDSCAPING*Planting Criteria*

- Landscaping plans shall be prepared by a landscape architect registered to practice in the State of California.
- Per Design Review, plans must be reviewed and approved by the Master Developer prior to submittal to the City;
- Landscaping, earth berms, decorative walls and other buffers should be used to reduce impacts on adjacent properties from commercial areas.
- Landscaping should be provided around the base of commercial structures to soften the edges between the parking areas and the structure.

- Canopy shade trees should be used in parking areas.
- Deciduous trees should be used on southern and western exposures to provide summer shade and winter sun.
- Landscaping should be used to define outdoor spaces (i.e. street edges, outdoor plazas, paseos/trails).
- Landscaping should be utilized to screen unattractive views and/or features (i.e. storage areas, trash enclosures, loading areas, parking lots, utility equipment).
- Hardscape elements should be used in conjunction with landscaping to accent architecture and provide connection between land uses.
- Enhanced landscaping or water features should be used at plazas and courtyards to create focal points along the pedestrian areas.
- Ornamental non-native plant materials must be carefully chosen and sited to prevent invasion into adjacent areas. Use of exotic species which are not in the historic vegetation context of the region is discouraged.
- Maximize the use of native and drought tolerant plant materials, as well as non-native species with low water usage characteristics which are adaptable to hot, dry climates as applicable.
- Avoid planting of non-native plant species in areas adjacent to the preserved “knoll” areas, to “protect” the natural habitat.
- Retain expanses of rock outcroppings wherever practicable to provide a strong character to the streetscapes and community entries/focal points.
- Landscape areas will be designed with the objective of reducing long-term water use. Plants shall be chosen, where appropriate, that can be gradually weaned from water as they mature, so that eventually, water use may be significantly reduced.
- Trees planted near public walks or curbs shall be installed in such a manner as to prevent physical damage to sidewalks, curbs, gutters and other public improvements, such as with the use of root barriers.
- In commercial designations, a minimum of fifteen percent (15%) of the net site area (exclusive of public rights-of-way and easements where applicable), shall be landscaped with trees, shrubs and turf or ground covers.
- New non-residential development shall have all required landscaping installed at the time of occupancy on a lot by lot basis.
- All landscaping and irrigation systems shall be maintained in good condition for as long as the use on the property continues.
- Plant materials should be used to alter or modify microclimates by providing shade or wind control.

Plant Selection Palette

The plant palette (See Table 5-1) is intended to assist in the selection of plant material to be used in McSweeney Farms.

Plant Palette

Table 5-1

Botanical Name	Common Name	Evergreen	Deciduous	Drought Tolerant	Comments
Small Canopy Trees					
<i>Agonis flexuosa</i> *	Australian Willow Myrtle			●	Do not plant in turf areas
<i>Cassia leptophylla</i> *	Gold Medallion Tree	●		●	
<i>Cercis occidentalis</i>	Western Redbud		●	●	
Citrus spp.	various species	●			
<i>Geijera parvifolia</i> *	Australian Willow	●		●	
<i>Rhus lancea</i> *	African Sumac	●		●	
<i>Tabeula impetiginosa</i>	Pink Trumpet	●			
<i>Lagerstoemia Faurei</i>	Crepe Myrtle		●		
Areaaceae, Plamae, Palmaceae	Palm			●	
Medium Canopy Trees					
<i>Alnus rhombifolia</i>	White Alder		●		
<i>Alnus glutinosa</i> *	Black Alder		●		
<i>Calodendrum capense</i> *	Cape Chestnut		●		
<i>Cerci canadensis</i> *	Eastern Redbud		●	●	
<i>Jacaranda mimosifolia</i> *	Jacaranda		●		
<i>Juglans californica</i>	Black Walnut		●	●	
<i>Malus 'snowdrift'</i> *	Snowdrift Crabapple		●		
<i>Pistacia chinensis</i> *	Chinese Pistache		●	●	
<i>Tristania conferta</i> *	Brisbane Box	●		●	

Botanical Name	Common Name	Evergreen	Deciduous	Drought Tolerant	Comments
Large Canopy Trees					
Cinnamomum camphora*	Camphor Tree		●	●	
Cinnamomum camphorum*	Camphor Tree	●		●	
Fraxinus uhdei 'Thomlinson'*	Tomlinson Ash	●			
Fraxinus velutina 'Raywood'*	Raywood Ash				
Ginkgo biloba*	'Autumn Gold'		●	●	
Liriodendron tulipifera*	Tulip Tree		●		
Magnolia grandiflora*	Southern Magnolia	●	●		
Pinus halepensis*	Aleppo Pine		●	●	
Platanus acerifolia*	London Plane Tree		●		
Platanus racemosa	California Sycamore		●		
Podocarpus gracilior*	Fern Pine	●			
Prunus cerasifera* 'Krauter Versuvius'	Flowering Plum				
Sophora japonica*	Japanese Pagoda Tree		●		
Quercus agrifolia	Coast Live Oak	●		●	Do not plant in turf areas
Quercus engelmannii	Mesa Oak	●		●	Do not plant in turf areas
Quercus ilex*	Holly Oak	●		●	Do not plant in turf areas
Quercus lobata	Valley Oak/Ca. White		●	●	Do not plant in turf areas
Quercus palustris*	Pine Oak		●	●	Do not plant in turf areas
Quercus suber*	Cork Oak	●		●	Do not plant in turf areas
Ulmus parvifolia* 'Drake'	Chinese Evergreen Elm	●			
Vertical and Pyramidal Trees					
Cedrus deodara*	Deodar Cedar	●		●	
Liquidambar styraciflua*	American Sweet Gum		●		
Melaleuca quinquinervia*	Cajeput Tree	●		●	
Pinus canariensis*	Canary Island Pine	●		●	
Pinus eldarica*	Afghan Pine	●		●	
Pinus pinea*	Italian Stone Pine	●		●	
Polulus nigra* 'italica'	Lombardy Poplar		●		

McSweeney Farms

Specific Plan 01-2

5.4 Architectural Guidelines



The Architectural Guidelines for McSweeney Farms encourage considerable variety and creativity within a common framework in order to maintain a cohesive community image. Although dominant identity features (eg. monuments, walls, pilasters, entry towers, commercial areas) will feature a consistent California Craftsman theme, a diversity of traditional styles and contemporary interpretations of architectural traditions are encouraged within the neighborhoods of McSweeney Farms.

The McSweeney Farms community will be defined through the architecture and landscaping reflective of contemporary interpretations of classic southern California design prevalent at the turn of the 20th Century. The principle designs consist of the following three (3) traditions:

ARTS & CRAFTS TRADITION

The Craftsman style of the early twentieth century residential architecture was very popular. This popularity can be attributed to the Craftsman design focus on the harmony of indoor and outdoor life. Influenced by the earlier Mission aesthetic, the Arts & Crafts architects designed homes which were well-crafted, and used materials left as close as possible to their natural state such as cobblestones and rough hewn beams. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These easy, asymmetrical gabled, stuccoed works of art are a large part of Southern California's architectural heritage.

The primary wall form relies on a simple "box" orientation adorned with detailing such as wall articulation, unique window locations, large eave overhangs and porches. Typical building materials include wood, stone and stucco. The limitless combinations of these elements can enhance the street scene and create a unique resident identity.

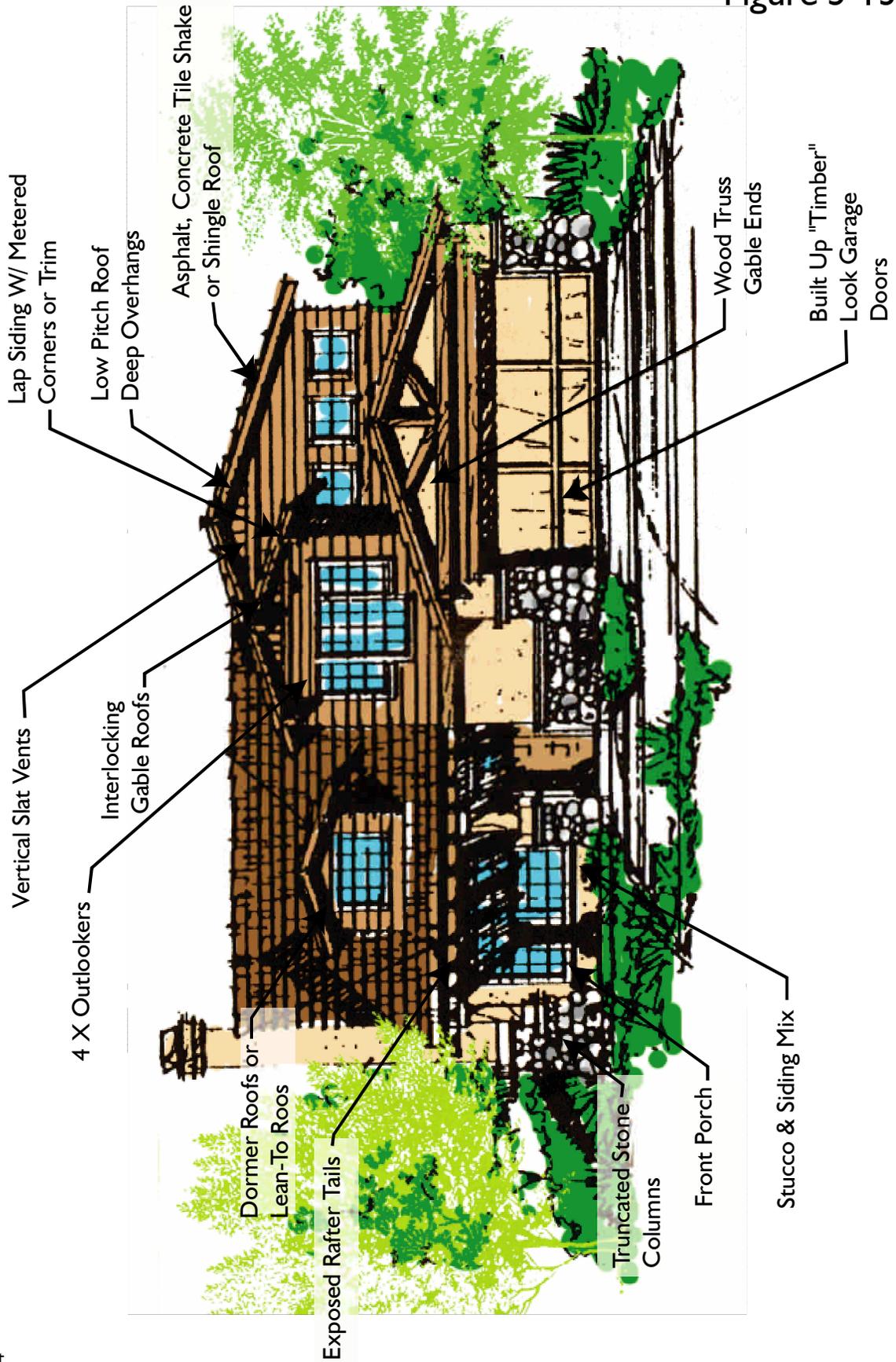
The Craftsman idea is broad enough to include all types and uses of buildings. However the Craftsman bungalow style of dwelling has received more attention than any other. Southern California is ideally suited for the bungalow. The mild climate permits a thorough integration of a house with its immediate surroundings. For example, living space may open onto a screened or open-air porch, which may adjoin a blooming garden.

PRAIRIE STYLE

The related Prairie Style is characterized with horizontal expression and delicate proportions. The roof often "floats" with deep overhangs. Stately, strong and weighty proportions provide a massive, earthy feel. Windows are grouped in horizontal bands with vertical proportions. Stucco or wood siding with horizontal emphasis are predominant with brick, stone or concrete block detailing. Roofs are typically flat tile or slate, and colors are earth-tone with both light and dark shades.

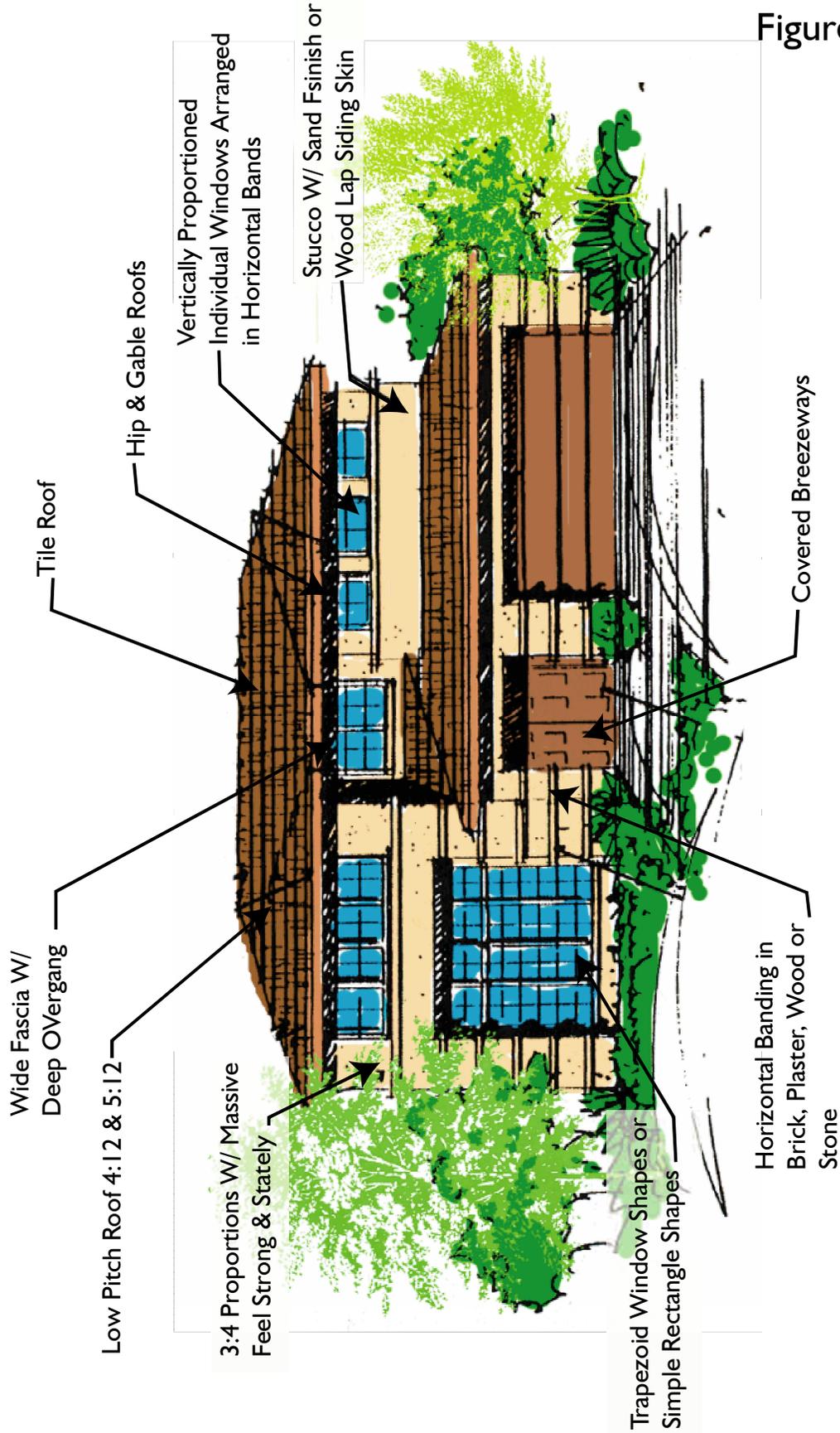
Arts and Crafts

Figure 5-13



Prairie

Figure 5-14



**CALIFORNIA RANCH / FARMHOUSE TRADITION**

Concurrent with the Craftsman period are the California Ranch / Farmhouse styles. California Ranch style is indigenous to California and is loosely based upon early Spanish California architecture with influences based upon the horizontal Prairie style.

The general character of California Ranch style is derived from the Mediterranean, Bungalow, and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs. Roof pitches vary from 4:12 to 5:12 with moderate to broad roof overhangs or eaves. Typical exterior wall cladding includes clapboard (horizontal boards), board and batten (vertical boards), shingles and stucco. Indoor-outdoor relationships are accentuated by such elements as: large areas of glass, sheltered porches, greenhouse rooms and corner windows. Exposed beam ends and deep fascias are used with columns and piers to create strong shadow patterns. Private gardens, patios and pot shelves are typical.

The Farmhouse style is typically characterized by wrapping front porches with a variety of wood columns and railings. The asymmetrical cottage look may be used. Dormers and asymmetrical elevations can also be thematic for the elevation. Characteristic details are cupolas, dovecotes, vertical windows and shutters, wood pot shelves, siding, and gable end vent details. The simple two-story massing forms are broken by gables both perpendicular and parallel to the front elevation and porches covered by either shed or side hip roofs.

5.4.1 RESIDENTIAL ARCHITECTURE*Massing and Scale*

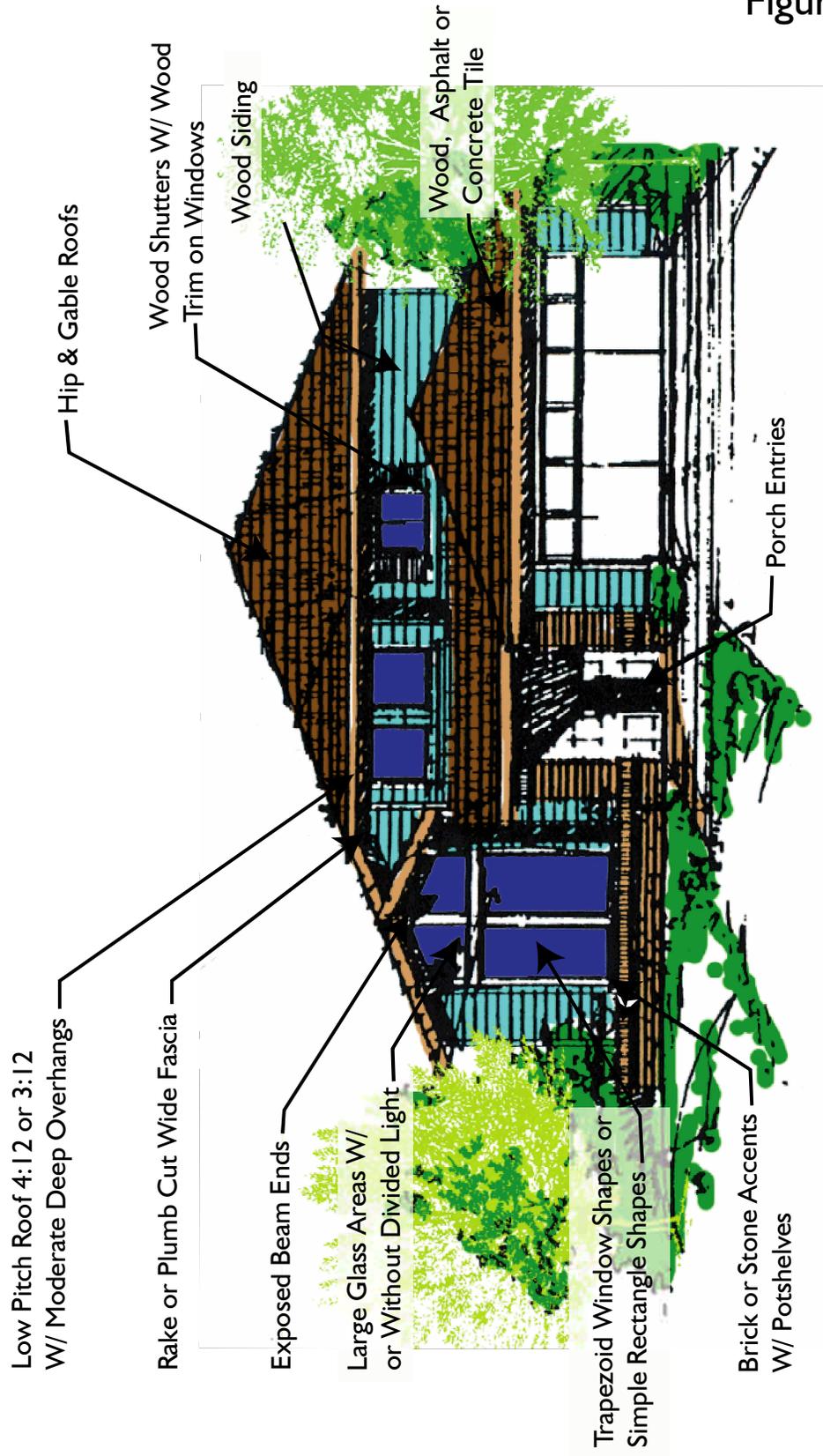
- Building lines should emphasize horizontal elements and roof lines
- Combining one and two-story elements is encouraged
- Articulation of the architecture is required
- The height and bulk of buildings should relate to the size, shape and topography of the site
- Buildings should incorporate strong simple massing with broken and varied elements.
- The height and bulk of buildings should not block views and solar access of adjacent and other nearby buildings

Elevations / Façades

- Individual neighborhoods should reflect a diversity of distinct architectural styles prevalent in early 20th Century California neighborhoods, including: Craftsman Bungalow, Prairie, California Ranch and Farmhouse.

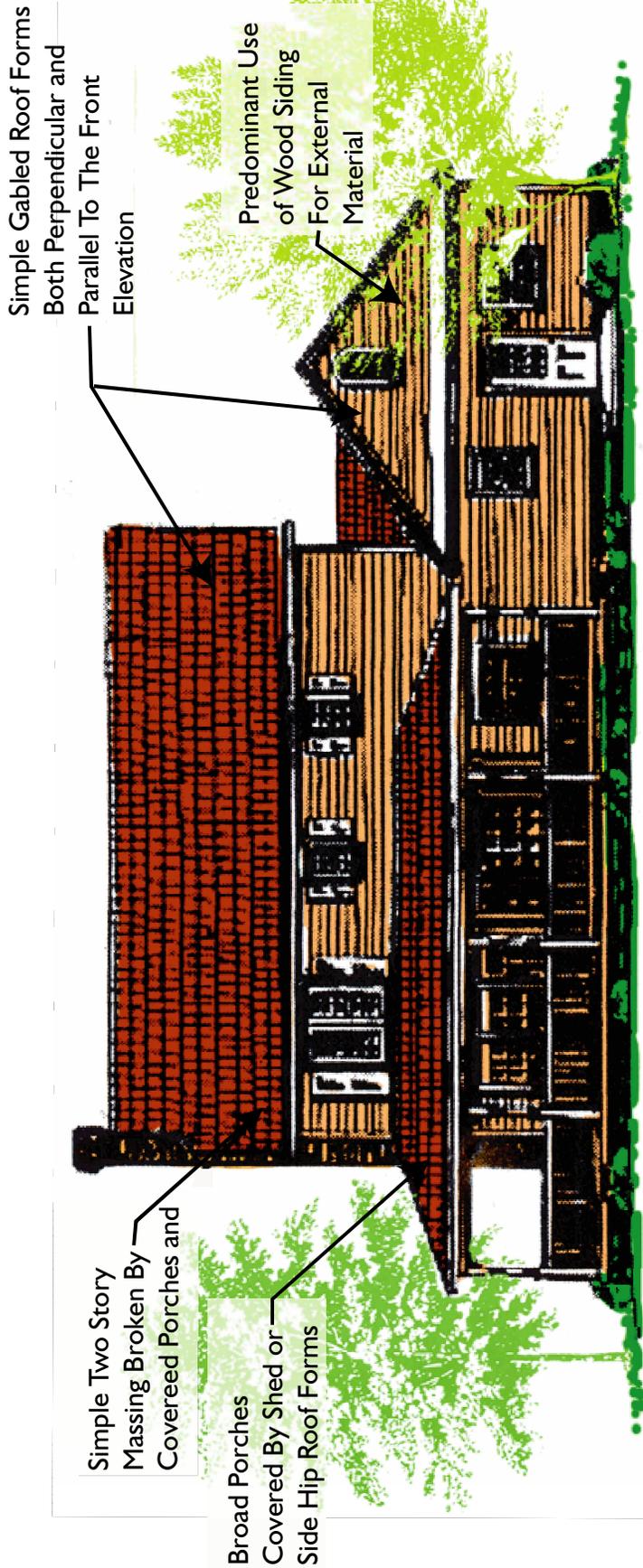
California Ranch

Figure 5-15



Farm House

Figure 5-16



- Building heights should vary throughout the tract.
- Two story homes should include both one (1) and two (2) story elements as part of their architectural design.
- For each floor plan, varying elevations should be provided to create visual interest and a varied neighborhood street scene
- Where similar floor plans of the same unit are located on adjacent lots, it is suggested that one (1) be a reverse plan and different in elevation from the other of the same plan.
- Building façades will have a minimum of four (4) building planes in the front and a minimum of two (2) building planes on the sides and rear.
- Front porches, bays and balconies are encouraged along the front façade; the entry should be a focal point of the elevation and be readily discernable.
- Projections, offsets, overhangs and recesses should be used to create shadow, giving the building a sense of depth and substance
- For side and rear elevations, design elements such as second floor window trim may be used to articulate otherwise blank wall planes.
- Variable garage setbacks should be used.
- Creative garage placement and design is encouraged.
- Garages shall be integrated into the architecture and should not dominate the front façade. Garages should not exceed forty percent (40%) of the first story building façade. This percentage may be substituted with the inclusion of innovative architectural features such as side on garages with windows, porte cocheres, setting garages at the rear of the property or other creative treatments.

Roofs

- Roof material shall be comprised of clay, slate, concrete, or similar appearance tiles. Tile shall be a variegated color and non-reflective (unglazed).
- Uniform Building code noncombustible Class A roofing material shall be used on all structures.
- Variation in roof forms, colors, textures and materials shall be utilized to create an appearance of custom styles within each neighborhood.
- Roof vents and appurtenances shall be positioned away from the street and / or finished to match the roof color to minimize visual impact.
- Roof pitches and forms may vary in order to encourage individual architectural expression. Steeper pitched roofs may be used as accent roofs to complement the street scene.
- Roof additions shall be of the same materials as main structures.

Windows and Doors

- Window frames, mullions, awnings, and door frames are encouraged and should be color coordinated with the rest of the building
- Architectural projections and recesses such as pop-out windows and doors, shutters, and pot shelves may be used to achieve articulation and shadowing effects
- The front entry should be articulated through the use of roof elements, porches, columns, arches or other architectural features.
- Window details create an opportunity to provide contrasting trim colors
- Multi-lite windows, clerestories, paned / side-lite doors, and shutters are encouraged where appropriate to the architectural style of the home.

Miscellaneous Design Elements

- Building materials and colors shall complement the natural, climatic and built environment of McSweeney Farms. Whenever possible, materials should be durable and require minimal maintenance.
- Paints, stains and stucco should, in most cases, be limited primarily to soft pastels, neutral colors, grays, and earth tones. Color schemes should be appropriate to the architectural concept chosen. Accent colors and pure hues should be used on moldings, doors, window frames, fascias, awnings, window boxes, shutters, cornices, and accent trim. Wood may be treated with transparent stains or paints if desired.
- Color palettes for each tract indicating a minimum of three (3) colors per home is required, with a minimum of five (5) palettes shall be provided to achieve a variety of colors throughout each tract.
- All flashing and sheet metal should be painted or covered from view in a manner consistent with the general exterior architectural treatment of the building.
- Architectural screens, fences and accessory structures should be compatible in material, color and texture to the main buildings.

Commercial

Figure 5-17



5.4.2 NON-RESIDENTIAL ARCHITECTURE*Massing and Scale*

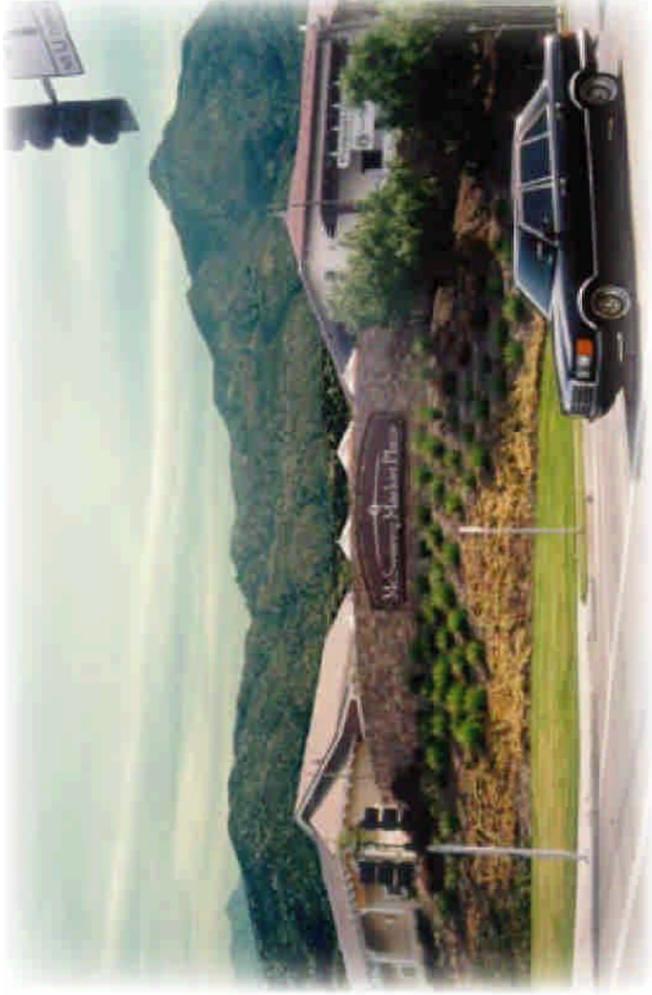
- Substantial variations in massing should include changes in height and horizontal plane.
- Horizontal masses should not exceed a width: height ratio of 3:1 (i.e. should not be longer and flatter) without a substantial vertical architectural element that either projects up or away from the building, such as a tower, bay, lattice, or other architectural feature.
- Pedestrian friendly spaces and scale shall be incorporated.
- Building forms that vest and define visually interesting interior and exterior spaces shall be created where appropriate.
- Different heights may be used to communicate different uses or shops.
- Bay windows and stepped buildings also create added visual interest and relate directly to the pedestrian environment.
- Covered, trellises, or shaded arcades, pergolas, porticos or overhanging eaves are encouraged in order to connect varied masses and create a more comfortable experience along pedestrian routes.
- Major building entries should be emphasized with special massing and/or architectural treatment.
- Higher tower elements or similar features are encouraged at focal points, such as plazas, major entrances, or where walkways meet streets.
- Large flat wall planes and the use of repetitive elements shall be avoided.
- A range of roof forms and pitches shall be used to add visual interest to the community streetscape.
- A mix of one- and two-story components shall be used along with the use of focal vertical elements where possible.

Materials and Colors

- The generous use of natural materials (stone, slate, etc.) shall be used to provide texture and scale to wall surfaces.
- All roofing materials shall be of a fire-retardant material, including treated shingles and shall be non-reflective (unglazed).
- A diversity of rich, dark earth tones shall be utilized in the color palette in order to establish the project theme.
- Masonry, stucco, and steel, shall be the primary building materials.
- Material changes should not occur at external corners, but may occur at “reverse” or interior corners or as a “return” at least two feet (2’) from external corners.
- Glass curtain wall construction and reflective glass are discouraged.

Articulation and Façades

- Building façades should not be monotonous or have a flat, shadowless appearance on any façade highly visible from a street or main gathering area.
- Buildings should be clustered to optimize open space and create areas for; gathering places; highlight landscape amenities; and create effective pedestrian connections.
- Structures, landscape and hardscape should be designed to create views into the commercial center establishing a sense of arrival.
- Freestanding buildings should be located close to the street to create an attractive and pedestrian friendly environment.
- Primary pedestrian entries should be clearly expressed or recessed by a sheltering element such as an awning, arcade, porch, pergola or portico.
- Special architectural features, such as bay windows, decorative roofs and miscellaneous entry features may project up to three feet (3') into front setbacks and public right-of-ways, provided that they are not less than nine feet (9') above the sidewalk.
- Trellises, canopies and fabric awnings may project up to five feet (5') into front setbacks and public right-of-ways, provided they are not less than eight feet (8') above the sidewalk.
- No wall should have a blank, uninterrupted length exceeding twenty feet (20') without including one (1) of the following: change in texture, change in plane, window (excluding clerestory windows and glass block), lattice, tree or equivalent element
- Façades that are visible from adjacent streets or walkways should display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, porticos, pergolas, and other architectural features.
- Awnings should be no longer than a single storefront.
- Façades should have a recognizable "base" defined (but not limited to) one (1) or more features such as thicker walls, richly textured materials, darker colored materials, mullions, and/or panels and/or enriched landscaping that is permanently maintained.
- All façades should have a recognizable "top" defined by (but not limited to) one (1) or more features such as: cornice treatments, roof overhangs with brackets, stepped parapets, richly textured materials, and/or differently colored materials.



Primary Site Identity - Monument



Specialty Project Identity



Primary Site Identity - Pylon



Tenant Identity - Blade



Pedestrian / Vehicular Directionals



Project Directory / Community Board



Tenant Identity - Awning



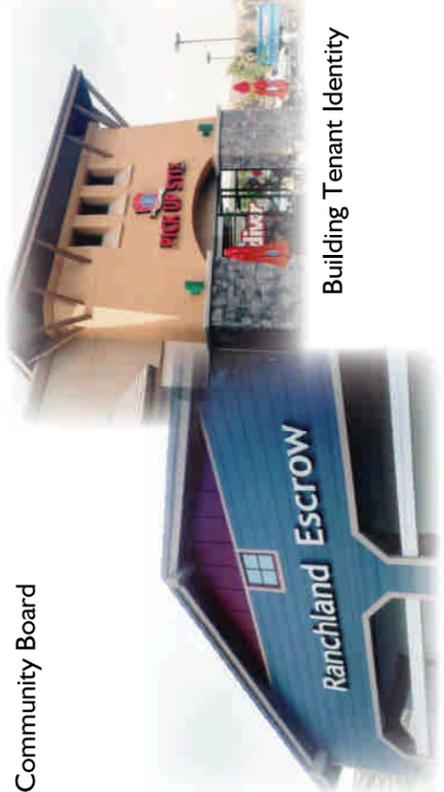
Tenant Identity - Canopy



Tenant Identity - Sign Band



Site Pageantry



Building Tenant Identity



Site Regulatory Signage

5.4.3 SIGNAGE

Introduction

The Signage / Environmental Graphics Guidelines for the McSweeney Farms Specific Plan area are intended to meet functional needs such as informational, wayfinding, and identification while also supplementing architectural, landscape, and urban design features in establishing a cohesive and textured project design theme. The Master Signage Program establishes a two-tier system, based on both *consistency* and *diversity*. The first tier (Project Identity and Wayfinding) relies on a consistent application of the project design theme in order to instill and reinforce a unique sense of place. The second tier (Tenant Identification) encourages diversity within an established palette of acceptable signage types in order to provide a textured environment, as opposed to more homogeneous and vehicular scaled approaches typical of suburban shopping projects. (See Figure 5-18)

Community Identity / Wayfinding

Sign Type A: Primary Site Identity

Located along the major entries to the area, the Primary Site Identity graphics may take the form of either monuments or pylons. They will be located on either side of the major roadway entrances and will be at a scale appropriate to be read from within a vehicle, but not a large or overstated scale. These features may contain the name of the project, along with a project logo or icon, and the names of major tenants. Freestanding Primary Site Identity features may not exceed eighty square feet (80 sf). The Primary Site Identity features shall employ "architectural" features which will directly reflect the nature and character of the buildings within the district. Pedestrian scale design elements such as decorative metal work, integrated decorative tile, and seating areas are encouraged to be integrated into the design. Illumination will be from the ground or a wall mounted external source and not internally illuminated.

Sign Type B: Vehicular Directionals

Strategically located prior to and at key decision points, these wayfinding graphics guide the visitor in the car to desired areas of the site. These directionals will have no more than six (6) listings with arrows. The signs may be one (1) sided, with text facing the flow of oncoming traffic. These directionals will be between ten to eighteen feet (10' to 18') tall and approximately three feet (3') wide with seven inch (7") high font. The signs will be constructed of layered painted metal with decorative dimensional metal accents or cut outs that reflect the project theme. The project name will be located on the sign in a smaller, more understated way so as not to detract from the listed directionals. The text will be of a reflective vinyl on a painted metal backing and the external illumination will be from the ground or on the sign itself.

Sign Type C: Pedestrian Directionals

This sign type is used to direct the pedestrian to different parts of the site and is located along major paths of travel on the sidewalks and in gathering areas. These blade type signs may point the way to tenants and amenities such as restrooms, security, information booths, and other landmarks. The signs will be pole mounted with various blades of text and arrows or mounted to the buildings with decorative metal brackets. The materials for these directionals will be painted metal supports and blades with vinyl type or individual dimensional letters. These directionals will also have incorporated in them decorative metal cutouts and elements that help link the signage together and to the project theming. In addition to blade type signs, overhead directionals of painted metal and dimensional letters may be integrated into the architecture in key passage locations.

Sign Type D: Project Directory and Community Board

The project directories will be located in key gathering spaces. They are intended as more than just a map of the development, but rather as community boards where upcoming events could be listed or space leased out to tenants. The pieces will be fabricated out of painted metal with decorative and layered accents that are reflective of the project theme. The individual panels will be internally illuminated for visibility at night and the artwork interchangeable. The size of the directories are approximately four feet (4') square in plan and ten feet (10') tall.

Sign Type E: Site Pageantry

Site Pageantry consists of fabric or metal banners that are attached to either the light poles or building façades within the Community Focus Areas. They may be part of the graphic theme of the project and may include the project's name and/or logo, holiday or special events greetings and are not intended for display of tenant graphics.

Sign Type F: Site Regulatory Signage

The street name identities will be in the form of traditional street signs that will be freestanding or mounted to a light pole. Signs may feature either metal or vinyl letters mounted on a metal framed plate. Other site regulatory signage (eg. stop signs, parking signs, handicap parking signs) should also share similarly themed design elements (poles, finials, etc.)

Sign Type G: Specialty Project Identity Graphics

Unique project identity graphics are less like identity signage with actual text, but more directly linked to large scaled public art pieces that help to create a unique environment, and at the same time assist in the sense of place. Some examples of these might include large (up to six feet (6') tall) individual letters that spell out the project name across a wide landscaped area, sculptural pylons or other urban-scaled site markers at key identity points, or large sculptural logo elements that help to identify the project.



Tenant Identity Signage

Sign Type H: Building Tenant Identity Signage

Building signs shall not be located above the bottom of the second floor window sill line, unless the letters are less than six inches (6”) in height and intended to provide identification to visitors on the premises. Maximum height of letters for wall mounted signage shall not exceed eighteen inches (18”). Building mounted signs shall not exceed sixty percent (60%) of the total length of the front building façade. The tenant name above the entries in the sign band will be individual letters with no exposed neon and no internally illuminated box signs. Illumination will be from external decorative light sources. Internal illumination will be permitted at the discretion of the Planning Director and will require the use of channel letters. Dimensional signage is encouraged to create a unique variety along the streetscape.

Sign Type I: Blade Signs

Blade signs shall be the primary pedestrian oriented tenant identity sign used. A variety of blade sign designs will be allowed in order to create an eclectic mix and contribute to the diverse project theme. Dimensional and graphic articulation (eg. carved lettering, perforated metal graphic designs) is encouraged.

Sign Type J: Awning Signs

Where canopies or awnings exist, tenant identity signage may occur on the canopy / awning, rather than on the building sign band. If signage does occur on the canopy it shall be located only on the vertical portions of the canopy.

Sign Type K: Window Signs

Signage on glass storefronts is an acceptable tenant identification techniques, appropriate for conveying hours of operation, corporate logos, or short messages. Second story window signs shall be prohibited except for window signs identifying the business name. No window sign shall exceed ten percent (10%) of the window area per each building face.

Prohibited Signage

- Animated components, flashing lights, rotating or flashing signs
- Formed plastic
- Changeable copy
- Surface mounted, box cabinet signage
- Freestanding / pole signs
- Portable signs
- Balloon or inflatable signs
- Signs which emit sound or odor or visible matter
- Signs with exposed raceways, conduit, junction boxes, transformers



- Fluorescent or reflective sign or color
- Simulated materials (eg. wood grained, plastic laminate, wall coverings, paper, cardboard or Styrofoam).

5.4.4 Outdoor Lighting and Glare

Excessive lighting, clutter, light trespass, energy waste, glare and skyglow shall be limited by the use of appropriate light fixtures, shielding devices and directional lighting methods. The McSweeney Farms Specific Plan Supports the goals of the international dark-sky association: " To preserve and protect the nighttime environment and our heritage of dark skies through quality outdoor lighting."

General Requirements

- Outdoor light fixtures shall be designed, installed, and maintained so as to direct light only onto the property on which the light source is located. All outdoor lighting fixtures shall have prismatic diffusing lenses and/or appropriate shielding so the light source is not directly visible from the public right-of-way or abutting residential properties.

In residential areas, no mercury vapor utility yard lights or other light fixtures with high intensity discharge lamps or bulbs, which are not designed to limit or control where light is directed and/or which do not shield the light source from direct view from neighboring residential properties or public rights-of-way, shall be permitted.

- No industrial or commercial operation, activity or lighting shall be permitted which results in the direct illumination of residential properties or uses.
- Street lighting shall be designed for Full Cut Off (FCO) light that does not shine above the horizon.
- Any indirect illumination of neighboring residential properties or uses shall not exceed 0.5 foot candles at the property line as measured horizontally and vertically from adjacent to a height of fourteen feet (14').
- Lighting shall conform to the Light Pollution requirements per Riverside County Ordinance No. 655. Standards are as follows:

- Low pressure sodium lamps are the preferred illuminating source.
 - All nonexempt outdoor lighting fixtures shall be shielded so that all light rays emitted by the fixtures are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.
 - All non exempt outdoor light fixtures are subject to the provisions of Section 8 of the Riverside County Ordinance No. 655, regarding hours of operation.
 - Lighting fixtures used to illuminate an outdoor advertising display shall be mounted on the top of the outdoor advertising structure. All such figures shall comply with the lamp source shielding requirements and hours of operation as provided in sections 6 and 8 in Riverside County Ordinance No. 655.
 - The submission of plans and evidence of compliance shall meet the requirements as provided in Section 7 in Riverside County Ordinance No, 655.
-
- Light Standards should blend architecturally with the structures, pedestrian areas, hardscape elements and scaled appropriately for its function.

Single Family Residential Development

No outdoor lighting fixtures for a single family home or in any single family residential areas shall be mounted more than fourteen feet (14') above adjacent grade on any wall or structure when used to illuminate a second story entryway, balcony or outside stairway, in which case the fixture shall not be higher than eight feet (8') above the floor of the second story.

Parking Areas

- Lighting for parking areas with six (6) or more spaces shall be subject to the lighting standards set forth in the Hemet Municipal Code.

6 ZONING

The purpose of this section is to establish land use and development standards to be used within the McSweeney Farms Specific Plan. The McSweeney Farms Specific Plan accommodates a variety of residential, institutional, commercial, and open space / recreational uses. It is the intent of these regulations to be specific enough to establish a long term level of standards for the project, and to accommodate the changing community needs, which allows and encourages innovative community design and neighborhood mix.

Development of all planning areas will require a Site Development Review (SDR) approved by the Planning Commission.

6.1 Commercial Center

Planning Area 1

6.1.1 Permitted Uses

The following uses are permitted in the Commercial District:

- Bakery;
- Banks, savings and loan, credit unions;
- Barber and/or beauty shop;
- Commercial recreation / entertainment uses including, but not limited to cinemas, miniature golf, aquatic equipment rental, bed and breakfast inn, dinner theater, family entertainment parks, and associated parking facilities;
- Counseling center;
- Day care facility;
- Department store;
- Drug store;
- Flood control facilities including, but not limited to detention / retention basins, and flood control channels;
- Graphics production, and reproduction services;
- Grocery store;
- Library;
- Medical;
- Museum;
- Print/Copy;
- Nurseries, greenhouses and gardening supply and sales;

- Offices;
- Parking lot;
- Pharmacy;
- Photographic studio;
- Restaurant uses including outdoor seating areas;
- Retail service shops including but not limited to appliance repair and sales, stereo/TV/video repair and sales, catering, health spa, Laundromat, dry cleaners, locksmith, mail receiving service, pet grooming with no overnight stay, photographic processing, printing, lithography, engraving, copy, plumbing, electrical, heating/air conditioning, shoe repair, tailor, equipment rental, costume rental, dry cleaning without an on-site plant.
- Retail and/or shops including but not limited to books, stationery, arts and crafts, hobby, coins and/or stamps, candy, confectionery, costumes, draperies, blinds, window coverings, gifts, hardware, home furnishing, florist, meat, delicatessen, medical supply, music with or without instruction, furniture, jewelry, dressmaking or millinery, dry good or notions, raceway for slot cars, swimming pool/spa supplies service and repair, shoes, pets, liquor, paint, fire arms, sporting goods, firewood, glass, nursery, clothing, ice cream, antique, stained and/or leaded glass;
- School or college including, but not limited to art, business, cosmetology, craft, dance, music, professional, technical and trade

When the Planning Director determines, in accordance with Section 90-3 (c) of the Hemet Municipal Code, that a use is similar in nature to a permitted use, it shall be deemed to be a permitted use.

Whenever a business is conducted, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

6.1.2 Conditionally Permitted Uses

The following uses are permitted in the Commercial District with a Conditional Use Permit:

- Antennas for microwaves, cellular phones; and the like
- Church;
- Gas station;
- Hotel or motel;
- Nightclub or dancehall with alcoholic beverage service;
- Satellite dish antennas;
- Urgent care facility;
- Outdoor display of merchandise, incidental to a permitted or conditionally permitted use, when the outdoor display area is a)

located adjacent to the building, b) in compliance with the latest adopted version of the Americans with Disabilities Act, c) in compliance with the Uniform Fire Code, d) clearly defined as to the extent of the display area by defined paving / hardscape, or by a railing, or other barrier and, e) not utilizing parking required pursuant to City standards.

Wherever a business is conducted, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

6.1.3 Development Standards

- **Building and Structural Height:** The maximum height for buildings and structures shall be fifty-five feet (55'); seventy-five feet (75') for architectural features such as towers, cupolas, and other elements that contribute to the overall character of the community, do not contain usable space above fifty-five feet (55') and have a footprint area no greater than two hundred fifty square feet (250 sf).
- **Building Setbacks:**
 - **From State Street:** Thirty-seven foot (37') landscaped parkway consisting of twelve feet (12') within the public ROW and a twenty-five foot (25') Scenic Highway parkway treatment.
 - **From Gibbel Road:** Twenty-seven foot (27') landscaped parkway consisting of eleven feet (11') within the public ROW and an additional fifteen foot (15') landscaped buffer.
 - **From Residential Planning Areas:** Twenty (20') feet minimum from all property lines abutting Residential Planning Areas.
 - **From Internal Project Streets:** If the primary entry(s) of the businesses front onto the Internal Project Street, no minimum setback is required in order to provide spatial definition to streets and open spaces. Otherwise, all buildings shall be set back a minimum of twenty-five feet (25'), except where a building is more than thirty-five feet (35') in height which shall require the setback to be a distance equal to the height of the structure.
 - **Between Buildings:** A minimum required separation of fifteen feet (15') ensures adequate clearance for fire safety and emergency access while providing a comfortable pedestrian environment between buildings.

- **Transit Stops:** Transit stops with appropriately themed street furniture (covered waiting area, seating, trash receptacles) shall be provided with linkage to internal pedestrian areas.
- **Open Space Amenity Areas:** A minimum of ten percent (10%) of the site shall be devoted to attractive open space. The area devoted to plazas, water features, landscaped, street setback areas, walkways through parking lots, and private open space shall contribute to the minimum required open space area. Parking stalls, drive aisles, driveways, loading docks, and sidewalks along streets shall not contribute to the amenity area.

6.1.4 Parking

Parking shall be permitted as per Article XL of the Hemet Municipal Code . Exceptions shall be granted per the following:

- A shared parking analysis report justifies the requested parking reduction based upon the presence of two (2) or more adjacent land uses which, due to substantially different operating hours or peak parking characteristics, will allow joint use of the same parking facilities;
- The shared parking analysis report indicates the presence of public transit facilities and/or pedestrian circulation opportunities that justify the requested reduction of parking spaces.; and,
- The granting of a reduction in the number of parking spaces will still provide a sufficient number of off-street spaces for the use or uses in question.

6.1.5 Loading and Refuse Container Areas

Loading areas serving establishments shall be designed and oriented in accordance with the following standards:

- Loading areas shall be located behind the building being serviced
- Loading areas shall be designed to provide for backing and maneuvering of trucks on-site; a minimum size of ten feet by twenty-two feet (10' x 22') shall be observed.
- Screening of refuse containers, service areas, and loading areas shall be achieved with decorative walls, lush landscaping, or other up-scale materials in order to not only achieve a complete screening of views from public areas such as streets, parking lots, and sidewalks, but to maintain the architectural integrity of the project;
- Loading area screening shall be no less than eight feet (8') in height and shall incorporate the architecture into the design;

- Refuse container screening shall be not less than six feet (6') in height;
- Decorative block walls shall be used for screening purposes where necessary to provide noise attenuation between loud commercial/industrial activities and adjacent residences;
- Outdoor storage areas shall be screened with a wall or fence and landscaping. The total height of the required screening shall be in accordance with wall and landscape buffer for yards adjoining certain uses per Article XXVI of the Hemet Municipal Code as defined; and,
- Chain link fencing shall not be allowed.

6.2 Community Center

Planning Area 2

The Community Center has been fully improved in compliance with the regulations contained herein.

6.2.1 Required Uses

The following uses are required in the Community Center:

- Recreation building/Clubhouse eighteen thousand square feet (18,000 sf) minimum
- Twenty-five meter pool, two spas and sun deck based on HOA requirements
- Outdoor recreation area (i.e. Golf putting course, open lawn play area, volleyball, bocce ball, croquet, lawn bowling, par course, etc.)

6.2.2 Permitted Uses

The following uses are permitted in the Community Center:

- Arboretum/Art Gardens;
- Art/Design Studios/Village;
- Bakery;
- Banks, savings and loan, credit unions;
- Barber and/or beauty shop;
- Commercial recreation / entertainment uses including, but not limited to cinemas, miniature golf, aquatic equipment rental, bed and breakfast inn, dinner theater, family entertainment parks, and associated parking facilities;
- Conference/Executive Meeting Center;
- Counseling center;
- Day care facility;
- Department store;

- Drug store;
- Emergency Services Facilities;
- Festival / Open Air Market;
- Galleries;
- Flood control facilities including, but not limited to detention and retention basins, flood control channels;
- Graphics production;
- Grocery store ,
- Incubator Business Centers;
- Interpretive Center;
- Laboratories (medical, dental);
- Library;
- Media Center/Studio;
- Museum;
- Print/Copy;
- Nurseries, greenhouses and gardening;
- Offices, Telecommuting, Teleconferencing Spaces;
- Parking lot;
- Pharmacy;
- Photographic studio;
- Post Office ;
- Restaurant uses including outdoor seating areas / cyber cafés;
- Retail service shops including but not limited to appliance repair and sales, stereo/TV/video repair and sales, catering, health spa, dry cleaners, locksmith, mail receiving service, pet grooming with no overnight stay, photographic processing, printing, lithography, engraving, copy, plumbing, electrical, heating/air conditioning, shoe repair, tailor, equipment rental, costume rental, dry cleaning without an on-site plant;
- Retail and/or shops including but not limited to books, stationery, arts and crafts, hobby, coins and/or stamps, candy, confectionery, costumes, draperies, blinds, window coverings, gifts, hardware, home furnishing, florist, meat, delicatessen, medical supply, music with or without instruction, furniture, jewelry, dressmaking or millinery, dry good or notions, raceway for slot cars, , swimming pool/spa supplies service and repair, shoes, pets, liquor, paint, fire arms, sporting goods, firewood, glass, nursery, clothing, ice cream, antique, stained and/or leaded glass;
- School or college including, but not limited to art, business, cosmetology, craft, dance, music, professional, technical, trade, higher learning (multi-university) center;
- Theaters/Performance Areas; and,
- Training Facilities.

When the Planning Director determines, in accordance with Section 90-3 (c) of the Hemet Municipal Code, that a use is similar in nature to a permitted use, it shall be deemed to be a permitted use.

Whenever a business is conducted, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

6.2.3 Conditionally Permitted Uses

The following uses are permitted in the Community Center with a Conditional Use Permit:

- Antennas for microwaves, cellular phones and the like;
- Nightclub or dancehall with alcoholic beverage service;
- Satellite dish antennas;
- Recording Studio;
- Urgent care facility; and,
- Outdoor display of merchandise, incidental to a permitted or conditionally permitted use, when the outdoor display area is a) located adjacent to the building, b) in compliance with the latest adopted version of the Americans with Disabilities Act, c) in compliance with The Uniform Fire Code, d) clearly defined as to the extent of the display area by defined paving/hardscape, or by a railing, or other barrier e) not utilizing parking required pursuant to City standards.

6.2.4 Not Permitted

- Outside storage, including but not limited to: the storage of recreational vehicles, water craft and automobiles.

Wherever a business is conducted, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

Development Standards

Development of all planning areas will require a Site Development Review (SDR) approved by the Planning Commission

- Use Coverage: Maximum coverage shall be eighty-five percent (85%) of the Planning Area site for all impervious surfaces, including parking lots, sidewalks walkways, plazas, and water features.
- Building and Structural Height: The maximum height for buildings and structures shall be fifty-five feet (55'); seventy-five feet (75')

for architectural features such as towers, cupolas, and other elements that contribute to the overall character of the community, do not contain usable space above fifty-five feet (55') and have a footprint area no greater than two hundred fifty square feet (250 sf).

- **Build-to Lines:** Along McSweeney Parkway, build-to lines are set at twenty feet (20') from the curb face, with the exception of the Primary Project Entry landscape area. At least seventy percent (70%) of each build-to line should consist of a primary building facade, entry, or outdoor dining / plaza / courtyard areas. The remaining thirty percent (30%) of the build-to line may include driveways, pedestrian connections to rear parking areas, internal courtyards, or entry forecourts.
- **Front Setback:** On State Street, the enhanced twenty-five feet (25') Scenic Highway parkway treatment is required. Along local roads, the minimum building setback is twenty feet (20').
- **Rear Setback:** Zero feet (0') along interior lot lines. When adjacent to a public right of way or residential use, minimum landscaped setback shall be fifteen feet (15').
- **Side Setback:** Zero feet (0') along interior lot lines. When adjacent to a public right of way or residential use, minimum landscaped setback shall be fifteen feet (15').
- **Transit Stops:** Transit stops with appropriately themed street furniture (covered waiting area, seating, trash receptacles) shall be provided with linkage to internal pedestrian areas.
- **Open Space Amenity Areas:** A minimum of ten percent (10%) of the net usable area shall be devoted to attractive open space. The area devoted to plazas, water features, tree wells, transit waiting areas, landscaping, street setback areas, walkways through parking lots, outdoor dining areas, and private open space shall contribute to the minimum required open space area. Parking stalls, drive aisles, driveways, loading docks, and sidewalks along streets shall not contribute to the amenity area.

6.2.5 Parking

Parking shall be per Article XL of the Hemet Municipal Code . Exceptions shall be granted per the following:

- A shared parking analysis report justifies the requested parking reduction based upon the presence of two (2) or more adjacent land uses which, due to substantially different operating hours or peak parking characteristics, will allow joint use of the same parking facilities.
- The shared parking analysis report indicates the presence of public transit facilities and/or pedestrian circulation opportunities that justify the requested reduction of parking spaces; and,
- The granting of a reduction in the number of parking spaces will still provide a sufficient number of off-street spaces for the use or uses in question.

6.2.6 Loading and Outdoor Storage

Loading and outdoor storage areas serving establishments shall be designed and oriented in accordance with the following standards:

- Loading areas shall be located behind the building being serviced.
- Loading areas shall be designed to provide for backing and maneuvering of trucks on-site;
- Screening of refuse containers, service areas, and loading areas may be achieved with decorative walls, lush landscaping, or other up-scale materials in order to not only achieve a complete screening of views from public areas such as streets, parking lots, and sidewalks, but to maintain the architectural integrity of the project;
- Loading area screening shall be no less than eight feet (8') in height and shall incorporate the architecture into the design;
- Refuse container screening shall be not less than six feet (6') in height;
- Block walls shall be used for screening purposes where necessary to provide noise attenuation between loud commercial/industrial activities and adjacent residences; and,
- Outdoor storage areas shall not be allowed.

6.3

*(This section deleted per Specific Plan Amendment No. 14-001
Approved by City Council: April 22, 2014
Ordinance No. 1881)*

6.4 R-1-5,000 Single Family Residential *Planning Areas 4 & 7*

6.4.1 Permitted Uses

The following uses are permitted in the five thousand square feet (5,000 sf) lots:

- Detached single-family dwellings;
- Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails;
- Uses and structures customarily incidental or necessary to residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas.

Each planning area with lot sizes below Seven thousand two hundred square feet (7,200 sf) shall provide a pocket park with a minimum of two (2) of the following amenities:

- Barbeque areas
- Picnic tables
- Pools
- Spas
- Tot Lots
- Other similar recreation uses which are found to be consistent with the purpose and intent of this chapter by the Planning Commission.

6.4.2 Development Standards

- Minimum lot size: Five thousand square feet (5,000 sf) with an overall average lot size of five thousand eight hundred square feet (5,800 sf).
- Lot Depth: Minimum lot depth shall be ninety feet (90') to be measured at building setback.
- Lot Width: Minimum lot width shall be fifty feet (50') to be measured at building setback. Minimum lot frontage along cul-de-sacs and knuckle right-of-way shall be forty feet (40').
- Setbacks shall be measured from the property. Front property lines shall be at the rear of the right of way and or interior side of the sidewalk.
- Front setback: Eighteen feet (18') minimum with an average of

twenty feet (20') measured from right-of-way. Rear Setback: Fifteen Feet (15').

- Side setback: five feet (5')
- 0-foot side yards may be employed where:
 - Side yard windows which are on the 0-foot lot line are either glass block, glass panels which prohibit direct viewing into adjacent yards, or where clear windows are located at least six feet (6') above the floor line.
 - Where design considerations are provided which promote privacy for all homeowners such as private courtyards, patio areas, building orientation, or other treatments as approved by the Planning Commission.
- Side abutting street: ten feet (10') minimum from property line
- Private Open Space: one half acre (0.5 ac) of private park area shall be provided for every one hundred (100) units.
- Porches: Porches may extend into the required front and side yard setbacks up to ten feet (10'), subject to a limitation of fifty percent (50%) of the required setback.
- Eaves may extend into the required front and side yard setbacks up to three feet (3').
- Building Height: Thirty-five feet (35') maximum. Architectural features and chimneys which do not exceed the height limit by more than ten feet (10') will be permitted.
- Private Streets: street and driveway standards (not including alleys). Private streets and driveway shall be established in accordance with the following standards.
 - Driveways serving four (4) or less dwelling units, shall have no parking within the travel way and shall have a minimum paved width of twelve feet (12') for one-way traffic or twenty feet (20') for two-way traffic.
 - Streets or driveways where on-street parking will be limited to one side only shall have a minimum paved width of twenty-eight feet (28').
 - Streets or driveways with on-street parking permitted on both sides shall have a minimum paved width of thirty-two feet (32').

6.5 R-1-5,500 Single Family Residential

Planning Areas 5, 6, 8, 9

6.5.1 Permitted Uses

The following uses are permitted in the five thousand five hundred square feet (5,500 sf) lots:

- Detached single-family dwellings;
- Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails;
- Uses and structures customarily incidental or necessary to residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas.

Each planning area with lot sizes below seven thousand two hundred square feet (7,200 sf) shall provide a pocket park with a minimum of two (2) of the following amenities:

- Barbeque areas
- Picnic tables
- Pools
- Spas
- Tot Lots
- Other similar recreation uses which are found to be consistent with the purpose and intent of this chapter by the Planning Commission.

6.5.2 Development Standards

- Minimum lot size: Five thousand square feet (5,500 sf) with an overall average lot size of six thousand five hundred square feet (6,500 sf).
- Lot Depth: Minimum lot depth shall be ninety feet (90') to be measured at building setback.
- Lot Width: Minimum lot width shall be fifty-five feet (55') to be measured at building setback. Minimum lot frontage along cul-de-sacs and knuckle right-of-way shall be forty feet (40').
- Setbacks shall be measured from the property. Front property lines shall be at the rear of the right of way and or interior side of the sidewalk.
- Front setback: Eighteen feet (18') minimum with an average of twenty feet (20') measured from right-of-way. Rear Setback: Fifteen Feet (15').
- Side setback: five feet (5')
- 0-foot side yards may be employed where:
 - Side yard windows which are on the 0-foot lot line are either glass block, glass panels which prohibit direct viewing into adjacent yards, or where clear windows are located at least six feet (6') above the floor line.
 - Where design considerations are provided which promote privacy for all homeowners such as private courtyards, patio areas, building orientation, or other treatments as approved by the Planning Commission.

- Side abutting street: ten feet (10') minimum from property line
- Private Open Space: one half acre (0.5 ac) of private park area shall be provided for every one hundred (100) units.
- Porches: Porches may extend into the required front and side yard setbacks up to ten feet (10'), subject to a limitation of fifty percent (50%) of the required setback.
- Eaves may extend into the required front and side yard setbacks up to three feet (3').
- Building Height: Thirty-five feet (35') maximum. Architectural features and chimneys which do not exceed the height limit by more than ten feet (10') will be permitted.
- Private Streets: street and driveway standards (not including alleys). Private streets and driveway shall be established in accordance with the following standards.
 - Driveways serving four (4) or less dwelling units, shall have no parking within the travel way and shall have a minimum paved width of twelve feet (12') for one-way traffic or twenty feet (20') for two-way traffic.
 - Streets or driveways where on-street parking will be limited to one side only shall have a minimum paved width of twenty-eight feet (28').
 - Street or driveways with on-street parking permitted on both sides shall have a minimum paved width of thirty-two feet (32').

6.6 R-1-6,000 Single Family Residential

Planning Areas 3, 10-17

6.6.1 Permitted Uses

The following uses are permitted in the six thousand square feet (6,000 sf) Lots:

- Detached single-family dwellings;
- Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails;
- Uses and structures customarily incidental or necessary to residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas.

Each planning area with lot sizes below seven thousand two hundred square feet (7,200 sf) shall provide a pocket park with a minimum of two (2) of the following amenities:

- Barbeque areas
- Picnic tables
- Pools
- Spas
- Tot Lots
- Other similar recreation uses which are found to be consistent with the purpose and intent of this chapter by the Planning Commission.

6.6.2 Development Standards

- Minimum lot size: Six thousand square feet (6,000 sf) with an overall average lot size of seven thousand two hundred square feet (7,200 sf).
- Lot Depth: Minimum lot depth shall be one hundred feet (100').
- Lot Width: Minimum lot width shall be sixty feet (60') to be measured at building setback. Minimum lot frontage at cul-de-sacs and knuckles shall be forty feet (40').
- Front setback: Twenty feet (20') minimum from back of right-of-way. Rear Setback: Twenty feet (20')
- Side setback: Five feet (5')
- Side abutting street: ten feet (10') minimum from property line.
- Private Open Space: one half acre (0.5 ac) of private park area shall be provided for every one hundred (100) units.
- Porches: Porches may extend into the required front and side yard setbacks up to fifty percent (50%) of the required setback.
- Projections: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project three feet (3') into any required front, rear or side setback, or within one foot (1') of the property line, whichever is the least projection into the setback. These setbacks must be consistent with applicable fire and building codes regarding separation of structures.
- Building Height: Thirty-five feet (35') maximum. Architectural features and chimneys which do not exceed the height limit by more than ten feet (10') will be permitted.
- Private Streets: streets and driveway standards (not including alleys). Private streets and driveway shall be established in accordance with the following standards.
 - Driveway serving four (4) or less dwelling units, shall have no parking within the travel way and shall have a minimum paved width twelve feet (12') for one-way traffic or twenty feet (20') for two-way traffic.
 - Streets or driveways where on-street parking will be limited to one side only shall have a minimum paved

width of twenty-eight feet (28').

- Street or driveways with on-street parking permitted on both sides shall have a minimum paved width of thirty-two feet (32').
- Lots with a width of thirty feet (30') shall have side or rear loading garages. Front loading garages will not be permitted.

6.7 R-1-7,200 Single Family Residential

Planning Areas 18-20

6.7.1 Permitted Uses

The following uses are permitted in seven thousand two hundred square feet (7,200 sf) Lots:

- Detached single-family dwellings;
- Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails;
- Uses and structures customarily incidental or necessary to residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas; and,
- Accessory living spaces (i.e. "granny flats") as permitted in R-1 by the city of Hemet Zoning Ordinance.

6.7.2 Development Standards

- Minimum lot size: Seven thousand two hundred square feet (7,200 sf) with an overall average lot size of eight thousand square feet (8000 sf)
- Lot depth: Minimum lot depth shall be one hundred feet (100').
- Lot Width: Minimum lot width shall sixty feet (60') to be measured at building setback Minimum frontage at cul-de-sacs and knuckles shall be forty feet (40').
- Front setback: Twenty feet (20') minimum from back of right-of-way. Rear Setback: twenty feet (20')
- Side setback:
- Side abutting street: Ten feet (10') minimum from property line.
- Porches: Porches may extend into the required front and side yard setbacks subject to a limitation of fifty percent (50%) of the required setback.
- Projections: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project

three feet (3') into any required front, rear or side setback, or within two feet (2') of the property line, whichever is the least projection into the setback. These setbacks must be consistent with applicable fire and building codes regarding separation of structures.

- Building Height: Thirty-five feet (35') maximum. Architectural features and chimneys which do not exceed the height limit by more than ten feet (10') will be permitted.
- Private Streets: streets and driveway standards (not including alleys). Private streets and driveway shall be established in accordance with the following standards.
 - Driveway serving four (4) or less dwelling units, shall have no parking within the travel way and shall have a minimum paved width twelve feet (12') for one-way traffic or twenty feet (20') for two-way traffic.
 - Streets or driveways where on-street parking will be limited to one side only shall have a minimum paved width of twenty-eight feet (28').
 - Street or driveways with on-street parking permitted on both sides shall have a minimum paved width of thirty-two feet (32').

6.8 R-R-20,000 Rural Residential

Planning Areas 21-24

6.8.1 Permitted Uses

The following uses are permitted in R-1-20,000 residential areas:

- Detached single-family dwellings;
- Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails;
- Uses and structures customarily incidental or necessary to residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas;
- Accessory living spaces (i.e. "granny flats"); and,
- Horsekeeping, as permitted by the Hemet Zoning Ordinance Rural Residential zones.

6.8.2 Development Standards

- Minimum lot size: Twenty thousand square feet (20,000 sf)
- Lot Width: Minimum lot width shall be one hundred feet (100') to be measured at building setback .

- Lot Depth: Two hundred feet (200')
- Front setback: Thirty feet (30') minimum from back of street curb.
- Side setback: Twenty feet (20')
- Side abutting street: twenty feet (20') minimum from property line.
- Rear setback: Minimum thirty feet (30') from property line, or if there is no property line, the boundary of the private use common area.
- Porches: Porches may extend into the required front and side yard setbacks up to ten feet (10'), subject to a limitation of fifty percent (50%) of the required setback.
- Projections: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project four feet (4') into any required front, rear or side setback, or within one foot (1') of the property line, whichever is the least projection into the setback. These setbacks must be consistent with applicable fire and building codes regarding separation of structures.
- Building Height: Thirty-five feet (35') maximum. Architectural features and chimneys which do not exceed the height limit by more than ten feet (10') shall be permitted.

6.9 R-R-40,000 Rural Residential

Planning Areas 25-27

6.9.1 Permitted Uses

The following uses are permitted in R-1-40,000 residential areas:

- Detached single-family dwellings;
- Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails;
- Uses and structures customarily incidental or necessary to residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas;
- Accessory living spaces (i.e. "granny flats"); and,
- Horsekeeping, provided they are kept not less than one-hundred feet (100') from any street and fifty feet (50') from any boundary line of property zoned for a residential use. Not more than four (4) horses on a lot will be permitted.

6.9.2 Development Standards

- Minimum lot size: Forty thousand square feet (40,000 sf with an overall average lot size of one acre. Note: The overall average lot size of the hillside rural residential is approximately four acres (4ac).
- Lot Width: Minimum lot width shall be one hundred fifty feet (150') to be measured at building setback.

- Lot Depth: Two hundred feet (200')
- Front setback: Thirty feet (30') minimum from back of street curb.
- Side setback: Twenty feet (20')
- Side abutting street: twenty feet (20') minimum from property line.
- Rear setback: Minimum fifty feet (50') from property line, or if there is no property line, the boundary of the private use common area.
- Porches: Porches may extend into the required front and side yard setbacks up to ten feet (10').
- Projections: Eaves, cornices, chimneys, outside staircases, balconies and other similar architectural features may project four feet (4') into any required front, rear or side setback. These setbacks must be consistent with applicable fire and building codes regarding separation of structures.
- Building Height: Thirty-five feet (35') maximum. Architectural features and chimneys which do not exceed the height limit by more than ten feet (10') will be permitted.

6.10 R-HC-40,000 Hillside Conservation Residential

Planning Areas 28-29

6.10.1 Permitted Uses

The following uses are permitted in R-1-40,000 residential areas:

- Detached single-family dwellings;
- Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails;
- Uses and structures customarily incidental or necessary to residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas;
- Accessory living spaces (i.e. "granny flats")
- Horsekeeping is not permitted.

6.10.2 Development Standards

- Minimum lot size: Forty thousand square feet (40,000 sf) with an overall average lot size of four acres (4 ac).
- Lot Width: Minimum lot width shall be one hundred feet (100') to be measured at building setback .
- Lot Depth: Two hundred feet (200')
- Front setback: Thirty feet (30') minimum from back of street curb.
- A conservation easement shall be designed to preserve sensitive hilltop habitat. The conservation easement shall be reviewed and approved by Planning Commission at tentative tract map submittal.

6.11 Natural Open Space

Planning Areas 30-34

6.11.1 Permitted Uses

The following uses are permitted in the natural open space areas:

- Improved trails and paseos
- Picnic Tables
- Shade structures for overlooking views
- Archaeological and paleontological investigations/excavations or
- Natural resource study sites;
- Security access roads for emergency services
- Resource mitigation sites, for the preservation or replacement of native, riparian or other biological habitat, as approved by the regulatory agency (e.g. Army Corps of Engineers, Department of Fish and Game)

6.11.2 Not Permitted

All development in the natural open space area is restricted and shall consist of only the uses that are permitted. Open space planning areas shall remain in a natural state with limited improvements for public safety.

6.12 Public and Private Parks

Planning Areas 35-38

With the exception of Planning Area 38, all public parks must include a minimum of three of the following amenities.

- Soccer fields
- Baseball fields
- Softball fields
- Play apparatus area (i.e. tot lots, climbing structures)
- Paved multi-purpose courts (i.e. basketball and/or handball)
- Picnic areas and shade structures
- Open or "free play" area

The private park in Planning Area 35 must include a minimum of three of the following amenities:

- Shade structures
- Seating areas
- Community garden
- Dog park
- Multi-purpose sports courts
- Walking trails
- Educational nature center
- Multi-purpose patio (i.e eating, seating, concerts, farmers' markets)

6.12.1 Permitted Uses

The following uses are permitted in the public and private park areas:

- *Public or quasi-public uses including but not limited to the following:*
 - Public and private parks, greenbelts and common areas;
 - Pedestrian, bicycle and equestrian trails;
 - Rest stops; and,
 - Nature study areas;
 - Farmers market (Private Park only);
 - Special community events consistent with City requirements

6.12.2 Conditionally Permitted Uses

The following uses are permitted in the park areas with a Conditional Use Permit:

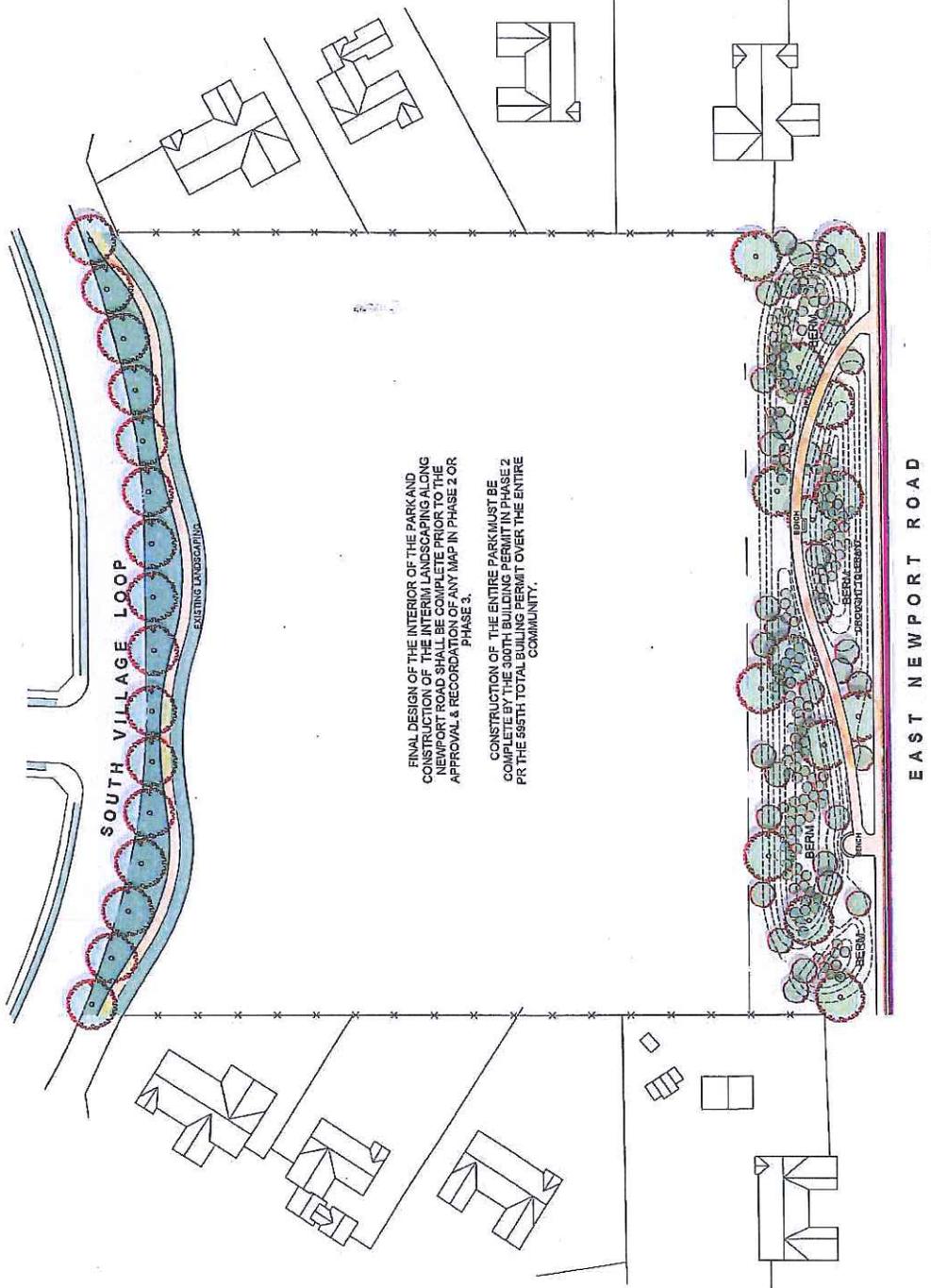
- Museums and nature study centers;
- Other similar active recreation uses which are found to be consistent with the purpose and intent of this chapter by the Planning Commission.

6.12.3 Development Standards

- Building site area: No minimum.
- Building height: Thirty-five feet (35') maximum; forty-five feet (45') for architectural features such as towers, cupolas, and other elements that contribute to the overall character of the community, do not contain usable space above thirty-five feet (35') and have a footprint area no greater than two hundred-fifty square feet (250 sf).
- Building site coverage: Fifty percent (50%) maximum.
- Building setbacks: All buildings and structures shall be set back from all building site lines a distance equal to the height of the building or structure, but not less than twenty feet (20') minimum.
- Off-street parking requirements: Parking shall be developed in accordance with the Hemet Municipal Code as defined by Article XL unless otherwise stipulated within the McSweeney Farms Specific Plan.
- Lighting: All lighting, exterior and interior, shall be designed and located to optimize power consumption and to confine direct rays to the premises.
- Trash and storage area: All storage, including cartons, containers and trash, shall be shielded from view within a building or area enclosed by a block wall not less than six feet (6') in height and must be covered to prohibit animal intrusion.

Private Park – Initial Improvements

Figure 6-1



FINAL DESIGN OF THE INTERIOR OF THE PARK AND CONSTRUCTION OF THE INTERIM LANDSCAPING ALONG NEWPORT ROAD SHALL BE COMPLETE PRIOR TO THE APPROVAL & RECORDATION OF ANY MAP IN PHASE 2 OR PHASE 3.

CONSTRUCTION OF THE ENTIRE PARK MUST BE COMPLETE BY THE 800TH BUILDING PERMIT IN PHASE 2 FOR THE 595TH TOTAL BUILDING PERMIT OVER THE ENTIRE COMMUNITY.



INTERIM PLAN

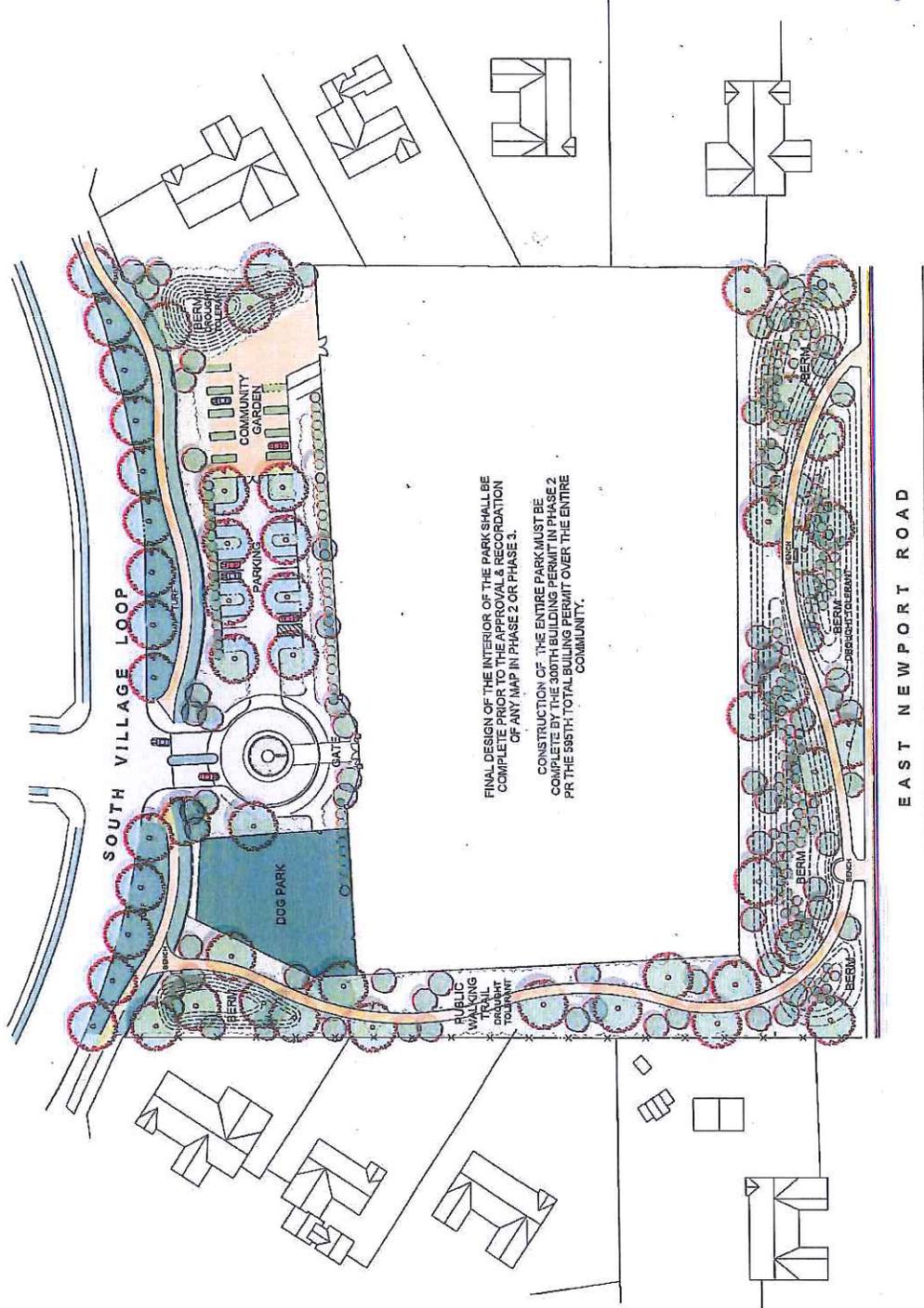
FLEX ARCHITECTURE
flexarch.com
POLLOCK Landscape Architecture
pollocklandscape.com

McSWEENEY FARMS
PRIVATE COMMUNITY PARK
CITY OF HEMET, CA

McSWEENEY RECOVERY ACQUISITION, LLC

Private Park – Perimeter Improvements

Figure 6-2



FINAL DESIGN OF THE INTERIORS OF THE PARK SHALL BE COMPLETE PRIOR TO THE APPROVAL & RECORDATION OF ANY MAP IN PHASE 2 OR PHASE 3.

CONSTRUCTION OF THE ENTIRE PARK MUST BE COMPLETE BY THE 300TH BUILDING PERMIT IN PHASE 2 OR THE 595TH TOTAL BUILDING PERMIT OVER THE ENTIRE COMMUNITY.



PERIMETER SITE PLAN

EAST NEWPORT ROAD

SOUTH VILLAGE LOOP

FLEX ARCHITECTURE
 flexarchitect.com
 POLLOCK Landscape Architecture
 pollocklandscape.com

McSWEENEY FARMS
 PRIVATE COMMUNITY PARK
 CITY OF HEMET, CA

McSWEENEY RECOVERY ACQUISITION, LLC

Private Park – Overall Conceptual Site Plan

Figure 6-3



EAST NEWPORT ROAD

CONCEPTUAL OVERALL SITE PLAN

FINAL DESIGN OF THE INTERIOR OF THE PARK SHALL BE COMPLETE PRIOR TO THE APPROVAL & RECORDATION OF ANY MAP IN PHASE 2 OR PHASE 3.

CONSTRUCTION OF THE ENTIRE PARK MUST BE COMPLETE BY THE END OF THE BUILDING PERMIT IN PHASE 2 OR PHASE 3. THE TOTAL BUILDING PERMIT OVER THE ENTIRE COMMUNITY.

FLEX ARCHITECTURE
 POLLOCK Landscape Architecture

McSWEENEY FARMS
 PRIVATE COMMUNITY PARK
 CITY OF HEMET, CA

McSWEENEY RECOVERY ACQUISITION, LLC



VIEW AT ENTRY GATE

MCSWEENEY RECOVERY ACQUISITION, LLC

MCSWEENEY FARMS
PRIVATE COMMUNITY PARK
CITY OF HEMET, CA

FLEX ARCHITECTURE
flexarchitecture.com
POLLOCK Landscape Architecture
pollocklandscape.com



VIEW FROM DOG PARK LOOKING EAST

McSWEENEY RECOVERY ACQUISITION, LLC

McSWEENEY FARMS
PRIVATE COMMUNITY PARK
CITY OF HEMET, CA

FLEX ARCHITECTURE
www.flexarch.com
POLLOCK Landscape Architecture
www.pollocklandscape.com



VIEW FROM WINDMILL LOOKING NORTH

McSWEENEY RECOVERY ACQUISITION, LLC

McSWEENEY FARMS
PRIVATE COMMUNITY PARK
CITY OF HEMET, CA

FLEX ARCHITECTURE
POLLOCK Landscape Architecture



VIEW OF BERMS FROM NEWPORT ROAD

McSWEENEY RECOVERY ACQUISITION, LLC

McSWEENEY FARMS
PRIVATE COMMUNITY PARK
CITY OF HEMET, CA

FLEX ARCHITECTURE
POLLOCK Landscape Architecture

6.12.4 Private Park

Planning Area 35 will be a 8-acre gated private park with parking for the exclusive use by McSweeney Farms residents. It is envisioned that this park will serve as a community amenity for the exclusive use of McSweeney Farms residents.

It is anticipated that the park will provide relatively passive uses, with walking trails and seating areas with shade structures. Additionally, the park may provide less traditional uses such as a community garden, dog park, multi-purpose sports courts, and an educational nature center. A multi-purpose patio may provide eating and seating areas, with an opportunity to host concerts and farmers' market events.

The improvement of the park will be phased over time. Initially, landscaping and sidewalk/trail improvements will be made along South Village Loop and East Newport Road, establishing the northern and southern edges of the park. Then the formal entry and parking area for the park will be constructed off of South Village Loop, with the provision of a walking trail along the western boundary of the park, connecting South Village Loop and East Newport Road. Finally, ultimate improvements will be made to the interior areas of the park.

Figures 6-1, 6-2 and 6-3 provide a conceptual illustration of the private park.

6.13 Cactus Valley Channel and Basin

Planning Areas 39 and 40

6.13.1 Permitted Uses

The following uses are permitted in the channel and basin area:

- Infrastructure service facilities or extensions necessary for the development of adjacent urban areas, typically outside the purview of the landowner, including but not limited to the following:
 - Utility transmission lines and switching facilities
 - Water reservoirs (open or enclosed)
 - Water reclamation lakes and ponds;
- Archaeological and paleontological investigations/excavations or natural resource study sites;
- Infrastructure service facilities or extensions necessary for the development of adjacent urban areas, including but not limited to the following:
 - Flood control facilities;
 - Retention/detention basins for water quality enhancement purposes;

- Public or quasi-public uses including but not limited to the following:
 - Pedestrian, bicycle and equestrian trails;
 - Rest stops; and,
 - Nature study areas
- Sports fields: soccer, football, baseball

6.13.2 Conditionally Permitted Uses

Other similar uses which are found to be consistent with the purpose and intent of this chapter by the Planning Commission shall require a Conditional Use Permit.

6.14 Public School

Planning Area 41

6.14.1 Permitted Uses

The following uses are permitted in the public school planning area:

- Elementary School
- Accessory uses as required for schools determined by the Hemet Unified School District

7.1 State Requirements

7

Implementation Measures

The Specific Plan is the ideal tool for the development of the McSweeney Farms project to facilitate a well balanced community. Unlike the General Plan and Zoning Ordinance, the Specific Plan includes detailed impact mitigation measures and a program of implementation measures.

Section 65451 of the Government code mandates that a Specific Plan contains:

- A Specific plan shall include a text and diagram or diagrams which specify all the following in detail:
 - The distribution, location, and text of the uses of land, including open space, within the area covered by the plan.
 - The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other facilities proposed to be located within the area covered by the plan and needed to support the land uses describe in the plan.
 - Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- The specific plan shall include a statement of relationship of the specific plan to the general plan.

Overview

The McSweeney Farms Specific Plan serves as both a planning and regulatory document. Along with the Hemet General Plan, Hemet Municipal Code and Hemet Subdivision Ordinance, the Specific Plan sets and regulates the development standards for the project any regulations not indicated in this Specific Plan shall follow the latest adopted City of Hemet standards and regulation.

Adjustments

It is the intent to develop the Specific Plan as currently planned, there may be a need to adjust standards of criteria and development intensity to accommodate a particular product type or market niche. Minor

7.2 Local Requirements

adjustments of up to ten percent (10%) may be approved by the Planning Commission as long as the maximum units allowable is not exceeded.

Adjustments to the alignment, location, and sizing of utilities and facilities serving the site may be approved by the Director of Public Works without a Specific Plan Amendment as long as the adjustments are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities.

Adjustment are not considered to be amendments to the Specific Plan, however, any adjustment shall be documented, in writing, and become a part of the Specific Plan.

Amendments

Amendments to the Specific Plan shall require an application to be filed with the Planning Department. The amendment is an ordinance amendment and shall follow substantial requirements of the City of Hemet Planning Department. Consideration of approval shall require public hearings before the Hemet Planning Commission and the Hemet City Council.

The McSweeney Specific Plan shall not be approved or amended unless the following findings are made by the Planning Commission and City Council.

1. The Plan or amendment systematically implements and is consistent with the General Plan.
2. The Plan or amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.
3. The Plan or amendment provides for the construction, improvements, 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.

All costs incurred by the City of Hemet will be outlined in a separate Development Agreement to be negotiated between the Land Owner and the City.

All said improvements are to be constructed and financed on an "incremental" basis as warranted by the adjacent private development. City of Hemet actions involved in the McSweeney Farms Specific Plan include:

1. General Plan Amendment
2. Zone Change
3. Specific Plan
4. Annexation

Prior to the issuance of grading permits for any planning area within the Specific Plan, a Site Development Review (SDR) application shall be reviewed and approved by the Planning Commission.

The primary intent of the phasing plan is to ensure that complete and adequate public facilities and services are in place and available to the future residents and visitors of the community.

7.3 Phasing Plan

All Phases of the project in their entirety, shall be made accessible to persons with disabilities per the adopted Building Code and local amendments which are in effect at the time when the construction plans are submitted for the review and comments of the City.

Unless otherwise indicated in the Specific Plan, or in the conditions of approval of a subdivision of a phase of the Specific Plan, the construction, installation, and/ or extension of the infrastructure and public facilities necessary to serve each phase of development shall be operational prior to the issuance of the first Certificate of Occupancy of the Building permit for the phase of development. As it relates specifically to the park in Planning Area 35, the design and construction of the interim phase (landscaping along Newport Road) shall be complete prior to the approval and recordation of any map in Phase 2 or Phase 3. Construction of the park must be complete by the 300th building permit in Phase 2 or the 595th total building permit over the entire community.

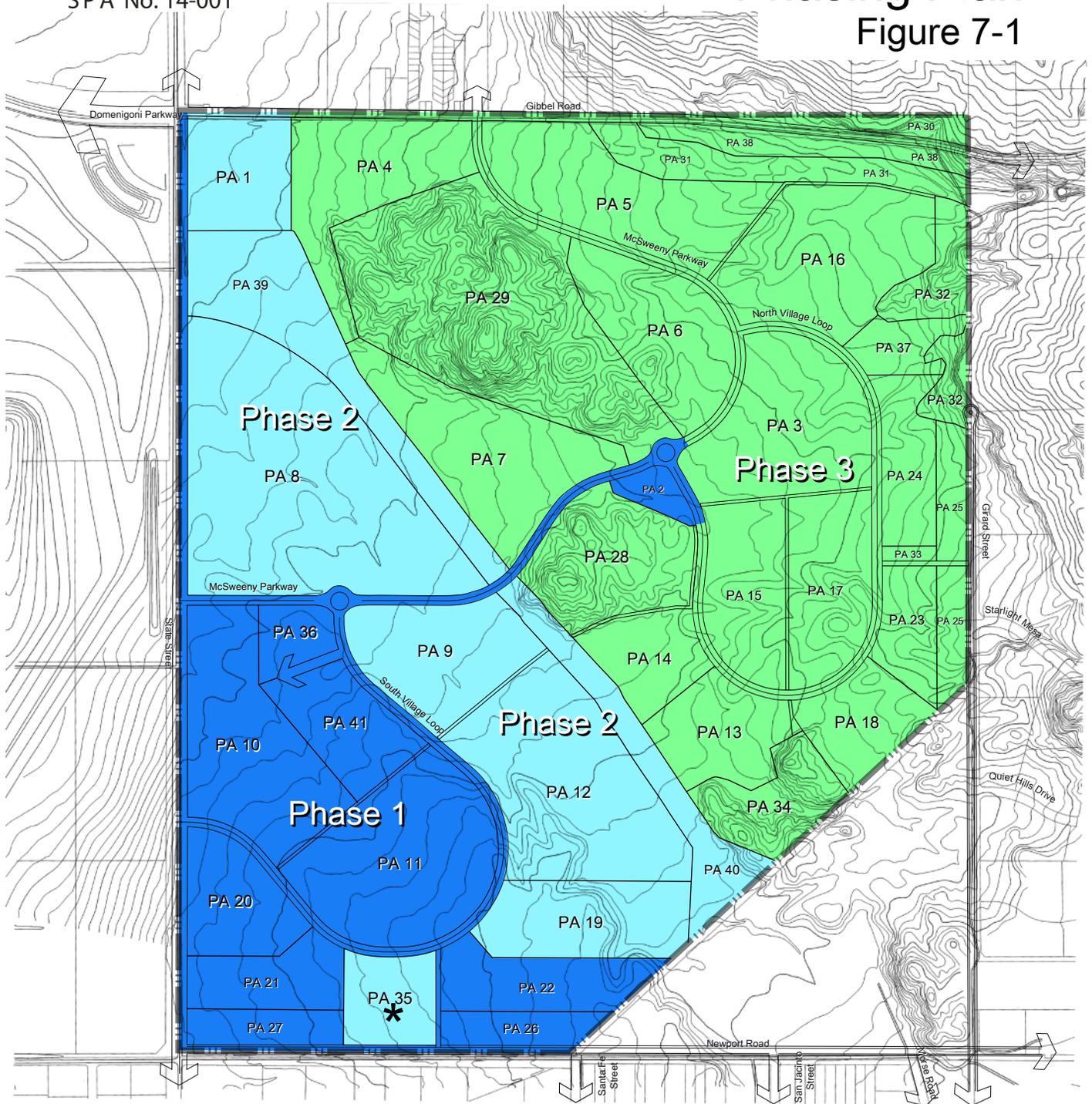
It should be noted that the ultimate pace and phasing of the development is dependent on a number of internal and external factors. An evidence of this is the fact that, due to the deep economic recession that commenced in approximately 2008, the project has developed at a slower pace than anticipated. As the development of surrounding areas including Diamond Valley Lake progress, various adjustments and revisions to the anticipated phasing program may occur. Upon review by the City of Hemet confirming that the proposed revisions meet the intent of this Specific Plan and also adequately serve the needs of the community, said revisions shall be permitted without an amendment to the Specific Plan.

7.4 Financing

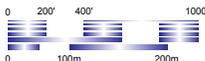
The timing of the development in the project vicinity will have a direct impact on the responsibilities associated with the financing and construction of the major community-wide infrastructure system such as water service, sewer service and circulation improvements.

Phasing Plan

Figure 7-1



* PA 35 may be built in Phase 3 if development is built in that part of the community first.



City of Hemet

Legend	
	Phase 1
	Phase 2
	Phase 3

Table 7-1
Phasing

Phase	Planning Areas	Land Use / Facilities	Area	Units
1	2	Community Center (partial)	3.0	
	10, 11, 20, 21, 22, 26, 27	Residential (7200, 8000, 20000, 40000 sf avg lots)	93.3	295
	41	Elementary School	12.0	
	36	Park	5.0	
	State St. Flood Control Improvements (initiated)			
2	1	Commercial Center	12.0	
	8, 9, 12, 19	Residential (6500, 7200, 8000 sf avg lots)	12.6	493
	35	Private Park (The design of Planning Area 35 of the McSweeney Farms Specific Plan shall be submitted as a Site Development Review application to the Planning Commission for review and approval prior to the recordation of any builder subdivision maps in Phase 2 or 3 of the McSweeney Farms Specific Plan. Park construction shall be complete by the 300th building permit in Phase 2 or the 595th building permit over the entire community. The design and construction of the interim phase landscaping along Newport Road shall be complete prior to the approval and recordation of any map in Phase 2 or 3. Newport Road landscaping and improvements shall be constructed prior to the issuance of any building permits in Phase 2 or 3.)	8.0	
	39, 40	Cactus Valley Channel & Basin (initiated)	34.4	
3	3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 23, 24, 25, 28, 29	Residential (5800, 6500, 7200, 8000, 20000, 40000 sf avg lots)	276.4	852
	30, 31, 32, 33, 34	Natural Open Space	34.8	
	37, 38	Parks	12.0	
TOTAL		(Total includes master-plan R/W)	673.0	1640

McSweeney Farms

Specific Plan 01-2

The master-planned infrastructure and improvements to public facilities necessary to serve the McSweeney Farms Project and vicinity may include the following:

- Developer improvement with reimbursement agreement;
- Developer improvement with credits against fees;
- City of Hemet Capital Improvement Program (as budgeted);
- Public Financing (i.e. Assessment District, Community Facilities District);
- Development Impact Fee Programs.

The costs associated with making improvements to the internal infrastructure and facilities will be borne by the developer/ builder.

Development of the Specific Plan cannot proceed in advance of the installation of the master-planned facilities required by this project.

7.5 Maintenance

The intent of the maintenance plan is to establish responsibilities for the maintenance and management of various facilities and community improvements that add to the sense of place designed for McSweeney Farms. The Master Developer shall prepare a comprehensive phasing and maintenance plan prior to approval of the first implementing map (i.e. tentative tract map, plot plan, conditional use permit, etc.). This Maintenance Plan shall be reviewed and approved by the Planning Commission.

**Table 7-2
Maintenance Responsibility**

	City of Hemet	Property Owners/ MHOA and HOA	Eastern Municipal Water District	Riverside County Flood Control District	Valley-Wide Rec. & Park District
Public Streets	•				
Parkway Landscaping (include State Street Scenic Highway)	•				
Public Parks (3)	•				•
Private Park (PA 35)		•			
Private Streets (including lanes and alleys)		•			
Enhanced Landscaping (including entry treatments, medians, and islands)		•			
Natural Open Space, Paseos, and Multi-purpose Trails		•			
Newport Road Trails	•				
Private Parks (Small Lot Planning Areas)		•			
Community Center		•			
Interior Hills (Conservation Easement)		•			
Water & Sewer			•		
Master-planned Flood Control Facilities (including Cactus Valley Channel and detention basins)				•	

8

Glossary

8.1 Purpose

The following general definitions of terms are provided here for additional clarification and reference in the implementation of the McSweeney Farms Specific Plan. Where terms and standards are not defined here, they shall be per the Hemet Municipal Code.

8.2 Definitions

Amenity

Aesthetic or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development but may include such things as a unified building design, recreational facilities (e.g. a swimming pool or tennis courts), security systems, views, landscaping and tree preservation, or attractive site design.

Accessory Living Space

Accessory living space is space built over a garage of a single-family residence. These spaces may not exceed six hundred forty (640) square feet and may not include kitchen facilities. These accessory living spaces create additional living space without changing the character and quality of the neighborhood.

Accessory Uses

Accessory uses allowed in the Community Focus Areas may include street and sidewalk vendors, outdoor entertainment, special events, temporary signage, sidewalk sales, and similar uses. Other accessory uses may be allowed, subject to the approval of the Planning Director.

Connector Roads

In contrast to typical collector roads, marked by rear frontages, walls, and empty sidewalks, McSweeney Parkway, as well as the North and South Village Loop roads are designated as “connector roads.” By more evenly distributing project traffic, and by providing frequent alternative paths, these roads are one (1) lane in each direction, making them more conducive to bicycle and foot traffic. Although curb cuts are to be avoided, rear-loaded homes, parks, and Community Focus Areas are encouraged to front onto the connector roads. Visual interest and pedestrian use may also be encouraged by providing open-ended cul-de-sac openings along the enhanced parkways of the connector roads.

Equestrian Lot

Equestrian lots are twenty thousand square feet (20,000 sf) and larger. They accommodate horse keeping at the southern project edge with widths compatible with the existing homes south of Newport Road.

Lanes

Lanes are privately owned and maintained but publicly-accessible roadways which provide garage access from the rear, eliminating the need for driveway curb cuts on the front street. They are required to serve residential units located on streets for which no driveway curb cuts are allowed (eg. Connector Roads), and optional elsewhere. Lanes shall have a paved width of eighteen feet. Lanes do not have sidewalks. Landscaped “aprons” are required on both sides of the lanes.

Lot Coverage

Lot coverage is the ratio of building footprint to lot area. “Building footprint” includes the garage (attached or detached) but excludes driveways, pools, or other structures or surfaces devoted exclusively for recreational use. Lot area is the net land area, including common space for attached products and green courts, but excluding public right-of-ways.

Lot Sizes

Lot sizes are based on the net land area, including commonly-owned open space for green court and attached products, lanes, but excluding public rights-of-way.

Lot Width

Lot width designates the minimum and maximum permitted lot width range. Lot width is the length of the street frontage of the lot, measured parallel to the street.

Neighborhoods

Neighborhoods represent one of the three structural elements of the Village land use concept, along with Community Focus Areas and the Open Space Network. Neighborhoods consists of a small collection (usually smaller than ten acres (10 ac)) of similar residential product types, typically by one (1) builder. In addition to homes, neighborhoods may include private recreation areas, “pocket parks” and greens, and connections to the project paseo/arroyo trail system.

Open Space Network

The Open Space Network represents one of the three (3) structural elements of the Village land use concept, along with Community Focus Areas and the Neighborhoods. It includes preserved natural features (three (3) knolls and Avery Canyon drainage, neighborhood active / passive parks, and the Central Paseo / Arroyo trail system.

Community Concept

As opposed to a conventional collection of inward-oriented residential tracts and perimeter commercial strips along arterials, the Community Concept integrates the Neighborhoods, Community Focus Areas, and the Open Space network with walkable connections, pedestrian scale, and common design themes.

9

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Appendix A

Specific Plan Amendment No 14-001

Approved: April 22, 2014

Ordinance No. 1881



**CITY OF HEMET
Hemet, California
ORDINANCE NO. 1881**

1
2
3
4
5
6 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET,**
7 **CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT NO. 14-001,**
8 **AMENDING THE MCSWEENEY FARMS SPECIFIC PLAN (SP 01-02)**
9 **FOR THE PROPERTY LOCATED EAST OF STATE STREET, NORTH**
10 **OF NEWPORT ROAD AND SOUTH OF GIBBEL ROAD.**

11
12 **WHEREAS,** an application for Specific Plan Amendment No. 14-001 was duly
13 filed by:

14 Owner: McSweeney Recovery Acquisitions

15 Applicant: Patrick Parker – Raintree Investments

16 Project Location: East of State Street, north of Newport Road and south of
17 Gibbel Road

18 **WHEREAS,** pursuant to Government Code sections 65854 and 65855, the
19 Planning Commission has the authority to review and make recommendations to the
20 City Council regarding amendments to the City's zoning ordinances; and

21 **WHEREAS,** the Planning Commission has the authority under Chapter III.6
22 (Implementation) of the Hemet General Plan to review and make a recommendation to
23 the City Council on Specific Plan Amendment No. 14-001; and

24 **WHEREAS,** the Applicant has requested approval of Specific Plan Amendment
25 No. 14-001 in accordance with requirements of Sections 90-619 and 90-41(a) of the
26 Hemet Municipal Code; and
27
28

1 **WHEREAS**, on February 20, 2014, the City gave public notice by publishing
2 notice in the Press Enterprise and notices were mailed to property owners within 300
3 feet of the project site of the holding of a public hearing at which the Specific Plan
4 Amendment would be considered by the Planning Commission; and

5 **WHEREAS**, on March 4, 2014 the Planning Commission held the noticed public
6 hearing at which interested persons had an opportunity to testify in support of, or
7 opposition to, the proposed amendment to the McSweeney Farms Specific Plan and at
8 which time the Planning Commission considered the proposed amendment to the
9 McSweeney Farms Specific Plan; and

10 **WHEREAS**, on March 4, 2014, the Planning Commission was presented with a
11 draft of this Specific Plan Amendment No. 14-001 and, after conducting a duly noticed
12 public hearing, voted to recommend that the City Council approve Specific Plan
13 Amendment No. 14-001; and

14 **WHEREAS**, on March 27, 2014, the City gave public notice by publishing notice
15 in the Press Enterprise and notices were mailed to property owners within 300 feet of
16 the project site of the holding of a public hearing at which the Specific Plan Amendment
17 would be considered by the City Council; and

18 **WHEREAS**, on April 8, 2014 the City Council held the noticed public hearing at
19 which interested persons had an opportunity to testify in support of, or opposition to, the
20 proposed amendment to the McSweeney Farms Specific Plan and at which time the
21 Planning Commission considered the proposed amendment to the McSweeney Farms
22 Specific Plan; and

23 **WHEREAS**, on April 8, 2014, the City Council was presented with a draft of this
24 Specific Plan Amendment No. 14-001 and, after conducting a duly noticed public
25 hearing, voted to recommend that the City Council approve Specific Plan Amendment
26 No. 14-001; and

27
28

1 **WHEREAS**, the City has analyzed this proposed project and has determined that
2 it is exempt from further review under the California Environmental Quality Act ("CEQA")
3 pursuant to Section 15162 of the CEQA Guidelines because the proposed project is
4 consistent with a Final Environmental Impact Report prepared for McSweeney Farms
5 Specific Plan No. 01-02 and adopted on November 10, 2003; and

6 **WHEREAS**, attached as Exhibit "A" is the proposed Specific Plan Amendment
7 No. 14-001.

8 **NOW THEREFORE**, the City Council of the City of Hemet does Resolve,
9 Determine, Find and Order as follows:

10 **SECTION 1: ENVIRONMENTAL FINDINGS**

11
12 The City Council, in light of the whole record before it, including but not limited to, the
13 City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of
14 the Planning Commission as provided in the Staff Report dated April 8, 2014 and
15 documents incorporated therein by reference, and any other evidence (within the
16 meaning of Public Resources Code §21080(e) and §21082.2) within the record or
17 provided at the public hearing of this matter, hereby finds and determines as follows:

- 18
19 1. **CEQA:** The City has analyzed this proposed project and has determined that
20 it is exempt from further review under the California Environmental Quality Act
21 ("CEQA") under section 15162 of the CEQA Guidelines in that on November
22 10, 2003, at a duly noticed public hearing, the City Council approved Specific
23 Plan Amendment No. 01-02 and adopted a Final Environmental Impact
24 Report reflecting its independent judgment and analysis and documenting
25 that there was not substantial evidence, in light of the whole record, from
26 which it could be fairly argued that the project may have a significant effect on
27 the environment. The documents comprising the City's environmental review
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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 is exempt from the payment of MHSCP fees per Section 5.4.2 of Development Agreement No. 04-01.

SECTION 2: SPECIFIC PLAN AMENDMENT

The City Council approves Specific Plan Amendment No. 14-001 on the following grounds:

- 1. The zoning ordinance amendment (Specific Plan Amendment) is in conformance with the latest adopted general plan for the City.

The proposed project is in conformance with the General Plan for the City of Hemet with the designations of Park and Open Space by maintaining the open space and recreation land uses designated in the McSweeny Farms Specific Plan (SP 01-02). The specific plan amendment includes a private park that incorporates amenities internal to the project. The proposed Specific Plan Amendment No. 14-001 will implement the goals of providing recreational uses for the sole use of the McSweeny Farms community.

- 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 Amendments to the McSweeny Farms Specific Plan will protect the public health, safety and general welfare of the City and its residents by

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providing a private recreation area that promotes physical activity in a secured environment.

- 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 proposed 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 private park. The modification to the Specific Plan will remove park traffic from Newport Road and internalize it to the South Village Loop. The proposed Specific Plan Amendment continues to provide streets and circulation system in the area will be adequate to handle the future anticipated traffic needs.

The proposed Specific Plan Amendment for a private park is compatible with the existing use approved on the subject site.

SECTION 3. ENVIRONMENTAL REVIEW

The City has analyzed this proposed project and has determined that it is exempt from further review under the California Environmental Quality Act ("CEQA") under section 15162 of the CEQA Guidelines in that on November 10, 2003, at a duly noticed public hearing, the City Council approved Specific Plan No. 01-02 and adopted a Final Environmental Impact Report 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

1 are on file and available for public review at Hemet City Hall, 445 E. Florida Avenue,
2 Hemet, California 92543.

3 **SECTION 4. SEVERABILITY**

4
5 If any section, subsection, subdivision, sentence, clause, phrase, or portion of this
6 Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any
7 court of competent jurisdiction, such decision shall not affect the validity of the
8 remaining portions of this Ordinance. The City Council hereby declares that it would
9 have adopted this Ordinance, and each section, subsection, subdivision, sentence,
10 clause, phrase, or portion thereof, irrespective of the fact that any one or more sections,
11 subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared
12 invalid or unconstitutional.

13 **SECTION 5. EFFECTIVE DATE AND DURATION**

14 This Ordinance shall take effect thirty (30) days from its passage by the City Council of
15 the City of Hemet.
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1 **SECTION 6. PUBLICATION**

2 The City Clerk is authorized and directed to cause this Ordinance to be published within
3 fifteen (15) days after its passage in a newspaper of general circulation and circulated
4 within the City in accordance with Government Code Section 36933(a) or, to cause this
5 Ordinance to be published in the manner required by law using the alternative summary
6 and posting procedure authorized under Government Code Section 39633(c).

7

8 **INTRODUCED** at the regular meeting of Hemet City Council on April 8, 2014.

9 **APPROVED AND ADOPTED** this 22nd day of April 2014.

10

11

12

13


Larry Smith, Mayor

14

ATTEST:

APPROVED AS TO FORM:

15

16

17


Sarah McComas, City Clerk


Eric S. Vail, City Attorney

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

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I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance was introduced and first read on the 8th day of April 2014, and had its second reading at the regular meeting of the Hemet City Council on the 22nd day of April, 2014, and was passed by the following vote:

- AYES:** Council Members Krupa and Wright, Mayor Pro Tem Milne and Mayor Smith
- NOES:**
- ABSTAIN:**
- ABSENT:** Council Member Youssef


Sarah McComas, City Clerk