



RAMONA CREEK



RAMONA
C R E E K

RAMONA CREEK
Specific Plan
June 10, 2014

PREPARED FOR: **REGENT RAMONA CREEK, LLC**
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1.0 Project Vision



Chapter 1

Project Vision

Inspired by the rich agricultural heritage of Hemet, Ramona Creek hearkens back to a time when people’s lives revolved around their local communities. Many features reminiscent of a previous era are embodied: intimate neighborhoods, tree-shaded sidewalks, inviting open spaces, walkable destinations, and a tangible connection to the land. The plan calls for a fresh departure from typical suburban development—a community diverse in color, texture, and pattern with a confluence of urban and rural sensibilities, providing a unique place to call home.



1.1 Guiding Principles



In concordance with what has become known as traditional neighborhood design principles, Ramona Creek embodies many elements reminiscent of small towns of the early 1900s. Simultaneously, 21st-century principles of environmental sustainability and ecologically sound practices are incorporated. Implementation of the following framework of core values is vital to the success of the Specific Plan:



1. Create a “community.” Create an innovative, dynamic district that evokes a “pride of place” where people love to live by encouraging social, civic, and leisurely interaction.

2. Celebrate uniqueness of place. Reinforce and capitalize on the unique qualities of the district and surrounding environment through land planning, architecture, and landscape design.



3. Optimize open space relationships. Provide community gathering spaces as well as recreational opportunities that are easily accessible to all residents. Integrate natural beauty into design considerations.

4. Create connectivity. Encourage multimodal transportation and reduce reliance on the automobile by providing enhanced access to all plan features through an intricate circulation system.



5. Encourage diversity. Provide a complementary mix of land uses and amenities, as well as a variety of home types appealing to buyers in a range of life stages, needs, and preferences.

6. Integrate environmentally responsible practices. Adapt practices that minimize impact and use natural resources efficiently, resulting in healthy and safe living environments.

7. Enhance local economic well-being. Offer commercial uses along the Florida Avenue western gateway to Hemet that will create jobs, meet the needs of the surrounding community, and result in a project that is fiscally positive.

1.2 Project Summary

Consisting of 209 acres along Highway 74, the historic Pines to Palms Highway, the Ramona Creek Specific Plan continues the established scenic highway along Florida Avenue as the gateway to Hemet, creating a positive image for motorists and pedestrians entering the City. An intricate series of bike paths, pedestrian promenades, trails, and sidewalks connect all elements to entice visitors and residents to leave their car and join the lively district social life. The primary components include:

- A 43-acre Commercial Mixed-Use District, accommodating up to 535,788 square feet of potential commercial uses, including retail, service, entertainment, restaurant, professional office, medical, cultural, and higher-learning facilities in a pedestrian-friendly environment.
- An urban plaza featuring a signature water feature surrounded by restaurants and active commercial uses encouraging exploration and community interaction.
- Up to 1,077 residential units in a range of products types and densities on approximately 96 acres. Neighborhoods are adjacent to green spaces and interconnected by pathways.
- 36 acres of open space amenities and natural elements interwoven throughout the plan, resulting in a dynamic connection of urban and rural features.

Guided by a cohesive central vision and overarching core principles, this Specific Plan also contains flexible standards and guidelines, enabling development to respond to changing market conditions. Bringing enduring value to the City of Hemet and the greater community, the outstanding design of Ramona Creek will create a community that will be cherished for generations to come.





2.0 Development Plan



Chapter 2

Development Plan

Upon adoption, the standards and procedures established herein become the governing zoning standards for land uses within the Specific Plan area. This chapter contains regulations, requirements, and by-laws by which development must abide, indicated by the use of the word “shall.” Provisions may also use the word “should,” in which case the standard is encouraged but not mandatory.

2.1 Location and Context

The prominent location of the Ramona Creek Specific Plan Area brings a unique opportunity to establish a sense of arrival and a community of lasting value that positively reflects on the City of Hemet and the greater San Jacinto Valley region. As shown in Figure 2-1, Regional Location, the site is on the western edge of the City of Hemet, which is in Riverside County, approximately 88 miles southeast of downtown Los Angeles and 84 miles north of downtown San Diego. The City of San Jacinto is to the north, and unincorporated county territory surrounds Hemet on the south, west, and east. Diamond Valley Lake and the Santa Rosa Hills lie south of the City. California State Highways 74 and 79 provide regional access to the area.

As shown in Figure 2-2, Local Vicinity, Ramona Creek is in the northeast section of Hemet and is approximately three miles west of downtown Hemet. The site is bounded by Florida Avenue

(SR-74) on the south, Celeste Road on the north, and Myers Street on the east. Warren Road is west of the site, and Devonshire Avenue bisects the northern portion of the project. Florida Avenue has been designated as a scenic parkway carrying local and regional traffic and is the entry point into Hemet. Uses surrounding Ramona Creek include lower density residential areas on the northern portion of the project and nonresidential uses along Florida Avenue.

2.2 Onsite Conditions

The Ramona Creek site played a part in the agricultural heritage of the Hemet region, and for many years the property was used for farming. The topography is flat, and prominent site features include the following: 1) the San Diego Aqueduct, an underground domestic water facility within a 160-foot-wide easement that traverses the site southwest–northeast; 2) utility lines that run east–west along the northeastern boundary of the project site; 3) Devonshire Avenue, the only public roadway traveling through the site; and, 4) several mature eucalyptus trees at the southeast corner of the site. Site features prior to the development of the site are shown on Figure 2-3, Aerial Photograph.

The San Diego Aqueduct contains two Metropolitan Water District (MWD) pipes running diagonally though the site in a 160-foot-wide easement. The aqueduct carries water from the Colorado River to the San Vicente Reservoir and provides water for the City of San Diego. The types of land uses and improvements permitted on top of the MWD easement are limited. See Section 2.7.2, Recreational Spine, to reference the types of landscape materials and other improvements permitted within the easement.



View from Ramona Creek Specific Plan area toward mountains to the north.

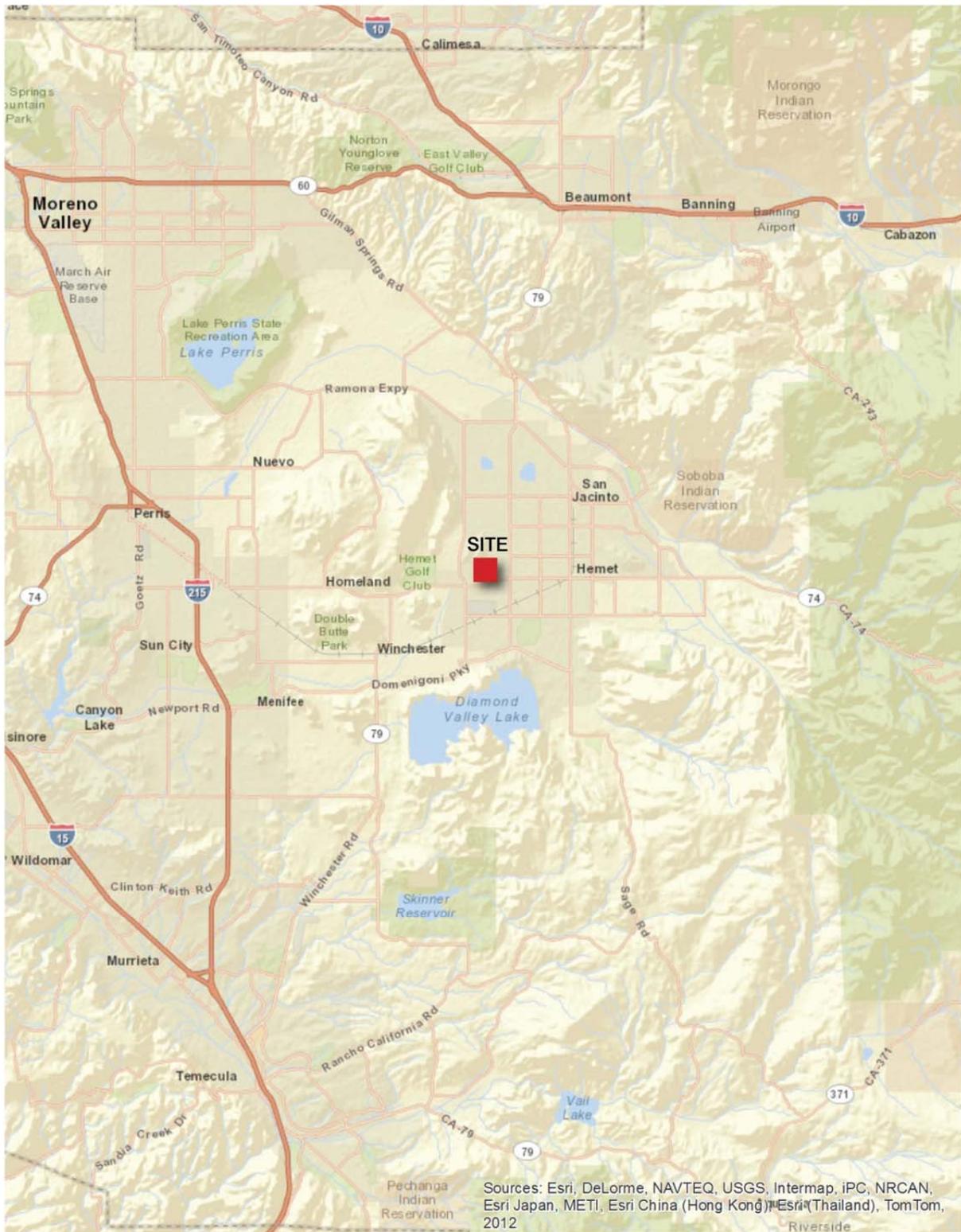


Figure 2-1. Regional Location



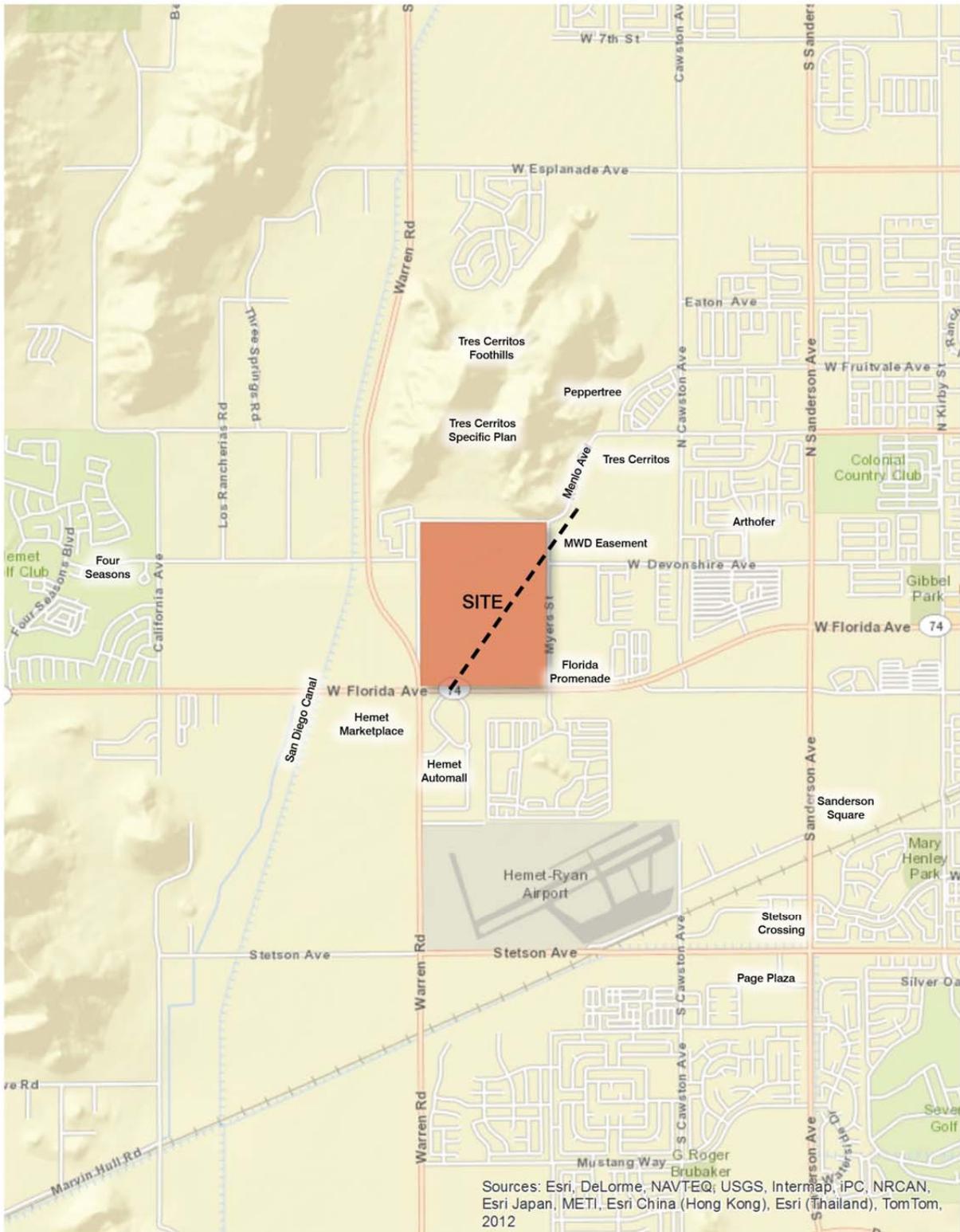


Figure 2-2. Local Vicinity





Figure 2-3. Aerial Photograph



2.3 Land Use Plan

A complementary mix of land uses sets Ramona Creek apart from the typical suburban development, creating a landmark community with freshness and vitality. The Land Use Plan (Figure 2-4) has been developed within the context of local community goals, environmental factors, market acceptance, economic viability, development phasing, and engineering feasibility. An artist's concept of the potential character of Ramona Creek is shown in Figure 2-5, Conceptual Illustrative Plan.

Nonresidential Development

Based on analysis of existing site conditions, the Florida Avenue commercial corridor is a prime location for retail and other nonresidential land uses. This edge generates exposure, access, and visibility, providing an excellent location for a Commercial Mixed Use District. During the design process, the major planning objective was to create a linkage from the Florida Avenue corridor through the center of the Ramona Creek site, drawing energy into communal gathering spaces and into adjacent residential neighborhoods. The resulting land use plan brings many diverse elements together so that the traditional assets of a suburban setting are complemented with an increased range of lifestyle choices made possible by the retail center, superior public parks, and a range of housing options, all within a comfortable walking distance.

Residential Development

To encourage the inclusion of residences geared toward a diverse mixture of household types, a minimum and maximum number of units have been designated for each land use category. The standards applicable to a particular type of housing vary according to density and building style of the product type. Residential density includes only the number of residential units and does not consider the square footage of each unit or any nonresidential square footage. Residential density is calculated by dividing the sum of the number of units proposed on an individual parcel by the total area of the parcel in acres.

Multifamily Residential

Multifamily homes within Ramona Creek are permitted within two categories: Medium Density Residential (MDR) at 8.1 to 18.0 units per acre, and Village Residential (VR) at 12.0 to 30.0 units per acre. Multifamily housing can attach both horizontally and vertically, with shared walls and access to each unit provided internally on each floor either through an enclosed or exterior walkway. Vehicular access and parking configurations can be provided through external drive isles and parking lots, or through attached or detached garages. Units may be offered as townhomes, stacked flats, or a combination. Private open space is required for each unit in the form of a patio or yard, and must measure a minimum of 150 square feet with a minimum dimension of 7 feet. Regulations for multifamily homes are listed in Table 2-3, Attached Residential Development Standards.



LEGEND

- | | | |
|--|--|---|
|  LOW MEDIUM DENSITY RESIDENTIAL (LMDR)
(3.0-8.0 DU/AC) |  COMMERCIAL MIXED USE |  SCHOOL OVERLAY |
|  MEDIUM DENSITY RESIDENTIAL (MDR)
(8.1-18.0 DU/AC) |  OPEN SPACE |  PLANNING AREAS |
|  VILLAGE RESIDENTIAL
(12.0-30.0 DU/AC) |  MIXED USE OVERLAY |  LIVE-WORK UNITS |

Figure 2-4A. Land Use Plan



Land Use Summary

Planning Area	Land Use Category	Acres	Density Range DU/AC	Max SF	DU Range	Target DU
Commercial Mixed Use District						
3	Commercial Mixed Use	42.73		535,788		
Village Residential District						
4a	Village Residential (with Mixed Use Overlay)	6.85	12.0 – 30.0	78,602	82-205	117
4b	Village Residential (with Mixed Use Overlay)	12.67		145,645	152-380	214
5	Village Residential	14.36			172-431	242
Medium Density Residential District						
6	MDR	6.19	8.1 – 18.0		50-111	89
7	MDR	4.71		38-85	61	
8	MDR	7.84		63-141	100	
Low Medium Density Village Residential District						
9	LMDR	31.47	3.0 – 8.0		94-252	182
10	LMDR (with School Overlay)	12.27		37-98	72	
Open Space District						
1	Ramona Creek Corridor	23.83				
2	Recreation Spine	12.19				
Other						
N/A	Street R.O.W.	28.05				
Total		203.16		Max. 760,035¹	Max. 1,077¹	1077¹

¹ The listed maximums are not intended to reflect the maximum development of Ramona Creek Specific Plan. As shown on Figures 5-5 through 5-8, an increase to the maximum residential density would require a corresponding decrease in the commercial intensity, and vice versa, to ensure that the impacts do not exceed those analyzed in the Ramona Creek Specific Plan Environmental Impact Report.

Figure 2-4B. Land Use Summary



Note: This exhibit is an artist's interpretation of one of many potential solutions for the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in design of open space amenities, road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

Figure 2-5. Conceptual Illustrative Plan



Single-Family Residential

Conventional single-family detached dwellings are generally designed with access to homes from the local street with an architectural orientation toward the front. Densities can range from 3 to 8 units per acre, at heights of one to two stories. Garages can be designed in a shallow-, mid- or deep-recessed, split, or tandem configuration. A variety of garage placements is encouraged to avoid monotonous streetscape configurations. Single-family units can be configured as conventional lots, cottage homes with garages loaded on an alley, or courtyard homes where 4 to 8 detached homes share a common driveway. Each home shall provide a minimum of 150 square feet of private open space with a minimum dimension of 7- 10 feet, depending on the zone of the parcel.

Single family homes are permitted in all residential areas, but are planned to occur in two categories, Low Medium Density Residential (LMDR) at a density of 3.0 to 8.0 units per acre and Medium Density Residential (MDR) at a density of 8.1 to 18.0 units per acre, as listed in Table 2-2, Detached Residential Development Standards.

Senior/Age-Restricted Housing

Senior/age-restricted housing may be developed in any residentially designated area in Ramona Creek and shall be restricted to persons aged 55 or older. Residential units may be market rate, rental, or institutional to accommodate the needs of the residents. Senior/age-restricted housing of more than 20 units shall provide a community recreation facility. The community center shall count toward the common outdoor space requirements.

2.4 Land Use Districts

The following five general land uses are permitted within Ramona Creek: Commercial Mixed Use, Village Residential, Medium Density Residential, Low Medium Density Residential, and Open Space. Two overlay districts, Mixed Use Overlay and School Overlay, build flexibility into the plan, allowing it to respond to future market conditions. Chapter 5, Administration and Implementation, covers these two overlay districts in detail. Initial construction of any of the uses listed in this section, whether permitted or conditionally permitted, requires a site development plan review to ensure compliance with the standards and guidelines of this Specific Plan.

2.4.1 Commercial Mixed Use District

Providing a vibrant western gateway into the City of Hemet, the approximately 43-acre Commercial Mixed Use District (Planning Area 3) consists of retail, service, entertainment, restaurant, professional office, medical, and big-box retail in a pedestrian-friendly environment. This district also can potentially include a higher-learning campus, satellite college, technical college, museum, day-care center, performing arts center, and civic uses.

The district will benefit the City by capitalizing on local and regional traffic to provide jobs and bolster the City's tax revenues.

The Commercial Mixed Use District may include a mix of differing nonresidential uses (such as office over retail) attached horizontally or vertically. This area will support the most intense level of development in the Specific Plan, and nonresidential buildings may develop at a maximum floor area ratio (FAR) of 0.30. FAR is calculated by dividing the sum of all nonresidential development square footage proposed for an individual parcel by the total area of the parcel in square feet. A wide separation, heavy landscaping, screening, and cleverly oriented loading bays buffer the residents to the north from the service areas of the commercial uses.

As shown in Figures 2-6, 2-7A, 2-7B and 2-8, the Commercial Mixed Use District is centered on a walkable "main street" culminating in a pedestrian plaza ringed by restaurants and active commercial uses. The pedestrian plaza is positioned to provide direct visual and pedestrian connection with the residential community to the north via the Community Green and Recreation Spine. One of the options for the design of the public open spaces is an enhanced integration of the pedestrian plaza and the Community Green. Figures 2-7A and 2-7B illustrate potential design solutions, and the final plan will be determined in conjunction with the actual site design of the Commercial Mixed Use District and the Recreation Spine.

Four conceptual options illustrate potential development scenarios for the Commercial Mixed Use District. These illustrations are not final and are provided to illustrate a range of options. The final design and site layout will be determined during site development plan review. The conceptual proposed project accommodates institutional uses on the east side, and an artist's concept is shown in Figure 2-7B. The conceptual alternatives (Figures 2-7A and B) show various configurations of entertainment, retail, and big-box retail.

Development standards control the building envelopes for the proposed structures and have been designed to provide flexibility in site design while ensuring a consistent and coordinated built environment. The overall intent is to allow for a more intense, urbanized environment in the Commercial Mixed Use District, and soften the edge adjacent to residential development with setbacks and landscaping while encouraging pedestrian access. Generally, nonresidential buildings are permitted to be constructed close together in order to cluster development and create more vibrant and intensified spaces.

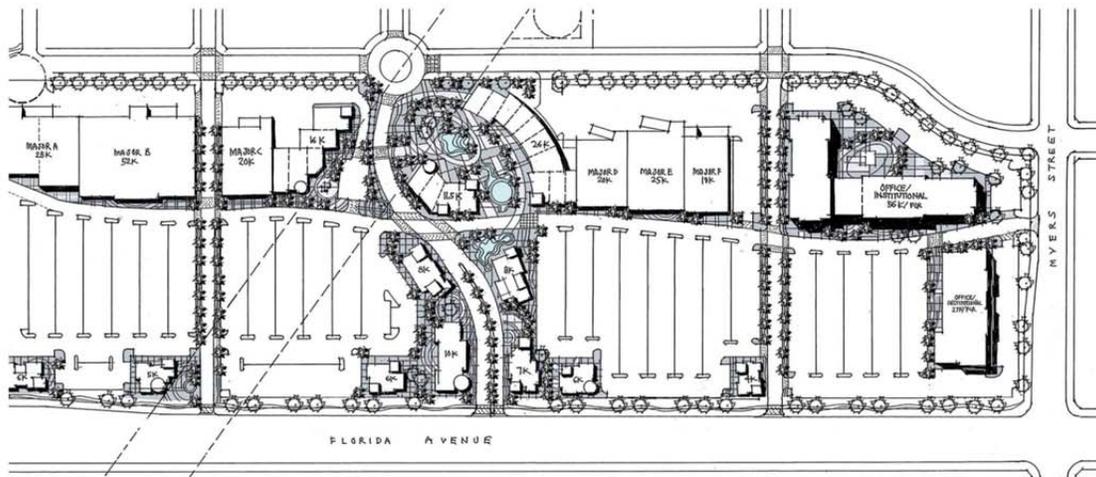
Standards for nonresidential development within the Commercial Mixed Use District are provided in Table 2-4. Potential conflicts between commercial and residential neighborhoods have been addressed with enhanced parkways along "C" Street, landscaped screening walls, and increased setback distances depending on the building orientation, as shown in Figures 2-9A and B, Commercial Mixed Use Sections.



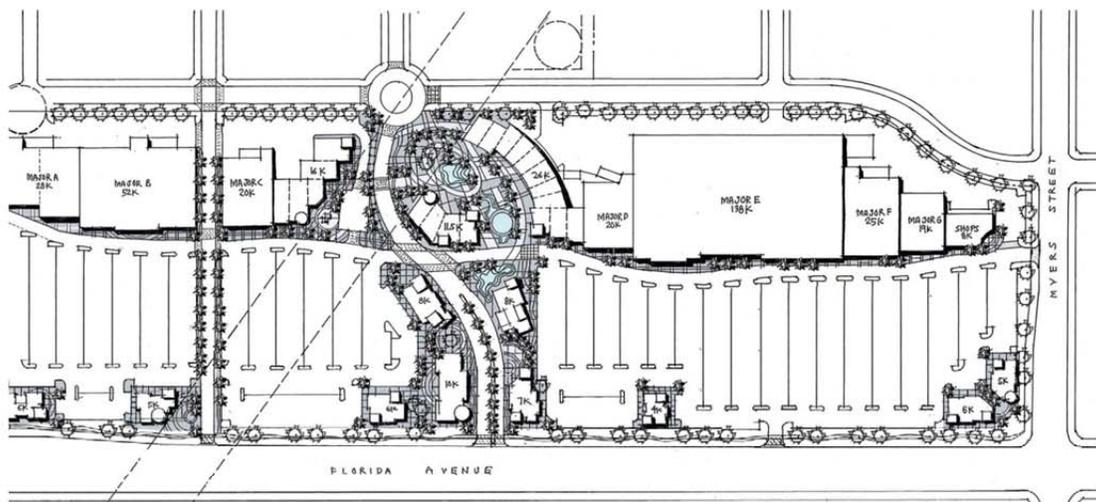
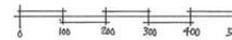
Source: Nadel Architects

Note: These exhibits are an artist's interpretation of one of many potential solutions for the application of the Ramona Creek development standards and design parameters and are not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in design of open space amenities, road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

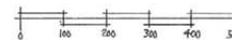
Figure 2-6. Commercial Mixed Use District Renderings



Alternative 1: Retail/Office - No Entertainment



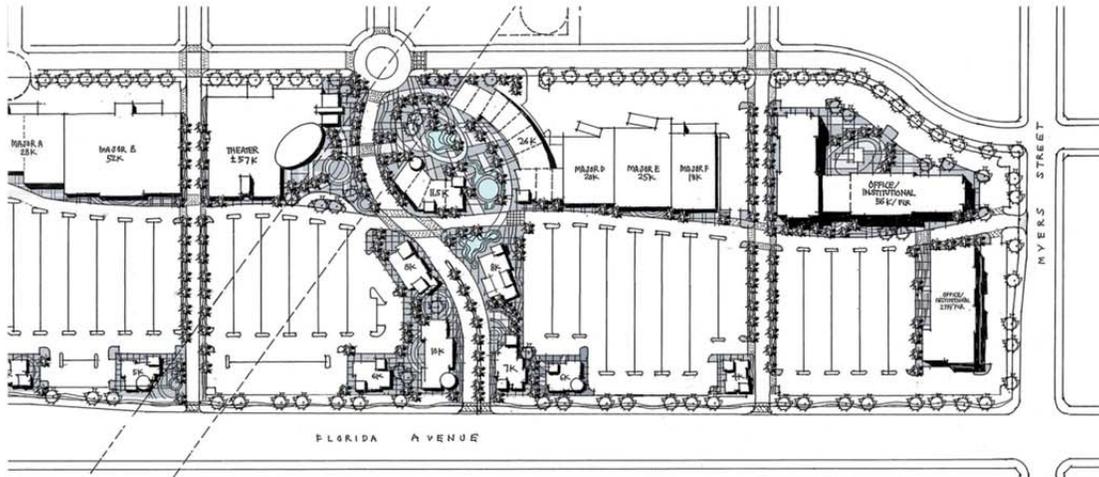
Alternative 2: 100% Retail



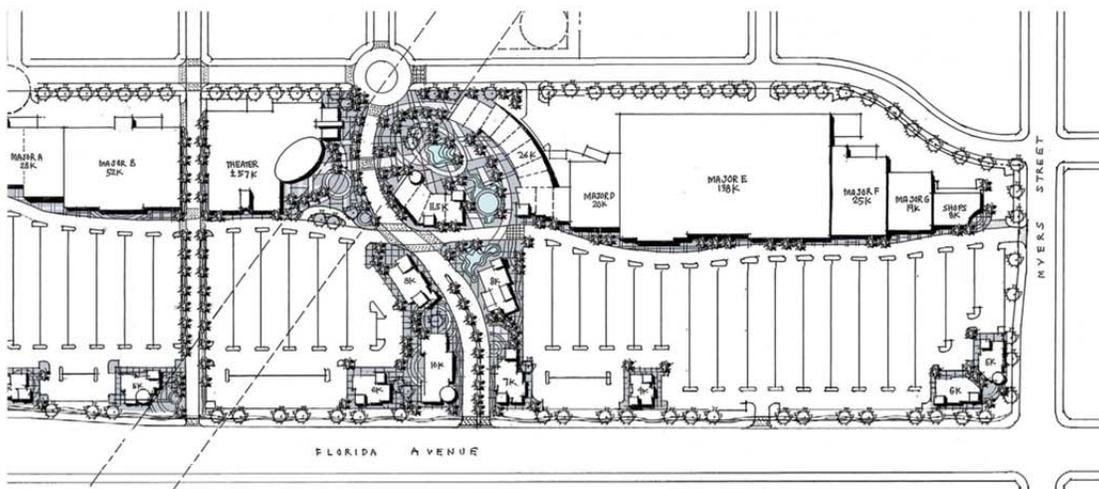
Note: These exhibits are an artist's interpretation of the application of Ramona Creek development standards and design parameters outlined in this Specific Plan and are not to be taken as the final design or compulsory in nature. Concepts for the Mixed-Use District are provided to illustrate a range of options. The final design and site layout will be determined during site development plan review and shall be reviewed using these graphics as guidance. Variations in design of open space amenities, road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

Source: Nadel Architects

Figure 2-7A. Conceptual Mixed-Use District Illustratives



Alternative 3: Entertainment, Retail & Office

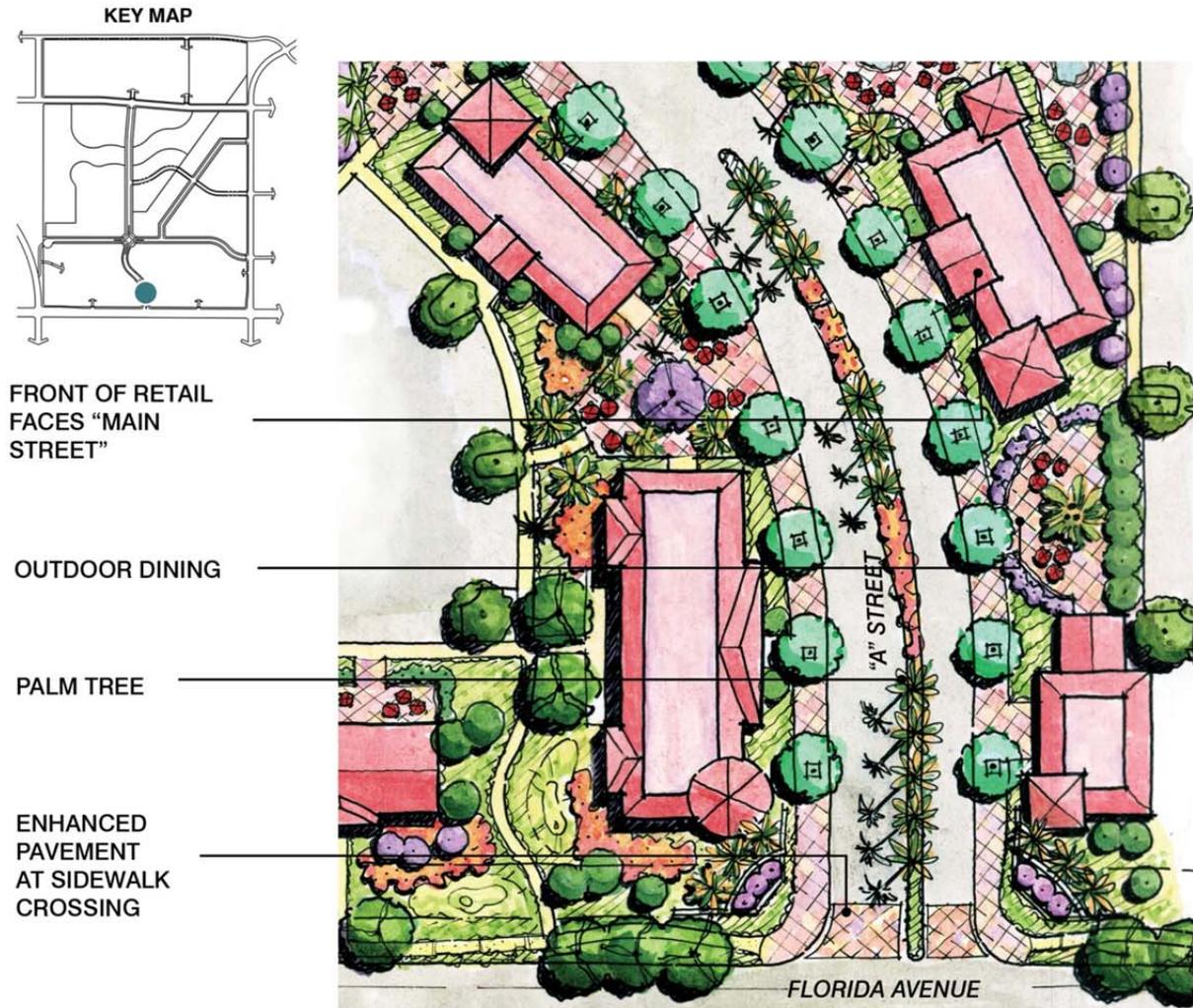


Alternative 4: Entertainment & Retail

Note: These exhibits are an artist's interpretation of the application of Ramona Creek development standards and design parameters outlined in this Specific Plan and are not to be taken as the final design or compulsory in nature. Concepts for the Mixed-Use District are provided to illustrate a range of options. The final design and site layout will be determined during site development plan review and shall be reviewed using these graphics as guidance. Variations in design of open space amenities, road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

Source: Nadel Architects

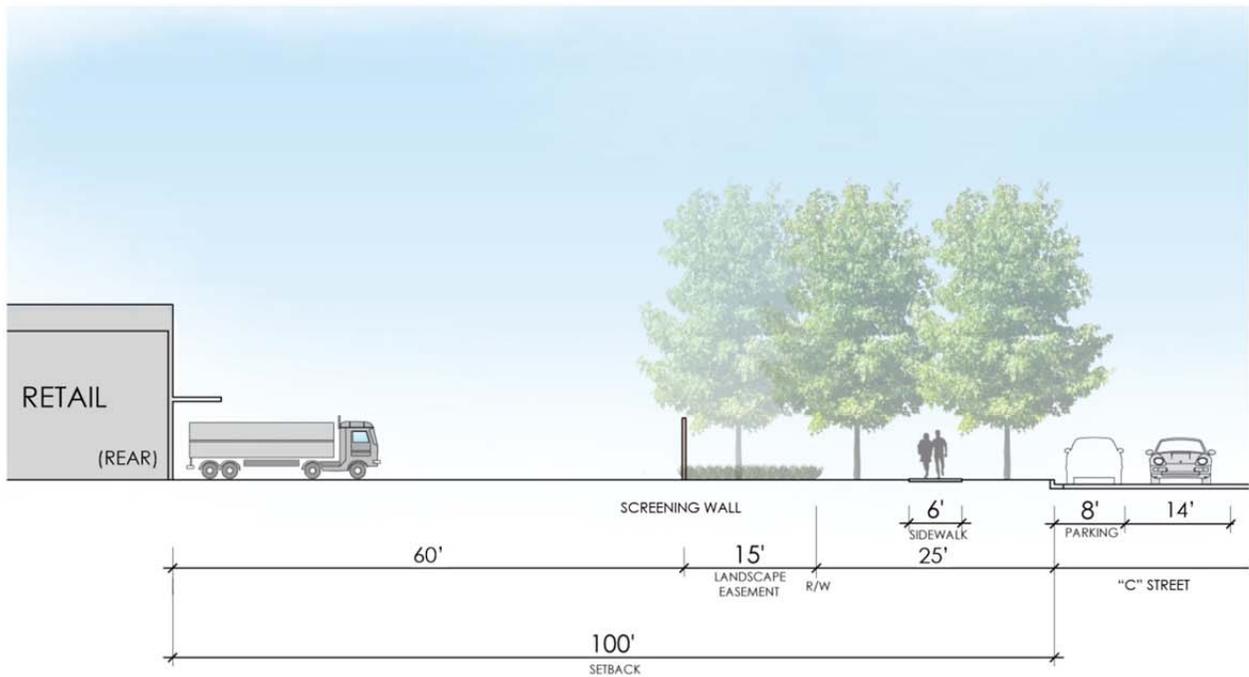
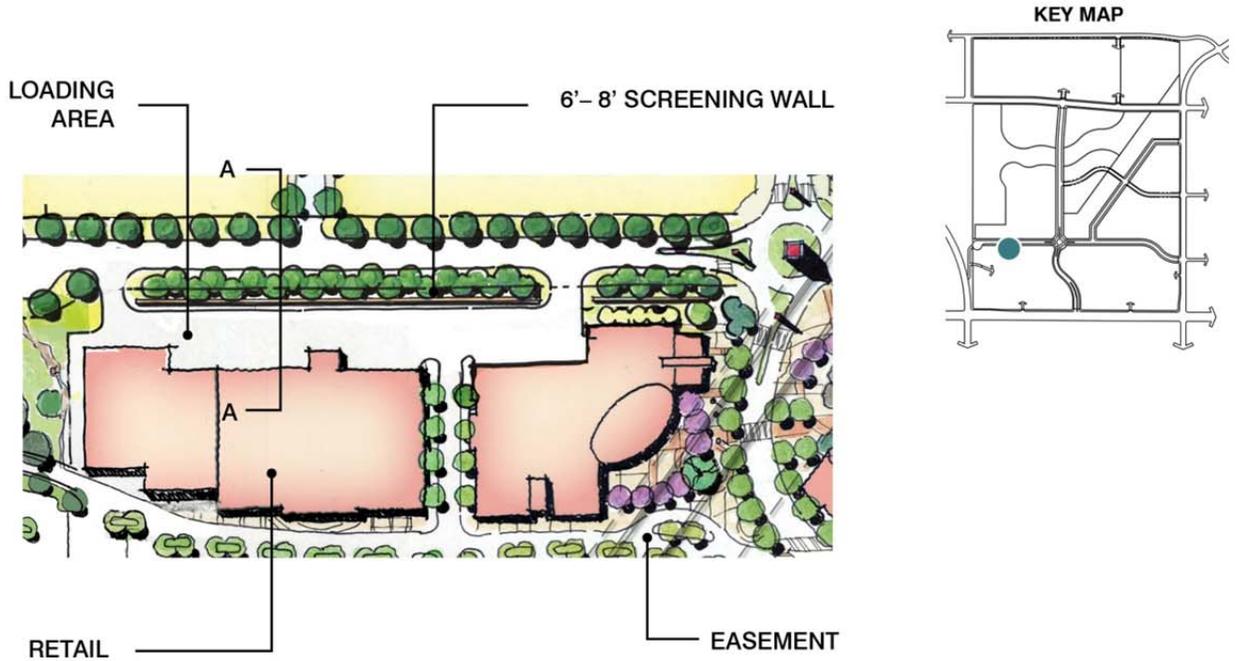
Figure 2-7B. Conceptual Mixed-Use District Illustratives



Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

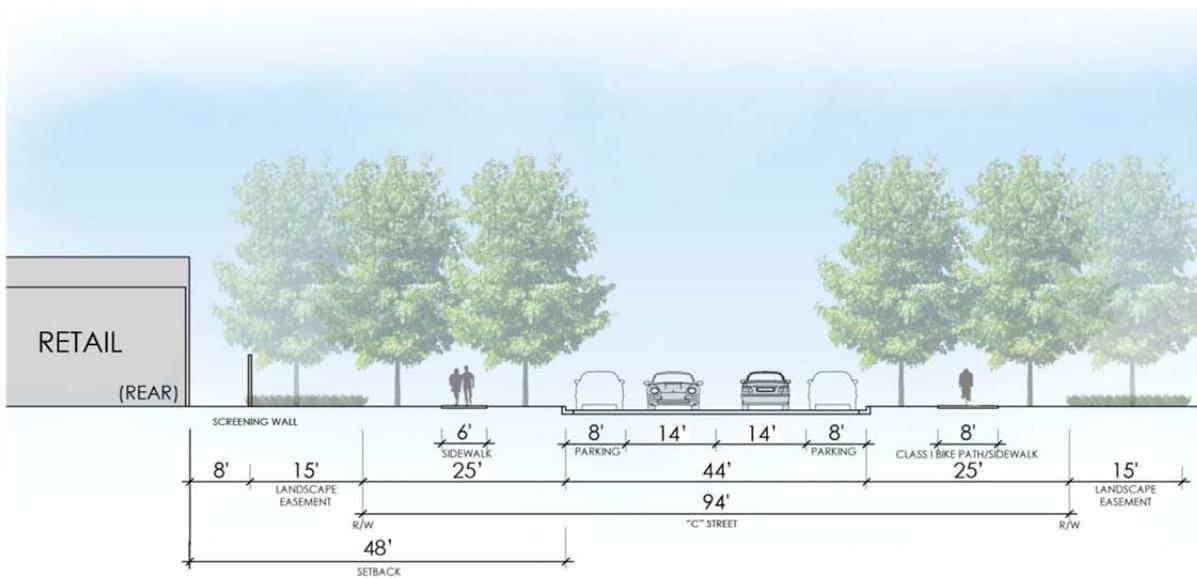
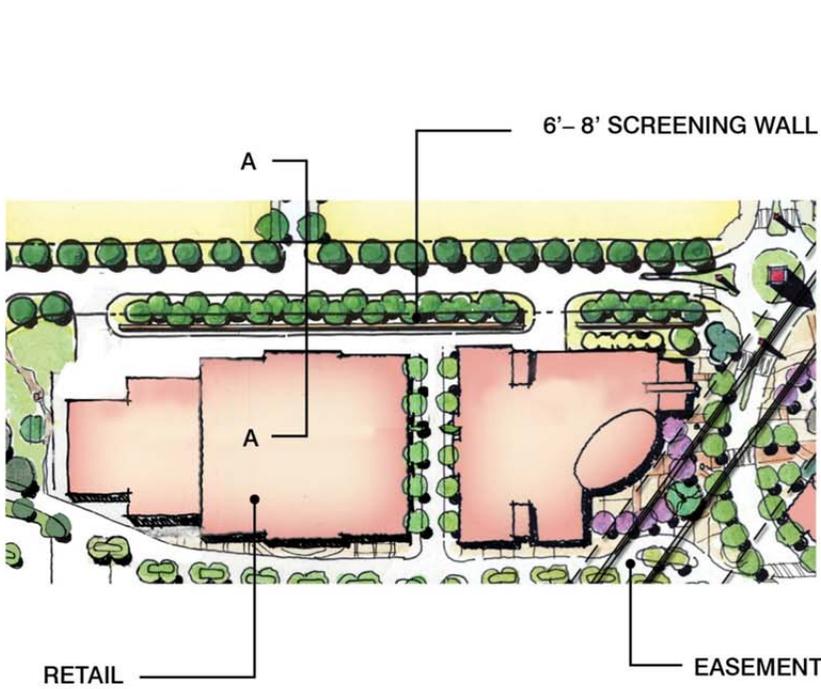
Figure 2-8. Conceptual Illustrative of Commercial "Main Street"





SECTION A-A
LOADING DOORS AT REAR OF RETAIL FACING "C" STREET

Figure 2-9A. Commercial Mixed Use Sections



**SECTION A-A
REAR OF RETAIL (NO LOADING) FACING "C" STREET**

Figure 2-9B. Commercial Mixed Use Sections

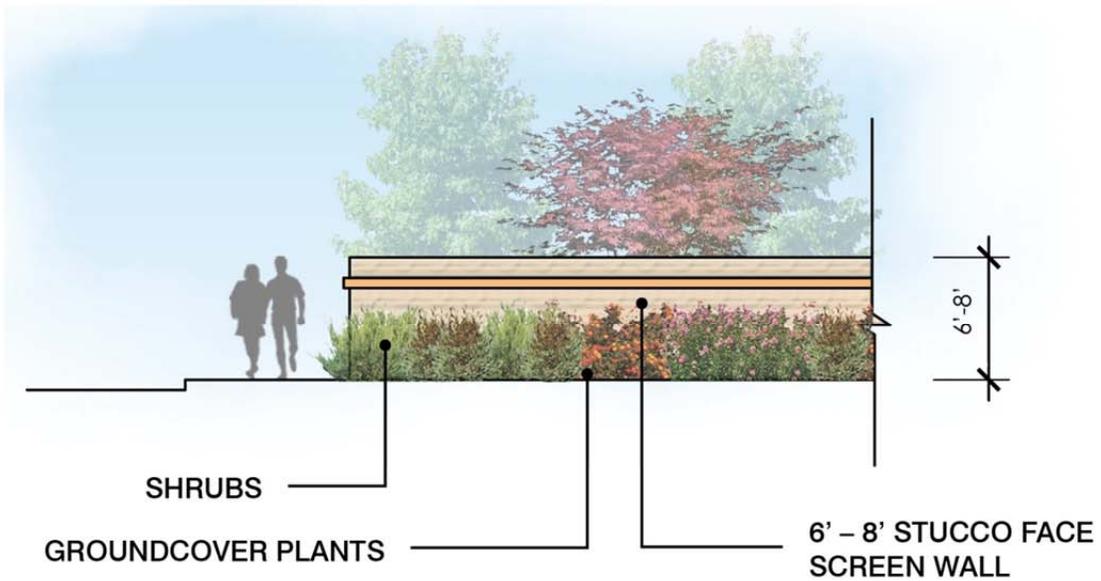
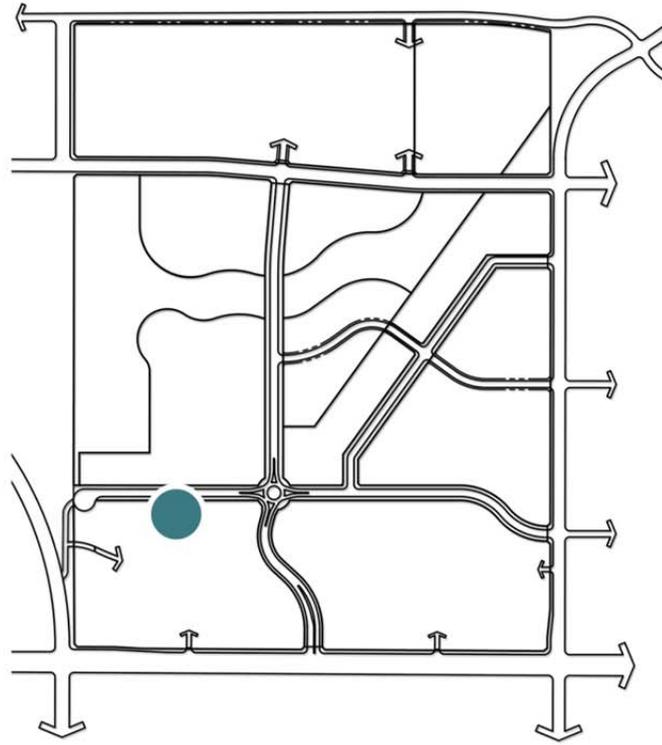


Figure 2-10. Screening Wall Section

2.4.2 Village Residential District

The 33.9-acre Village Residential District includes Planning Areas 4 and 5 and allows a density of 12.0 to 30.0 dwelling units per acre, providing a high degree of flexibility to respond to market conditions. The area is a transition zone between the high-density Commercial Mixed Use District and lower density residential districts. A variety of potential housing types catering to the full spectrum of buyers is allowed in this district. Young singles and couples, families, empty nesters, active adults, and seniors are all envisioned as potential residents. Detached single family homes, small-lot detached homes, townhomes, and stacked flats are examples of the types of housing that may be located in the Village Residential District.

Mixed Use Overlay

An expansion of nonresidential uses from the Commercial Mixed Use District into all or part of Planning Area 4 is permitted. This area is designated with a Mixed Use Overlay on Figure 2-4, Land Use Plan, and allows live-work townhomes, student housing, professional office uses, or institutional uses. Planning Area 4 has been divided into two areas (4a and 4b) to provide specific standards for each. Should area 4a be developed as a non-residential use before 4b is developed, 4b must also be developed as a non-residential use. Also, if single family and non-residential (excluding live/work) areas are located adjacent to each other in any part of Planning Area 4, an enhanced landscaped setback is required for visual screening and separation, as depicted in Figure 2-10, Screening Wall Section. Further Details regarding implementation of the Mixed Use Overlay are found in Section 5.7.1, Development Equivalency Program.

Live-Work Units

One of the uses allowed with administrative approval in the Mixed Use Overlay zone, live-work units, consists of residential living space combined with commercial space in one structure for a single owner. Changing patterns of work and technology are leading to an increase in home-based workers, and live-work uses enable the City to respond to changes in the economy and meet the needs of special groups such as artists or businesses that need affordable work and housing space.

2.4.3 Medium Density Residential

Planning Areas 6, 7, and 8 comprise the Medium Density Residential (MDR) District and total 18.7 acres. Homes having a density of 8.1 to 18.0 units per acre are allowed, which may consist of single-family or multifamily homes. These planning areas are south of Devonshire Avenue and are all directly adjacent to open space. The homes have a higher density than areas north of Devonshire and a lower density than the Village Residential District.

2.4.4 Low Medium Density Residential

The Low Medium Density Residential (LMDR) District has the lowest allowed density in Ramona Creek in order to be compatible with existing surrounding single-family neighborhoods. Consisting of Planning Areas 9 and 10, the entire district is north of Devonshire Road. The area consists of 43.7 acres and allowed density is 3.0 to 8.0 dwelling units per acre, for a maximum of 254 dwelling units. Homes may consist of standard or clustered single-family detached dwellings. Multifamily homes are not permitted in this district.

School Overlay

If Hemet Unified School District elects to pursue development of an elementary school in Ramona Creek, a 12-acre area in Planning Area 10 has been identified as the school location. The flexibility of allowing a school in the area, which is otherwise designated for Low Medium Density Residential uses, is provided through a School Overlay designation, as shown in Figure 2-4, Land Use Plan. Details regarding implementation of the School Overlay are found in Section 5.7.1, Development Equivalency Program.

2.4.5 Open Space District

The centerpiece of the Ramona Creek Specific Plan Area is a public park system providing approximately 36 acres of open space and recreation amenities intended to serve both residents and surrounding neighborhoods. These areas provide passive green space and programmed activity space, and also serve as an organizational structure for the residential neighborhoods, strengthening the cohesiveness of the entire community design.

The open space linkages also benefit the environment in myriad ways, providing natural drainage, pedestrian trails that reduce reliance on the automobile, and habitat for native plants and animals. This system of publicly accessible open spaces extends into residential neighborhoods, allowing a high proportion of Ramona Creek residents to live in homes that front onto parks. These well-distributed green areas allow residents to enjoy close proximity to parks and open space.

Approximately 12 acres of open space run diagonally through Ramona Creek on the site of the MWD easement, serving as the “central park” of the community (Planning Area 2). This area is configured in three spaces, a 2-acre community green adjacent to the central urban plaza (within the retail area), a 9-acre linear active recreation area connecting to Myers Street, and a 1-acre triangular area at Devonshire and Myers. The Community Green can accommodate an amphitheater and community room. This space is intended to host outdoor concerts, plays, and events and is connected to the Commercial Mixed Use District by enhanced pedestrian cross-walks at the juncture of “A”, “B”, and “C” Streets.

The Recreation Spine crosses the site from the northeast to the southwest. It will include open fields, sports courts, play equipment, picnic areas, and exercise opportunities. This amenity also provides a pedestrian link to the Florida Avenue Mixed Use District. Building limitations on the MWD easement dictate that most permanent structural improvements, such as restrooms and the amphitheater stage, be located outside of the easement area.

2.5 Development Regulations

The purpose of development criteria is to ensure that Ramona Creek reflects the guiding principles of the community. This section provides minimum standards for design of individual parcels, while providing opportunities for the applicant to apply creative design solutions.

Table 2-1, Permitted Uses designates specific uses within each broad land use category so appropriate activities and building types occur as defined by the Specific Plan. Three categories of permitted uses have been defined: prohibited, permitted by-right with the appropriate ministerial permit, or permitted with the appropriate discretionary permit, such as an administrative use permit (AUP) or conditional use permit (CUP). Approval of uses not specifically listed requires a determination by the Community Development Director following procedures set forth in the Municipal Code.

Tables 2-2, 2-3, and 2-4 establish development standards for attached and detached residential, non-residential, and mixed use development within the Specific Plan area. Criteria for maximum unit density, minimum lot width, maximum lot coverage, front, side, and rear setbacks, building height and separation, and minimum private open space standards are established in these tables.

During the site development plan review process, proposals for Ramona Creek will be reviewed against several sets of design standards and guidelines as follows: residential planning areas are subject to this Specific Plan, the City’s Single Family Residential Design guidelines, Multiple-Family Design Guidelines, and the Hemet Municipal Code, as applicable.

**Table 2-1
Permitted Uses**

<i>Use</i>	<i>LMD R</i>	<i>MDR</i>	<i>Village Res.</i>	<i>Commercial Mixed Use</i>	<i>MU Overlay</i>	<i>Park /OS</i>
Residential Uses						
Accessory dwelling unit, granny flat, 2nd unit (per section 90-315(g)of the Municipal Code)	P	—	—	—	—	—
Active adult, age-restricted communities ¹	P	P	P	—	P	—
Day care facility						
a.>6 but less than 12 clients	P	—	—	—	—	—
b.>12 clients	C	C	C	C	C	—
Home occupations (per section 90-72 of the	P	P	P	—	P	—

**Table 2-1
Permitted Uses**

<i>Use</i>	<i>LMD R</i>	<i>MDR</i>	<i>Village Res.</i>	<i>Commercial Mixed Use</i>	<i>MU Overlay</i>	<i>Park / OS</i>
Municipal Code)						
Household pets (per section 90-77 of the Municipal Code)	P2	P2	P2	—	P2	—
Live-work units	—	—	—	—	A	—
Multifamily attached dwellings	—	P	P	—	P	—
Residential care facility, licensed (per sections 90-261 through 90-280 of the Municipal Code).	P3,4	—	—	—	—	—
Single-family detached dwellings	P	P	P	—	P5	—
Commercial Uses						
Adult business (per section 90-18 of the Municipal Code)	—	—	—	—	—	—
Automobile, motorcycle, RV/motorhome, or boat sales	—	—	—	—	—	—
Automotive, motorcycle, and marine vehicle parts sales	—	—	—	P	—	—
Bakeries	—	—	—	P	—	—
Bar, nightclub, and dance hall (with or without alcohol)	—	—	—	C	—	—
Barber and beauty shops and nail salons	—	—	—	P	P	—
Bicycle shops	—	—	—	P	—	—
Billiards/pool hall	—	—	—	C	—	—
Check-cashing or payday services	—	—	—	—	—	—
Drive-through facility	—	—	—	C	—	—
Drug/pharmacy stores	—	—	—	P	—	—
Dry cleaners without an onsite plant	—	—	—	P	—	—
Dry cleaners with an onsite plant	—	—	—	—	—	—
Entertainment uses (billiards, bowling, arcade) with or without alcohol	—	—	—	C	—	—
Financial services and institutions	—	—	—	P	P	—
Gas stations	—	—	—	C	C	—
Health/athletic clubs	—	—	—	P	—	—
Hotels	—	—	—	P	—	—
Live-work units	—	—	—	—	A	—
Markets and food stores	—	—	—	P	—	—
Offices – professional, administrative, executive, medical, dental, hospital	—	—	—	P	P	—
Pawn shops or collateral loan stores	—	—	—	—	—	—
Plant nurseries	—	—	—	P6	—	—
Restaurants – with drive-through	—	—	—	C	—	—
Restaurants – sit down or fast food (includes delis and cafes)	—	—	—	P	P7	—
Retail – general merchandise	—	—	—	P	—	—
Retail – big box (>80,000 sf of gross floor area including outdoor display area)	—	—	—	P	—	—

**Table 2-1
Permitted Uses**

<i>Use</i>	<i>LMD R</i>	<i>MDR</i>	<i>Village Res.</i>	<i>Commercial Mixed Use</i>	<i>MU Overlay</i>	<i>Park /OS</i>
Retail service shop (repair and sales of appliances, electronics, shoes, locksmith photographic processing, printing, lithography, engraving, copy, tailor, and costume rental)	—	—	—	P	—	—
Smoke, cigarette, cigar, or tobacco store	—	—	—	C	—	—
Studios (dance, martial arts, yoga, boxing, etc.)	—	—	—	P	P	—
Tattoo and/or piercing	—	—	—	—	—	—
Theaters – movie or live	—	—	—	P	C	—
Thrift stores	—	—	—	—	—	—
Veterinary services/grooming/pet store	—	—	—	P8	—	—
Other Uses						
Religious facilities	—	—	—	—	C	—
Educational facilities	P9	—	—	C	P	—
Libraries, museums, civic uses	—	—	—	P	P	—
Police substation	—	—	—	P	P	—
Post office	—	—	—	P	P	—
Utility facilities ¹⁰	P	P	P	P	P	P
Telecommunication facilities ¹¹	—	—	—	C	C	C
Temporary uses	Per the Municipal Code (section 90-73)					
Recreational Uses						
Bowling alley	—	—	—	P	C	—
Natural open spaces	P	P	P	P	P	P
Recreational facilities – unlighted game courts, swimming pool/spa, playground, exercise facilities	P	P	P	A	P	P
Recreational facilities – community centers, amphitheaters	P	P	P	A	P	P
Recreational facilities – lighted game courts	C	C	C	C	P	P

Permitted (P), Administrative Use Permit (A), Conditional Use Permit (C), Prohibited (—)

Notes:

- 1 Defined as living facilities for residents aged 55 years or older, which includes independent living, assisted living, congregate care, and convalescent homes. Senior / Age restricted housing of more than 20 units shall provide a community recreation facility.
- 2 Unless otherwise restricted by covenants, conditions and restrictions.
- 3 Small Group Home Permit (SGHP) required.
- 4 Permitted as part of an active-adult or age-restricted component.
- 5 Single family detached homes are not permitted in PA 4b if PA 4a is developed as a non-residential use.
- 6 Permitted only as a part of a big-box retail use; standalone facilities are not permitted.
- 7 Allowed only as an ancillary use (less than 10% of gross floor area) in an office and/or educational development in the Mixed-Use Overlay.
- 8 Overnight boarding of animals not permitted unless for surgery or medical emergency.
- 9 Allowed only as dictated in the School Overlay land use designation.
- 10 Above-ground utilities necessary to serve the needs of the local community shall be located and sized through the site development plan review in accordance with the Municipal Code (sections 90-1451 through 90-1457).
- 11 Telecommunication facilities must be consistent with the Municipal Code (sections 90-1611 through 90-1627).

**Table 2-2
Detached Residential Development Standards**

<i>Standard</i>	<i>LMDR Standard Detached</i>	<i>LMDR / MDR/VR Clustered Detached¹</i>	<i>MDR / VR</i>
Density			
Density range	3.0–8.0 du/ac	LMDR: 3.0 – 8.0 du/ac MDR: 8.1–18.0 du/ac VR: 12.0 – 30.0 du/ac	MDR: 8.1–18.0 du/ac VR: 12.0 – 30.0 du/ac
Site Specifications			
Minimum net lot area ²	6,000 sq. ft.	Not applicable ²	Not applicable ²
Minimum net project size	3 acres	3 acres	5 acres
Minimum habitable building area (excluding garages)	1200 sq. ft.	900 sq. ft.	900 sq. ft.
Minimum lot depth	100 ft.	Not applicable ¹	80 ft.
Minimum lot width ³			
Standard	50 ft.	Not Applicable ¹	35 ft.
Cul-de-sac	40 ft.	Not applicable ¹	35 ft.
Flag lot (access strip)	20 ft.	Not applicable ¹	20 ft.
Corner lot	55 ft.	Not applicable ¹	40 ft.
Maximum lot coverage			
1 story	65%	70%	70%
2 stories	55%	65%	65%
Front Setbacks ⁴			
To principal structure	20 ft.	10 ft.	10 ft.
To front-entry garage	20 ft.	≤5 ft. or ≥20 ft.	≤5 ft. or ≥20 ft.
To side-entry garage	15ft.	15 ft.	15 ft.
To unenclosed porch	15 ft.	15 ft.	10 ft.
Exterior Side Setbacks (street side) ^{4,5}			
To principal structure	5 ft.	5 ft.	5 ft.
Interior Side Setbacks ^{4,6}			
To principal structure (1 story)	0 ft. or 5 ft.	0 ft. or 5 ft.	0 ft. or 5 ft.
To principal structure (2 stories)	0 ft. or 7.5 ft.	0 ft. or 5 ft.	0 ft. or 5 ft.
Separation of 2nd floors	0 ft. or 15 ft.	0 ft. or 6 ft.	0 ft. or 6 ft.
Rear Setbacks ^{4,5}			
To principal structure (interior lot)	15 ft.	10 ft.	10 ft.
To principal structure (garage-to-alley)	5 ft.	5 ft.	5 ft.
To detached garage	5 ft., 0 ft. if alley loaded with 28-foot garage door separation		
To alley-entry garage	0 feet with a 28-foot garage-door-to-garage-door separation		
Outdoor patio	5 ft.	5 ft.	5 ft.
Height			
Maximum height ⁷	35 feet (2 stories)	35 feet (2 stories)	45 feet (3 stories)

**Table 2-2
Detached Residential Development Standards**

Standard	LMDR Standard Detached	LMDR / MDR/VR Clustered Detached¹	MDR / VR
Building Separation 8			
Minimum distance, 1:1 story (wall-to-wall/wall-to-window/window-to-window)	Not Applicable	10 ft./10 ft./10 ft.	10 ft./10 ft./10 ft.
Minimum distance, 1:2 stories (wall-to-wall/wall-to-window/window-to-window)	Not Applicable	10 ft./10 ft./15 ft.	10 ft./10 ft./15 ft.
Minimum distance, 2:2 stories (wall-to-wall/wall-to-window/window-to-window)	Not Applicable	10 ft./10 ft./15 ft.	10 ft./10 ft./15 ft.
Site perimeter to living area	15'	15'	15'
Private open space	500 s.f., minimum dimension 15 ft.	150 s.f., minimum dimension 10 ft.	150 s.f., minimum dimension 7ft.
Common open space	Not Applicable	Community amenity	Community amenity
Other			
Lot measurement	Per the Municipal Code (section 90-315(b))		
Projections into yards	Per the Municipal Code (90-315(c) for standard developments and 90-505 (e) for cluster and small lot developments		
Accessory buildings & laundry facilities	Per Municipal Code (section 90-315(e & l))		
Walls fencing, screening and landscaping	Per Specific Plan Design Guidelines & City of Hemet Single Family Detached and Multifamily Ordinances		
Accessory dwelling units	Per Municipal Code (section 90-315(g))		
Eave overhangs	Minimum 12 in., maximum of 30 in. for standard developments and 90-505(e) for cluster and small lot developments		
Parking	Per Municipal Code (sections 90-1423A and 90-1424)		

- 1 See Appendix C: Glossary of Terms for definition of clustered housing. Lot width and depth standards for cluster homes will be evaluated during Site Development Plan Review.
- 2 Minimum lot sizes do not apply to developments that are subdivided by means of a condominium map.
- 3 Any lot with a width of 35 feet or less shall provide garage access from a private drive unless on a knuckle or cul-de-sac. Conventional front-loaded products shall provide a minimum 40-foot lot width.
- 4 All setbacks shall be measured from the property line.
- 5 The side yard may be reduced behind the rear main building line to not less than 5 ft. for open patios and similar open structures, pool equipment, and swimming pools. Swimming pools may be located within the rear yard setback no closer than 5 ft. to the rear property line. Associated swimming pool equipment, features, and structures less than 42 inches in height may be located in the reduced setbacks.
- 6 A zero lot-line detached product is permissible if the balance of the required setback is provided in the opposite side yard and if the minimum building separation is maintained. A zero lot line is permissible on sides with no door openings and windows that do not align with windows or private open space on the adjacent lot. Approval of zero lot-line residential products will be determined during the site development review process and/or conditional use permit process.
- 7 Maximum building height is defined as the height from the top of the finished grade to the top of the roof peak. The maximum height limit may be exceeded as permitted in the Municipal Code (section 90-315(d)).
- 8 Building separation is used in situations where there is a zero lot line and when there are no property lines between structures. Building separation is measured from the exterior wall of a structure to the exterior wall of another structure. The following may encroach into the required separation: 1) architectural projections, bay windows, and eaves: 2 ft., 2) covered porches and stoops: 3 ft., 3) balconies and stairways: 3 ft.

**Table 2-3
Attached Residential Development Standards**

Standard	MDR	VR
Density		
Density range	8.1–18.0 du/ac	12.0–30.0 du/ac
Site Specifications		
Minimum net project size	3 acres	5 acres
Maximum Lot Coverage		
1–2 stories	65%	70%
3 stories	—	70%
Front Setbacks from Exterior Street 1		
To principal structure	15 ft.	15 ft. (1–2 stories), 20 ft. (3 stories)
To unenclosed porch	10 ft.	10 ft.
Height		
Maximum height 2	40 feet (2 stories)	45 feet (3 stories)
Building Separation 3		
Minimum distance, 1:1 story (wall-to-wall/wall-to-window/window-to-window)	10 ft./10 ft./10 ft.	10 ft./10 ft./10 ft.
Minimum distance, 1:2 stories (wall-to-wall/wall-to-window/window-to-window)	10 ft./10 ft./15 ft.	10 ft./10 ft./15 ft.
Minimum distance, 2:2 stories (wall-to-wall/wall-to-window/window-to-window)	10 ft./10 ft./15 ft.	10 ft./10 ft./15 ft.
Minimum distance, 1:3 stories (wall-to-wall/wall-to-window/window-to-window)	10 ft./10 ft./15 ft.	10 ft./10 ft./15 ft.
Minimum distance, 2:3 stories (wall-to-wall/wall-to-window/window-to-window)	—	10 ft./15 ft./20 ft.
Minimum distance, 3:3 stories (wall-to-wall/wall-to-window/window-to-window)	—	10 ft./15 ft./20 ft.
Minimum distance, 3:3 stories (wall-to-wall/wall-to-window/window-to-window)		
Other		
Lot measurement & projections	Per the Municipal Code (section 90-385(a, b))	
Parking	Per Municipal Code (sections 90-1423A and 90-1424)	
Service areas, walls, fencing, screening	Per Municipal Code (sections 90-385 (h & l))	
Accessory buildings and laundry facilities	Per Municipal Code (sections 90-385 (d & l))	
Private Open Space	Per Municipal Code (section 90-386(f)), 125 sf average, min dimension= 7', 1 BR: 100 SF, 2+ BR: 150 SF	
Common Open Space	Per Municipal Code (section 90-386(f)), 250 sf/du, minimum dimension=25', recreational amenity required	

- 1 All setbacks shall be measured from the exterior property line.
- 2 Maximum building height is defined as the height from the finished grade to the top of the roof peak. The maximum height limit may be exceeded as permitted in the Municipal Code (section 90-385(c)).
- 3 Building separation is used in situations where there is a zero lot line and when there are no property lines between structures. Separation is measured from the exterior wall of a structure to the exterior wall of another structure. The following may encroach into the required separation: 1) architectural projections, bay windows, and eaves: 2', 2) covered porches and stoops 3', 3) balconies and stairways: 3 feet.

**Table 2-4
Commercial Mixed Use & Mixed Use Overlay Standards**

Standard	Commercial Mixed Use	Mixed Use Overlay (Live / Work)
Intensity		
Maximum gross floor area ratio ¹	0.30	0.30
Site Specifications		
Minimum project size	5 ac	5 ac
Minimum landscape coverage	10%	10%
Building Setback from Exterior Property Lines 2		
From Florida Avenue	25 ft. ³	25 ft. ³
From C Street	<ul style="list-style-type: none"> • 32 ft. curb to building when entry is oriented toward C Street. • 50 ft. from curb to building when oriented with rear facing C Street. • 100 ft. from curb to loading doors when facing directly toward C Street. 	<ul style="list-style-type: none"> • 15 ft. from curb to front of live / work units, • 20 ft. all non-live work uses.
From Myers Street	15 ft., entry oriented toward Myers Street, 20 ft. otherwise.	15 ft., entry oriented toward Myers Street, 20 ft. otherwise.
Height 4		
Maximum height	50 ft.	50 ft.
Maximum stories	3 stories	3 stories
Other		
Building separation	No minimum	25' setback with 6' high, 15' wide landscape buffer between residential and non-residential uses
Building projections into yards	Per Municipal Code (section 90-895(b))	Per Municipal Code (section 90-895(b))
Accessory buildings	Per Municipal Code (section 90-895(d))	Per Municipal Code (section 90-895(d))
Service and refuse areas	Per Municipal Code (section 90-895(f))	Per Municipal Code (section 90-895(f))
Parking	Per Municipal Code (sections 90-1423B & D)	Live / work: 3 spaces / du, 1 enclosed Others per Municipal Code
Parking lot landscaping	Per Municipal Code (section 90-1425)	Per Municipal Code (section 90-1425)
Joint use of parking facilities	Per Municipal Code (section 90-1426)	Per Municipal Code (section 90-1426)
Payment of fees in lieu of required parking	Per Municipal Code (section 90-1427)	Per Municipal Code (section 90-1427)

1 Gross floor area ratio (GFAR) is the total building area divided by the total area of the Mixed-Use land use category. A FAR is not applied to individual buildings.

2 All setbacks shall be measured from the property line to the exterior wall of a structure.

3 Setbacks from Florida Avenue include the required 25-foot Scenic Highway Setback line. A 0-foot setback is allowed from this line.

4 Maximum building height is defined as the height from the top of the finished grade to the top of the roof peak. The maximum height limit may be exceeded as permitted in the Municipal Code (section 90-895(c)).

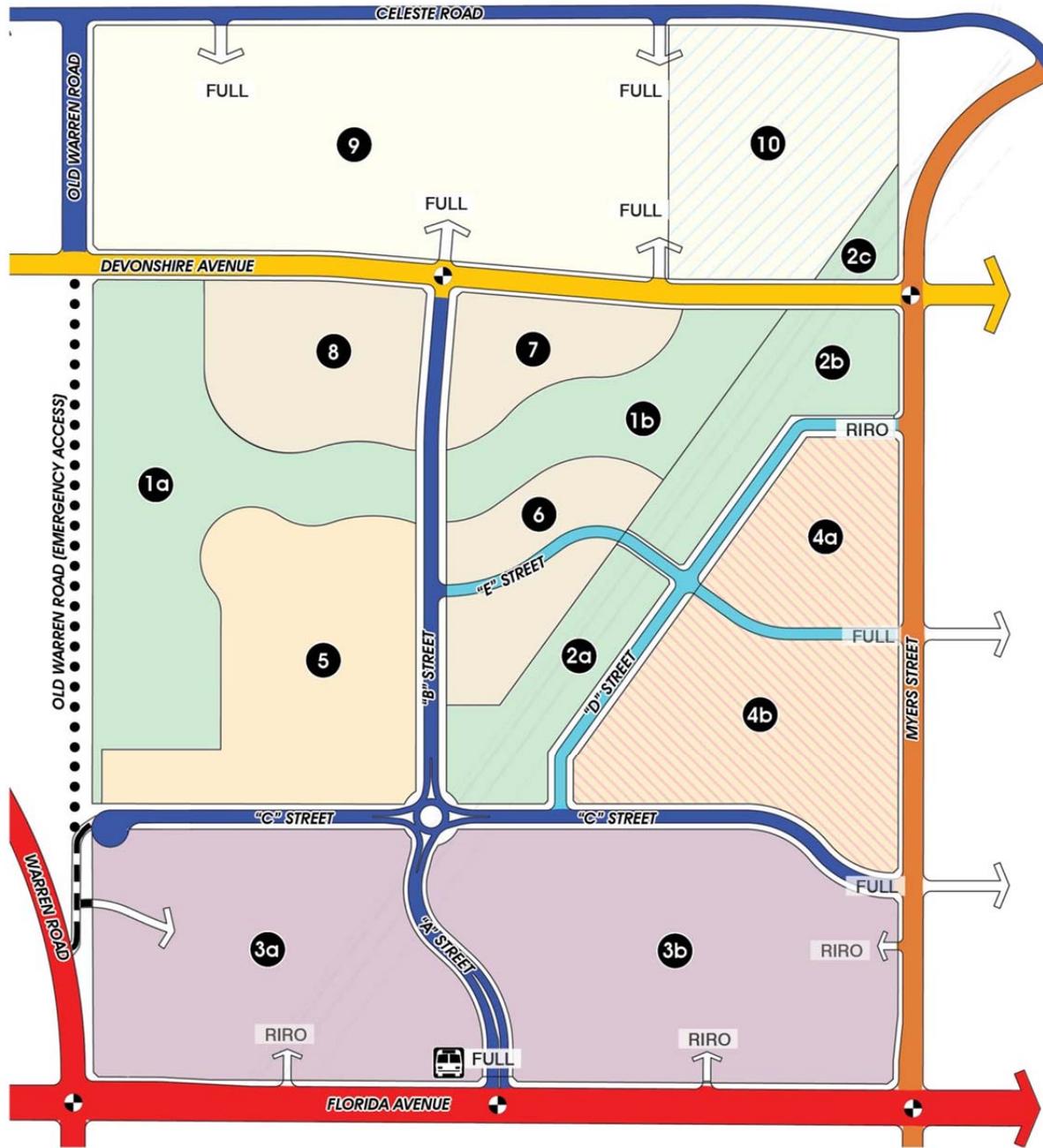
2.6 Mobility Plan

Connection of land uses and site elements is achieved in Ramona Creek through an intricate multimodal circulation system. Figure 2-11, Mobility Plan, illustrates a framework of roads together with transit, pedestrian, and bicycle connections. The vehicular circulation system is organized with a hierarchal street system, creating a system of new collector and local streets, providing efficient travel in and around the community. A central “main street” entry from Florida Avenue provides an intensified traditional urban edge culminating in a traffic circle overlooking the diagonal linear park. This street is supported by a central linear collector street crossing the Ramona Creek Corridor that accesses all the neighborhoods.

A finer grain of bicycle, pedestrian, and neighborhood electric vehicle (NEV) circulation provides linkage from residential neighborhoods into the park system and primary community elements. Class II bike lanes along Florida Avenue, Warren Road, Devonshire Avenue, and Myers Street connect the site to the larger regional bike circulation network.



Residential streetscape featuring parallel parking, landscaped parkway, and shaded sidewalk.



LEGEND

- | | | |
|--|--|--|
| ■ ARTERIAL | ■ SECONDARY | ■ LOCAL RESIDENTIAL |
| ■ COLLECTOR STREET | ■ DIVIDED SECONDARY | ● PLANNING AREA |
| - - - EMERGENCY ACCESS* | ●●● OLD WARREN ROAD R.O.W.
(includes emergency access road) | ⊕ POTENTIAL FUTURE TRAFFIC SIGNAL IF WARRANTED |
| FULL = FULL ACCESS | FUTURE BUS STOP | |
| RIRO = RIGHT-IN/RIGHT-OUT ACCESS ONLY | | |

Figure 2-11. Mobility Plan



2.6.1 Vehicular Circulation

A central feature of Ramona Creek is the design hierarchy of streets, where local roads serving neighborhoods feed into collector streets and secondary highways serving the project, providing a comprehensive and connected street network. All roadways will be constructed according to the minimum standards and guidelines in the Specific Plan, and all public streets, both on- or off-site, shall be improved by the developer or builder. The typical street cross-sections and plan views are illustrated in Figures 2-12A – 2-12L and described below:

Arterial. Florida Avenue is an arterial, which is a six-lane road with limited/controlled access to minimize conflicts and accommodate higher speeds. Intersections are signalized and separated by at least one-quarter mile. Florida Avenue contains a landscaped median, which varies in width.

Divided Secondary. Myers Street is a divided secondary street, which includes four-lanes and a center median. South of Devonshire, Myers contains bike lanes on each side and north of Devonshire, Myers includes parking on both sides.

Secondary. Devonshire Avenue is a secondary four-lane street with a painted centerline and no median. Parking is not accommodated, and shared bike/NEV lanes are included.

Collector. A collector is a two-lane roadway with full shoulders and sidewalks on both sides. Parking or NEV / bike lanes may be provided on both sides. Residences are not permitted to have individual driveways onto the street. Celeste Road, Old Warren Road north of Devonshire, "A" Street, "B" Street, and "C" Street are collectors.

Local Street. Local streets within Ramona Creek typically have a 62-foot right-of-way and a 40-foot curb-to-curb dimension with parallel parking allowed on both sides. Cul-de-sac streets serving less than 20 homes have a 60-foot right-of-way with 36 feet curb-to-curb and parking on both sides. "D" Street, "E" Street and all other interior non-collector public roadways are local streets.

Alley. Alleys are permitted and typically measure 34-feet wide (24-foot-wide paved area with a 5-foot apron on each side) where parking is prohibited. Alleys are not depicted on the Mobility Plan, and as private drives will be evaluated during the Development Plan Review Process.

Old Warren Road South of Devonshire. As shown on Figure 2-11, Mobility Plan, the right-of-way for Old Warren Road south of Devonshire Avenue still exists on the site; however, it is not being fully improved in conjunction with the development of Ramona Creek. The Master Developer will grade and improve half the right-of-way to provide a 20-foot wide access roadway, allowing for maintenance and emergency services as depicted in Figure 2-12L. Adjacent property owner(s) will be provided with access rights in the right-of-way to allow for

improvement of the road in the future. If fully improved, Old Warren Road south of Devonshire Avenue will be developed as a local residential street.

Emergency Access. As shown on Figure 2-11, Mobility Plan, an emergency access is provided from Warren Road to "C" Street. The emergency access may be unpaved or paved with a surface approved by the fire department and gated with a Knox-Box for rapid entry.

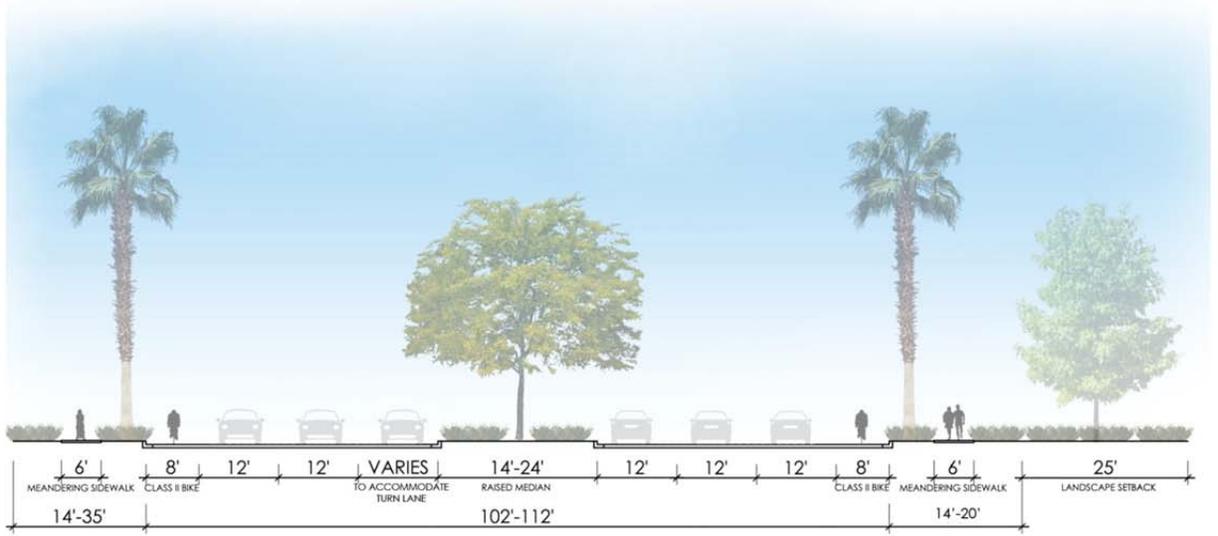
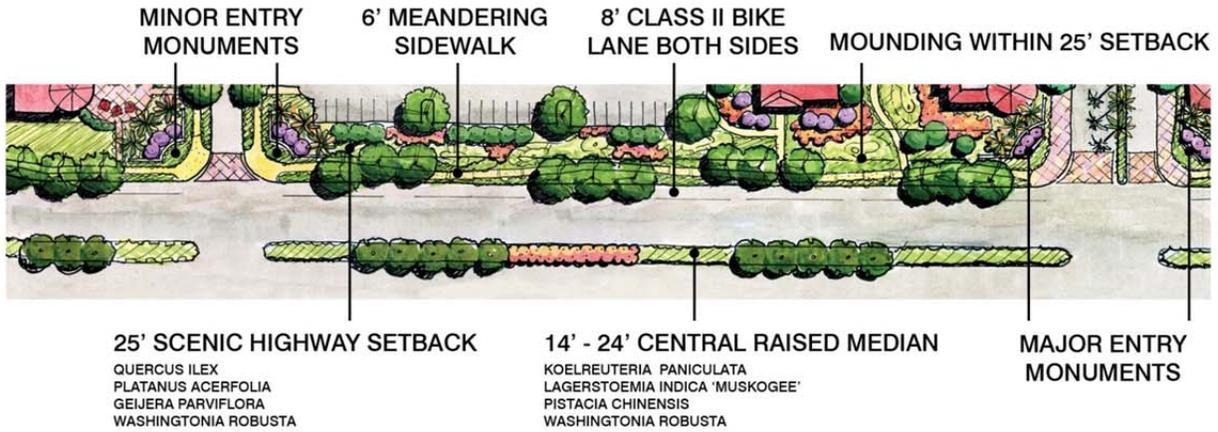
2.6.2 Public Transit

Ramona Creek is currently served by the Riverside Transit Agency (RTA), with existing bus stops on Florida Avenue west of the project site (near Warren Road) and east of the project (near the WinCo Foods grocery store). These bus stops are served by Route 27, a local bus route that travels between the City of Riverside and the community of Valle Vista through the cities of Perris, Menifee, and Hemet. RTA Route 212 also travels on Florida Avenue past Ramona Creek, but the route is a Commuter Link express bus that does not serve local bus stops.

A new bus stop is planned for the intersection of West Florida Avenue and "A" Street, as shown in Figure 2-11. Developers and builders of projects within Ramona Creek shall work with RTA to provide additional infrastructure to implement long-range transit plans, including bus shelters, and signage. If deemed necessary, infrastructure shall be consistent with RTA's Design Guidelines for Local Planners, Developers, and Decision-Makers, the City of Hemet's Scenic Highway Setback Manual, and Caltrans design standards.

2.6.3 Truck Traffic

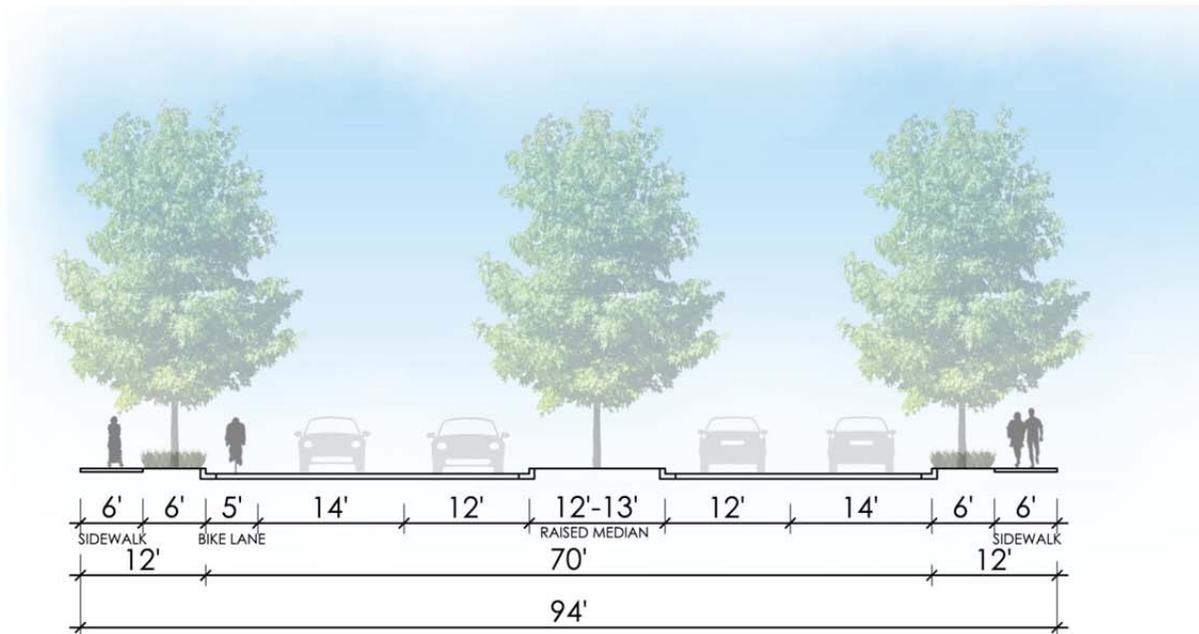
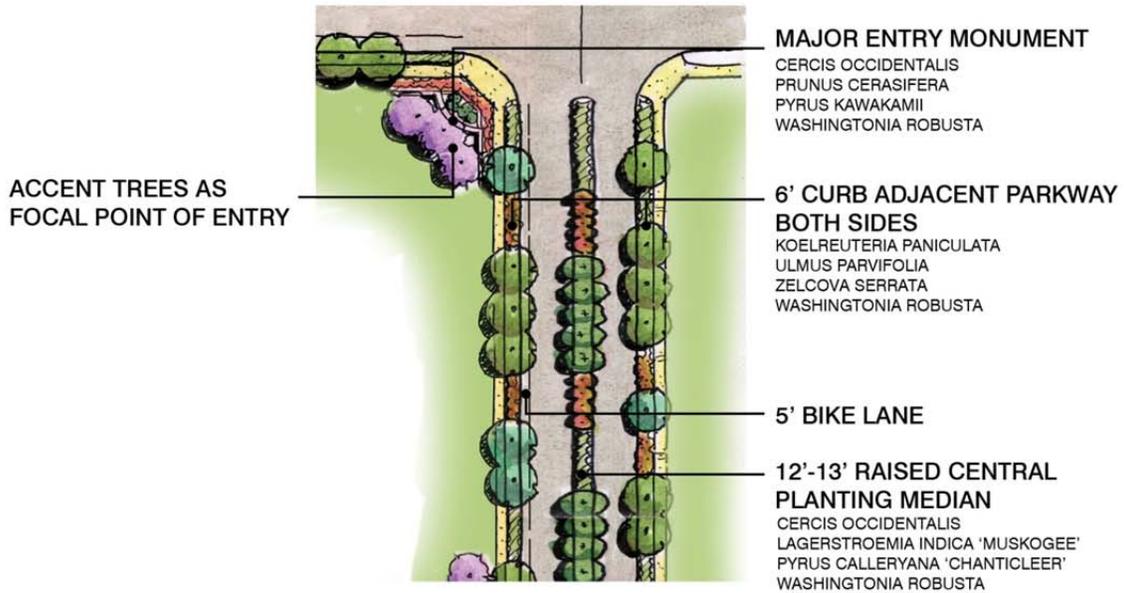
According to the City of Hemet General Plan, truck traffic is routed onto arterials to minimize neighborhood disruption. Pursuant to the Hemet Municipal Code (section 78-61), the City of Hemet designates truck routes on Florida Avenue and Warren Road in the vicinity of the project. Moving trucks and local deliveries are permitted on local streets, but the majority of truck movements and truck through-trips are not permitted on local streets.



Florida Avenue / Warren Road (Arterial)

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

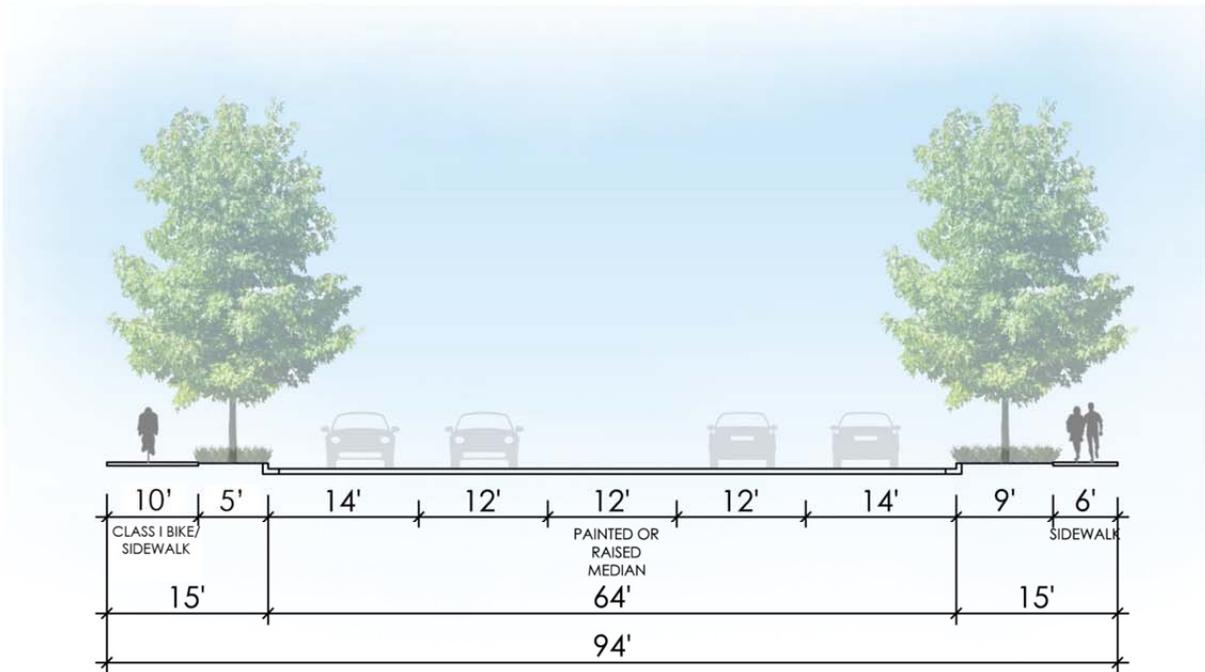
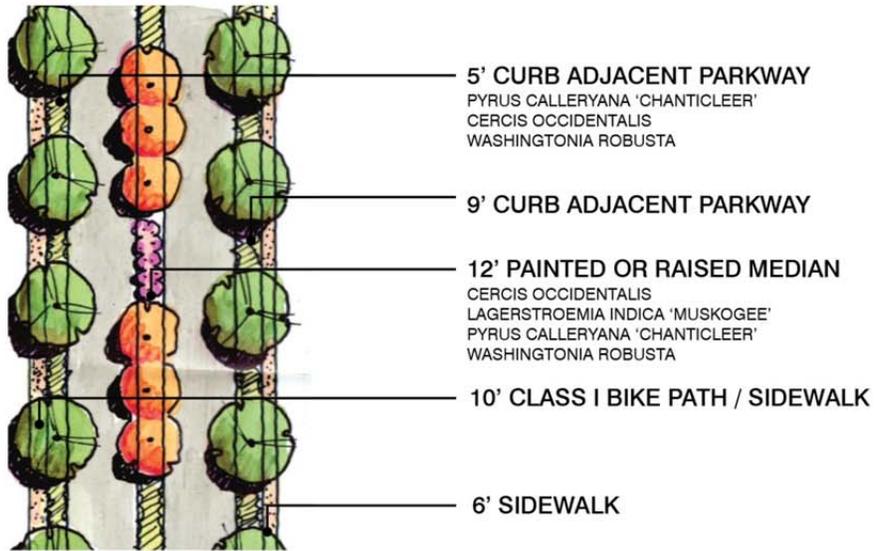
Figure 2-12A. Street Sections: Florida Avenue / Warren Road



Myers Street South of Devonshire Facing North (Divided Secondary)

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

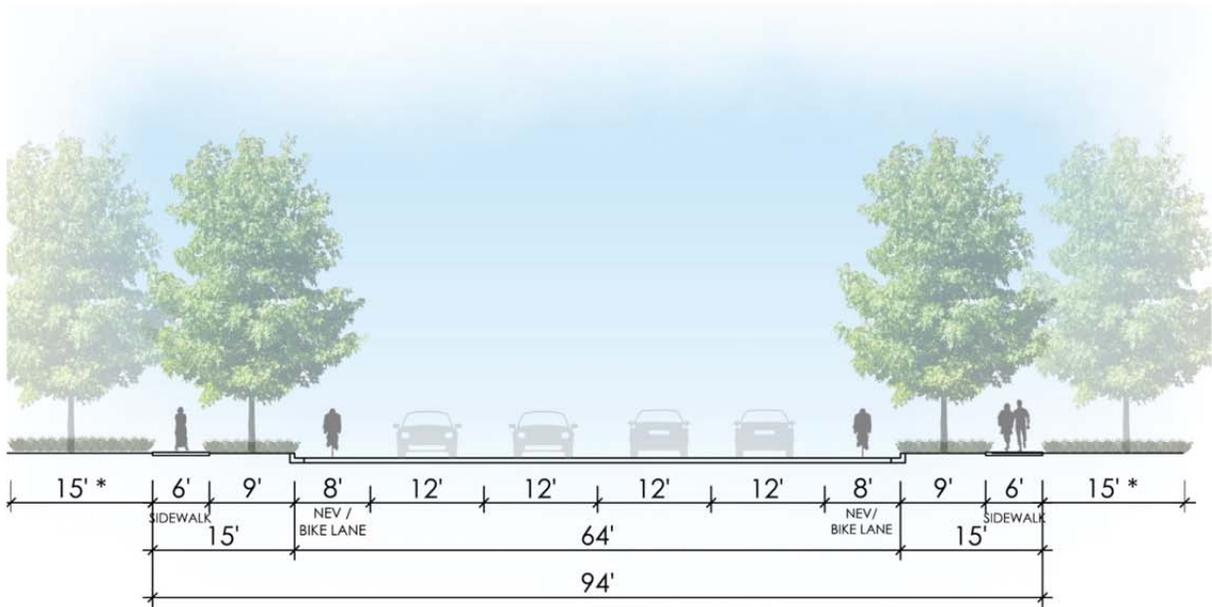
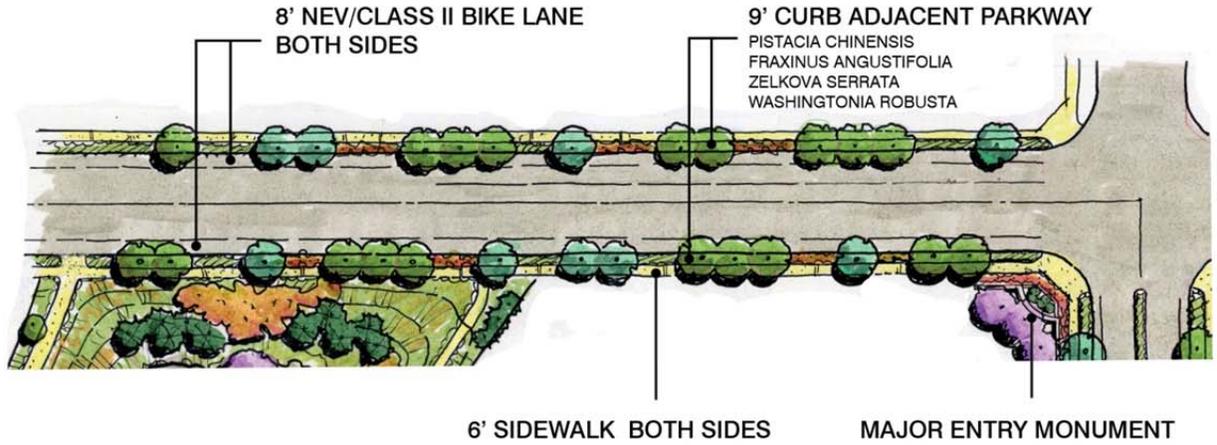
Figure 2-12B. Street Sections: Myers Street South of Devonshire



Myers Street North of Devonshire Facing North (Divided Secondary)

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

Figure 2-12C. Street Sections: Myers Street North of Devonshire

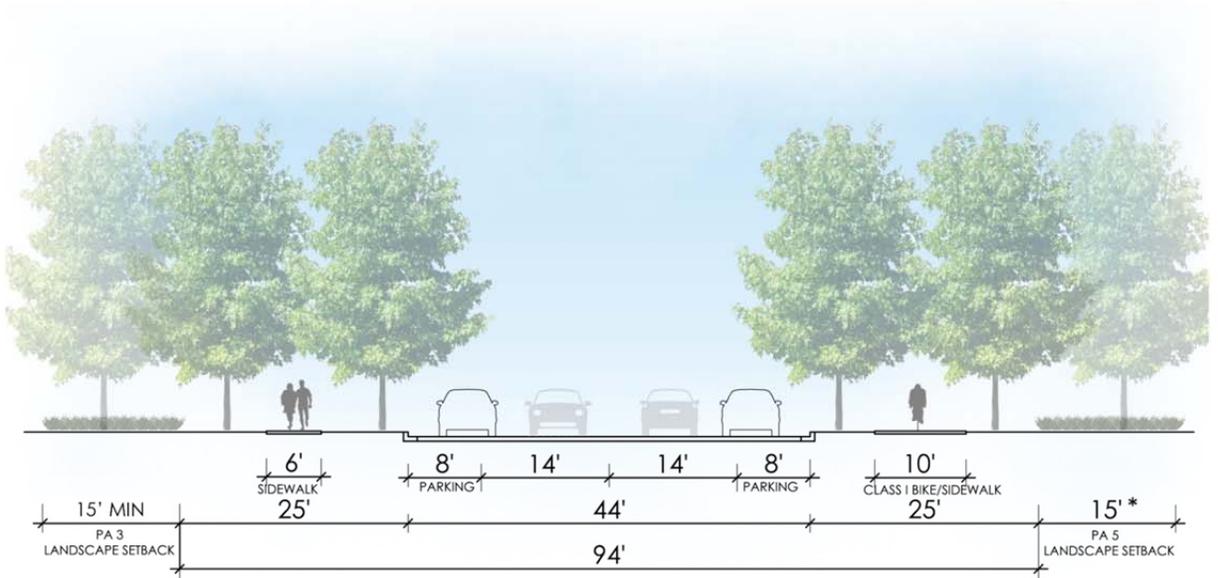
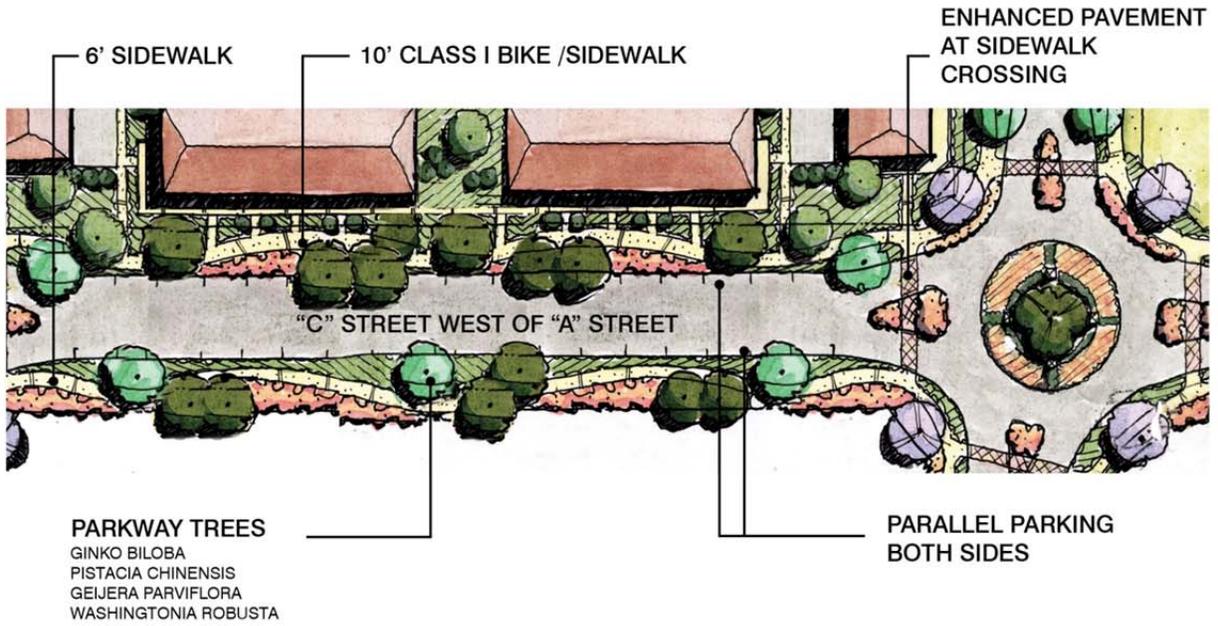


Devonshire (Secondary)

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

* Landscape setbacks are not required if residential units face the street.

Figure 2-12D. Street Sections: Devonshire Avenue

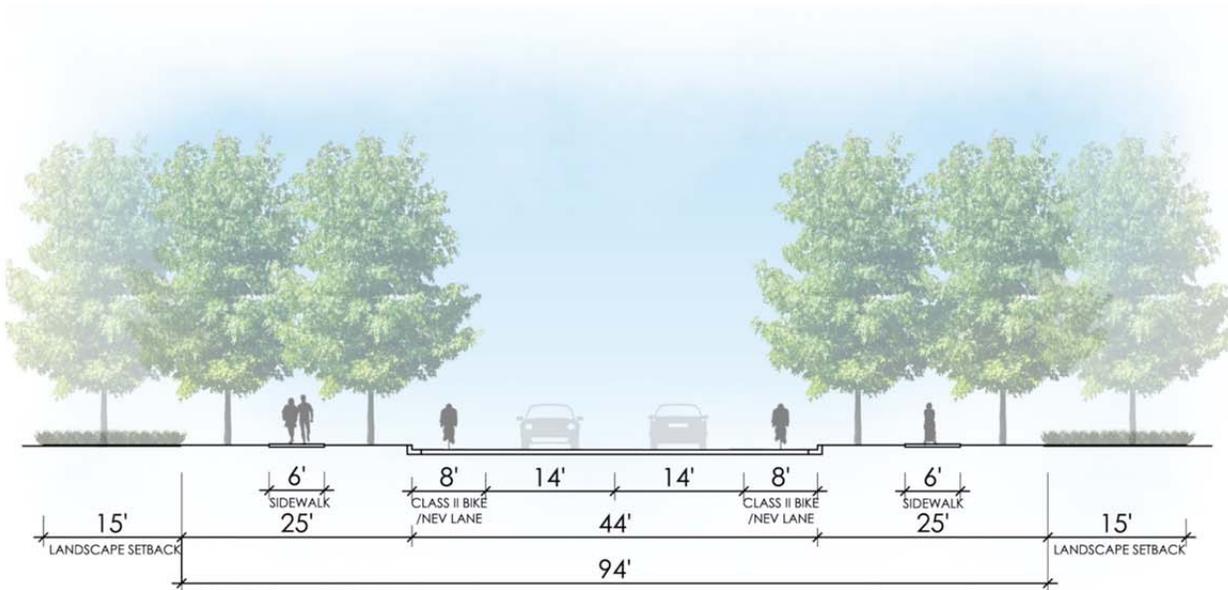
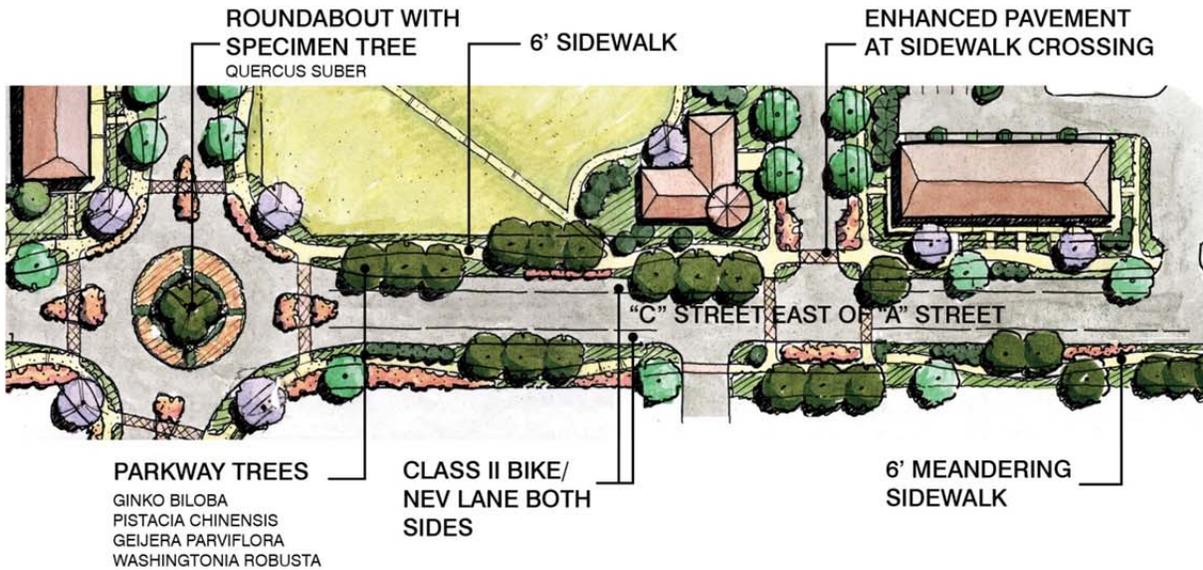


"C" Street West of "A" Street

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

* Landscape setbacks are not required if residential units face the street.

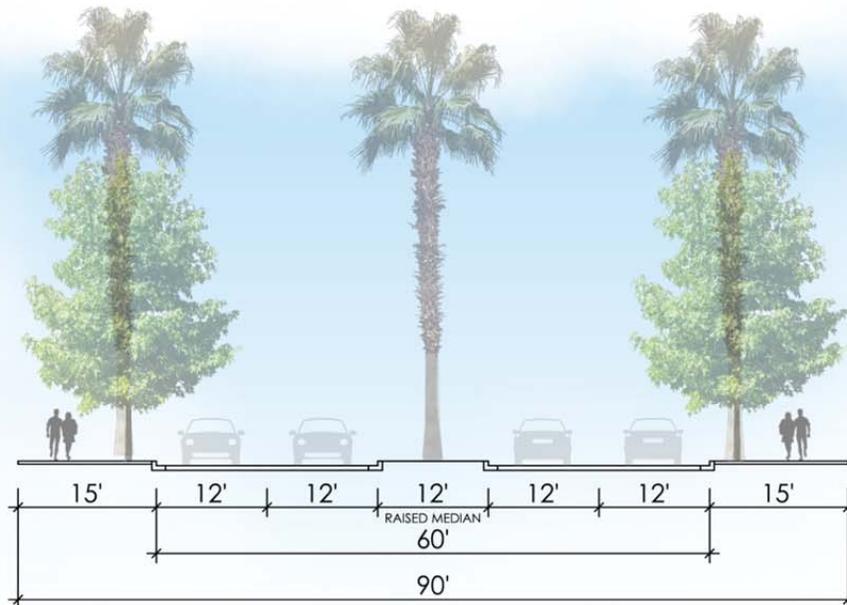
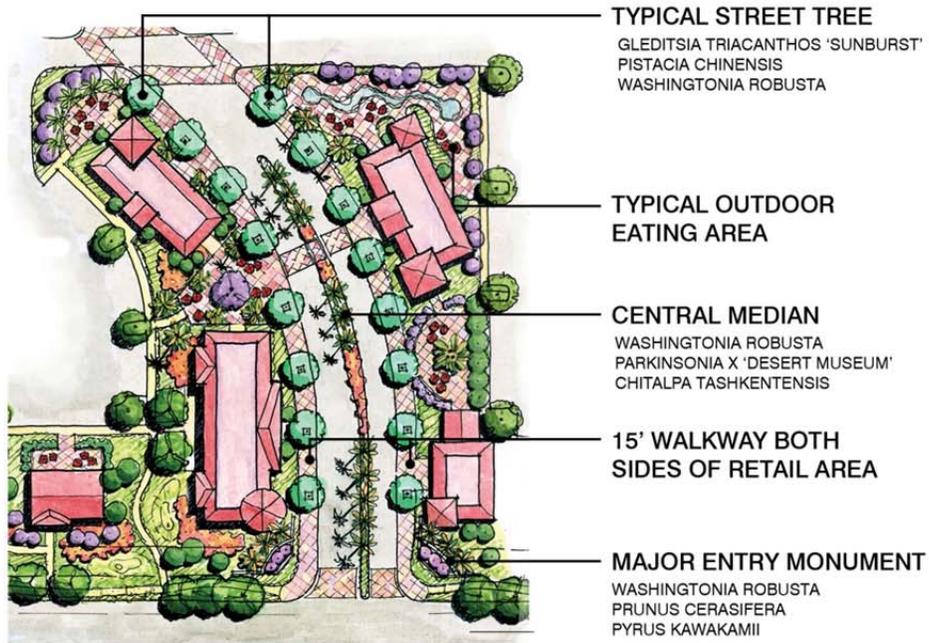
Figure 2-12E. Street Sections: "C" Street West of "A" Street



"B" Street & "C" Street East of "A" Street

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

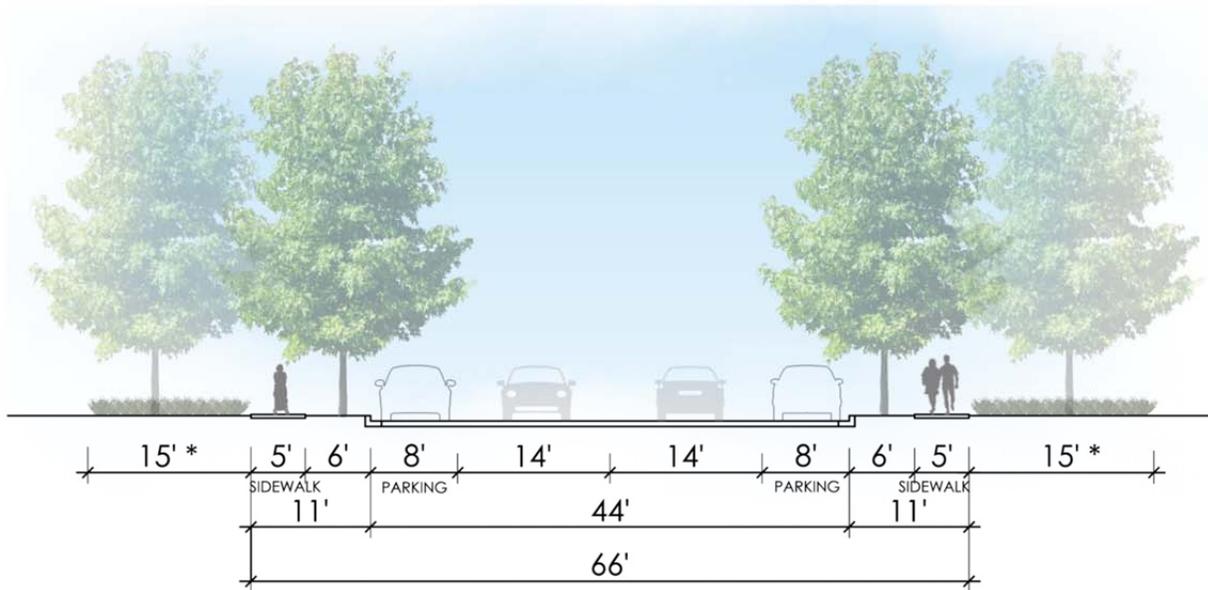
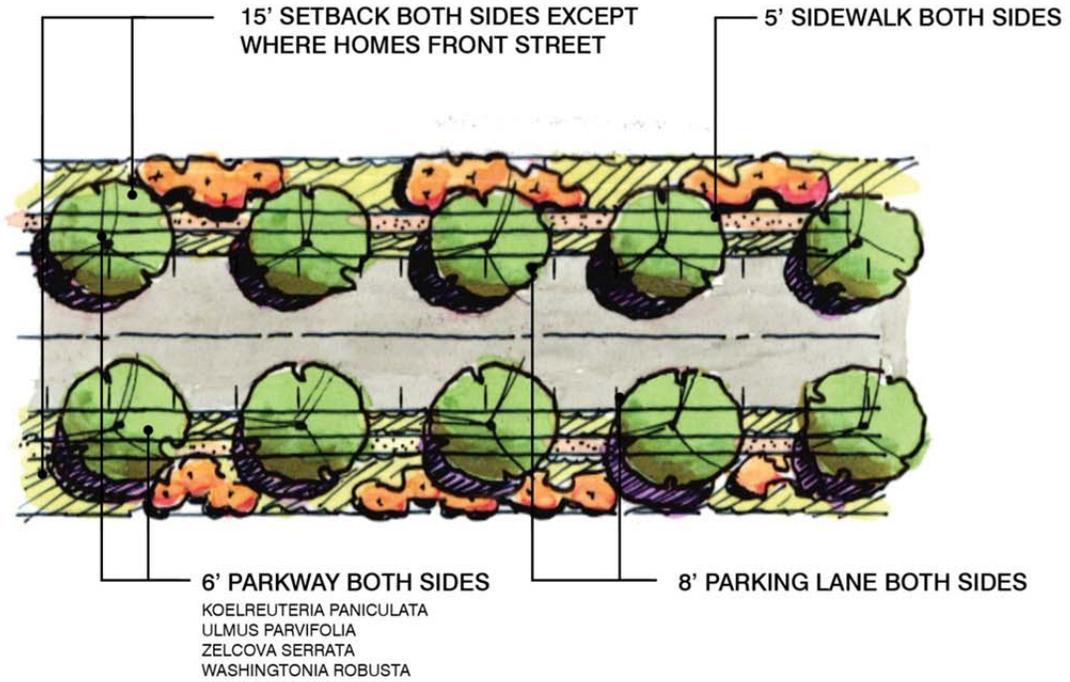
Figure 2-12F. Street Sections: "B" Street & "C" Street East of "A" Street



"A" Street

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

Figure 2-12G. Street Sections: "A" Street

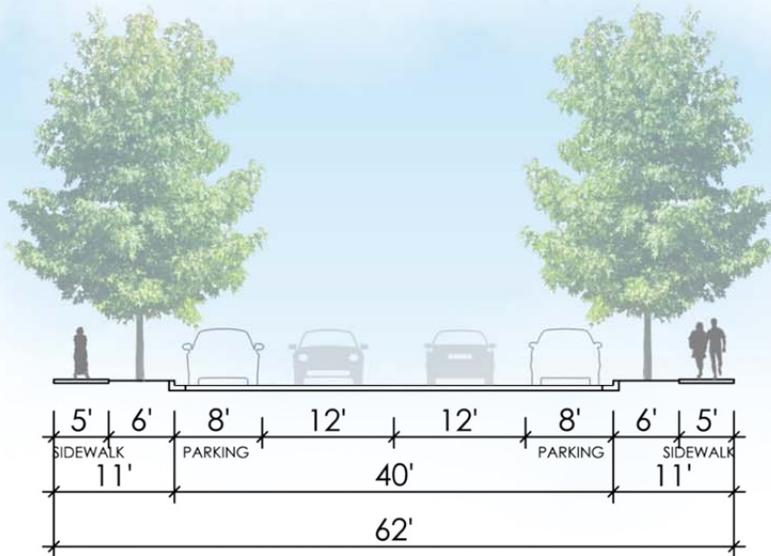
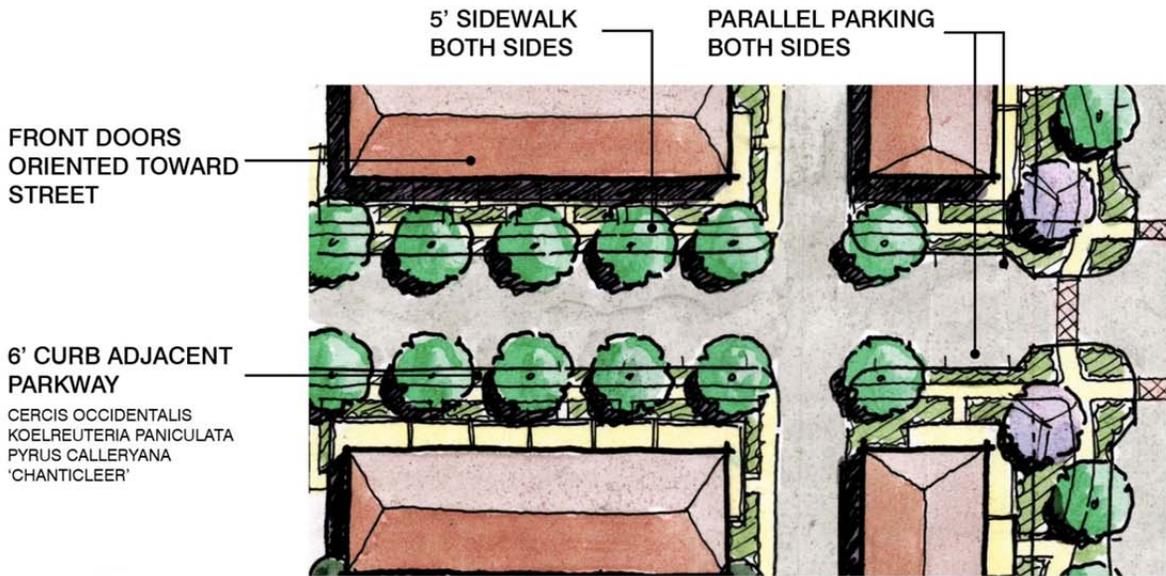


Celeste Road / Old Warren Road North of Devonshire

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

* Landscape setbacks are not required if residential units face the street.

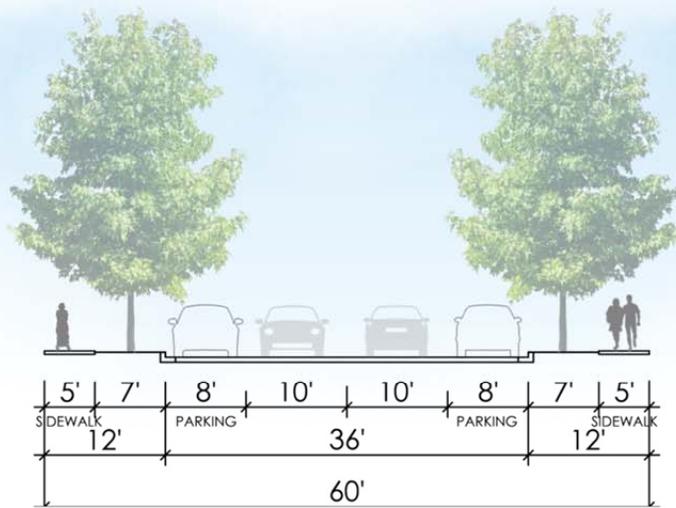
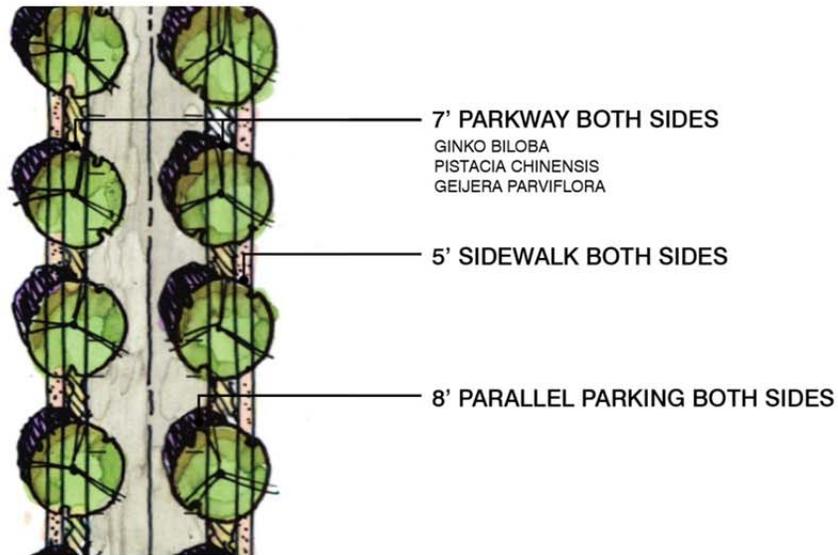
Figure 2-12H. Street Sections: Celeste Road / Old Warren Road North of



Local Residential Street Alternative One

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

Figure 2-12I. Street Sections: Local Residential Street Alternative One

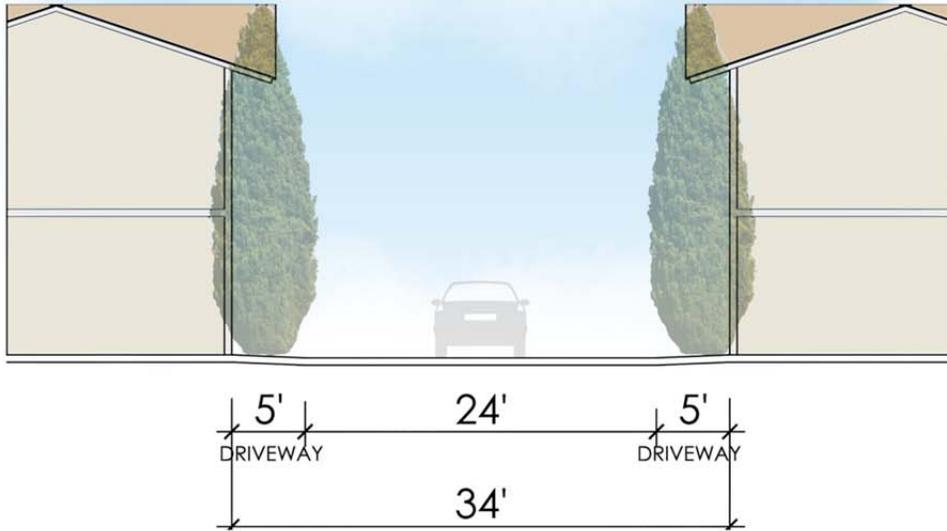
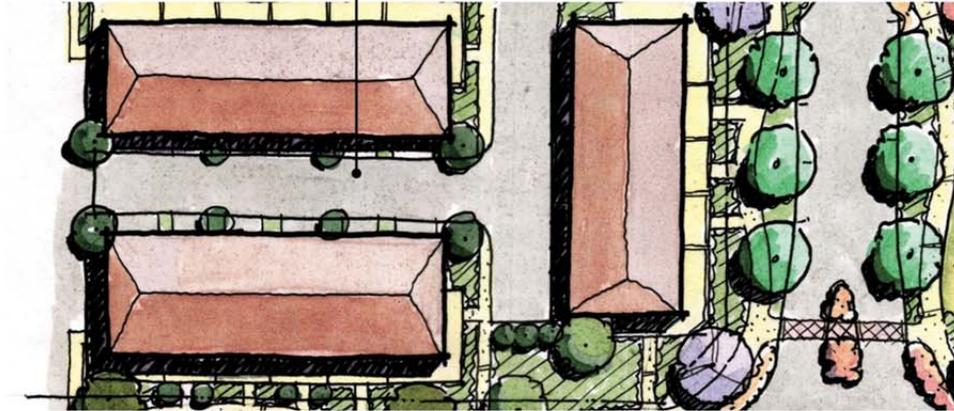


**Local Residential Alternative Two
(Cul-de-sac serving less than 20 homes)**

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

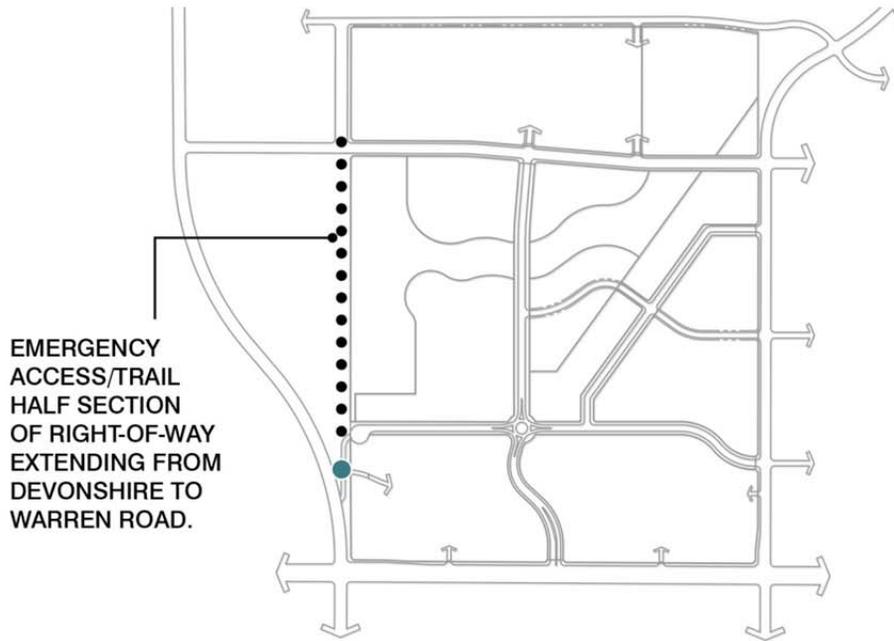
Figure 2-12J. Street Sections: Local Residential Street Alternative Two

34' GARAGE TO GARAGE
WITH 5' DRIVEWAYS

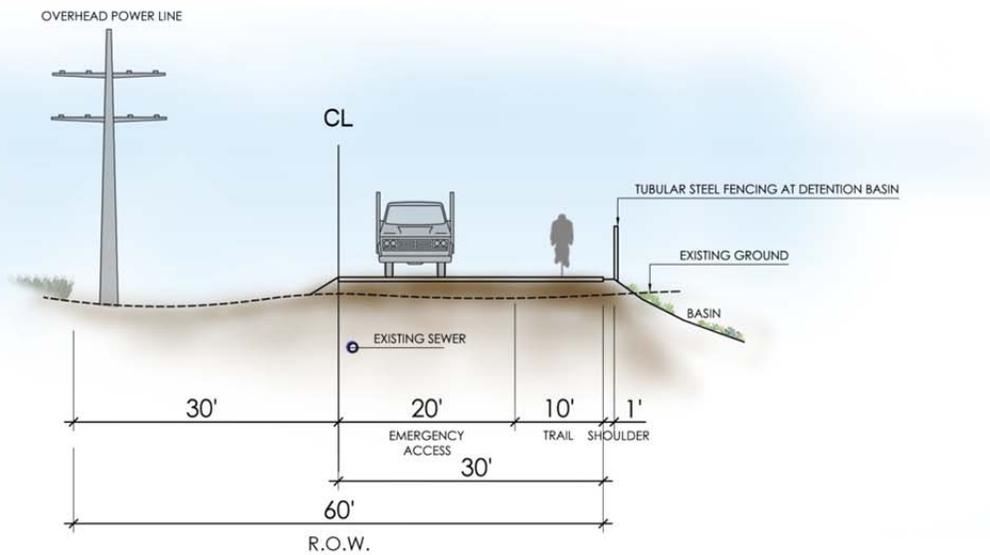


Alley

Figure 2-12K. Street Sections: Alley



Key Map - Old Warren Road Right-of-Way



Section - Old Warren Road Right-of-Way

Note: Improvements to the half section of Florida, Myers, Celeste, and Old Warren shall be completed as specified by the TTM or Specific Plan Implementation Plan. All trees listed are suggestions of potential species.

Figure 2-12L. Street Sections: Old Warren Road Right-of-Way

2.6.4 Bicycle and Pedestrian Network

A guiding principle for Ramona Creek is the creation of a lifestyle that promotes alternative transportation methods while reducing reliance on the automobile. The opportunity to walk or bicycle to destinations greatly enhances the community's level of health and wellness. Accordingly, Ramona Creek includes an extensive system of trails, as shown in Figure 2-13, Pedestrian and Bicycle Network. The pedestrian and bicycle circulation system connects important community features, such as the Recreation Spine, Commercial Mixed Use District, Community Green, and the Ramona Creek Corridor. This interconnected system allows residents to walk, bike, or drive a neighborhood electric vehicle (NEV) between neighborhoods and amenities to reduce automobile use within the community and promote a healthy lifestyle.

The bicycle and pedestrian circulation system is composed of public on- and off-street trails. On-street trails are depicted in the roadway sections described earlier, and the off-street trails are described in this section. An enlarged view of trail connections at the north east corner of the project is shown in Figure 2-15: Detail of Myers Street and Devonshire Avenue Intersection.

Bicycle and NEV circulation routes within Ramona Creek are defined and provided as follows:

Class 1 Bikeway (Bike Path):

Bike paths are composed of a completely separated right-of-way for the exclusive use of bicycles and pedestrians with minimized cross-flow by motorists. The multiuse trail system (Figure 2-14A), Myers Street north of Devonshire, and "C" Street west of "A" Street include bike paths, also known as Class 1 bikeways.

Class 2 Bikeway (Bike Lane):

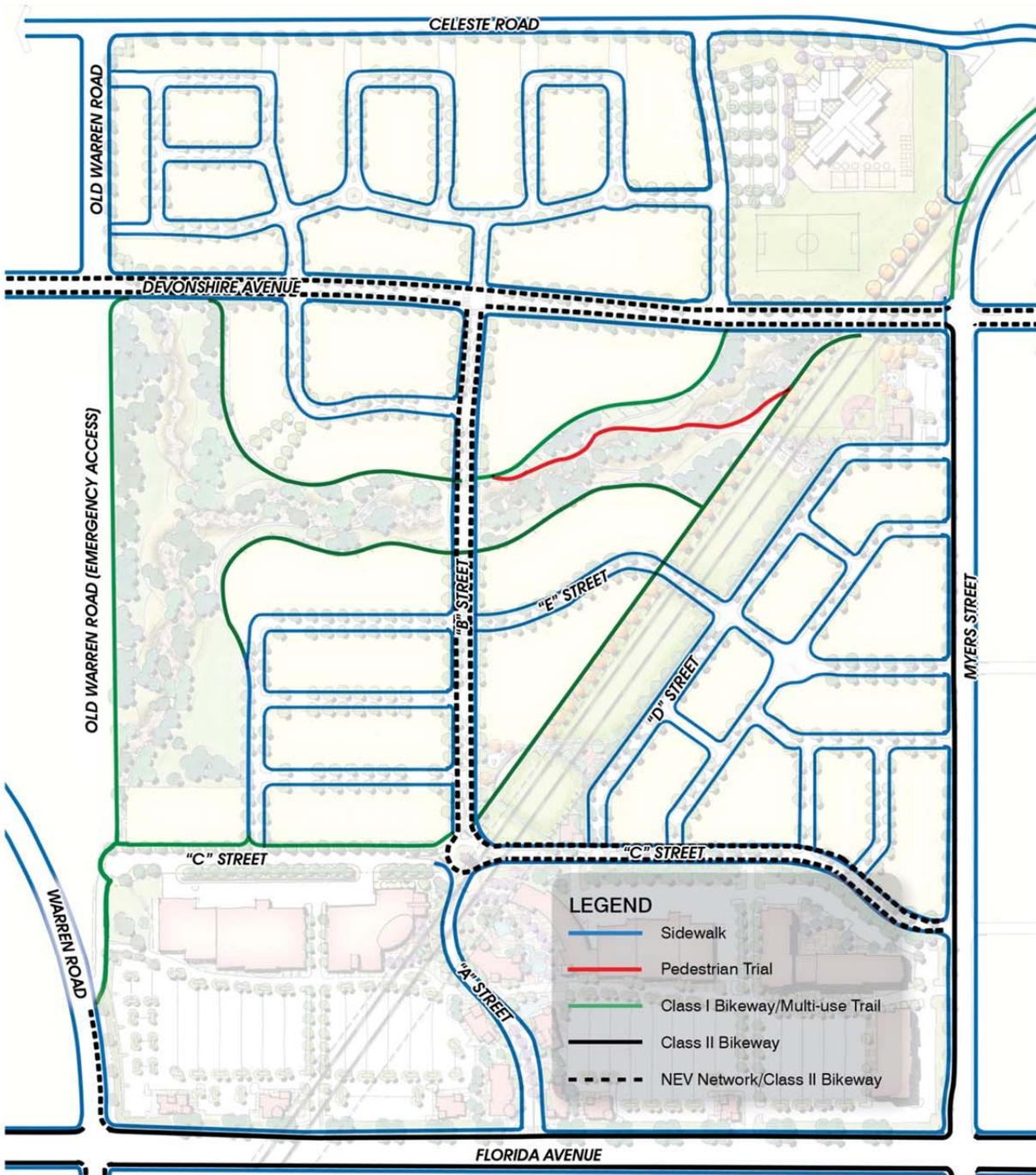
Bike lanes are a striped lane for one-way bike travel on a street. Florida and Devonshire Avenues, Myers Street (between Florida and Devonshire), Warren Road, "B" Street, and "C" Street east of "A" Street contain bike lanes, also known as Class 2 bikeways.

Class 3 Bikeway (Bike Route):

Bike routes are shared with motor vehicle traffic within a travel lane. All local residential roads within Ramona Creek provide for bike routes, also known as Class 3 bikeway facilities.

Neighborhood Electric Vehicle Network (NEV):

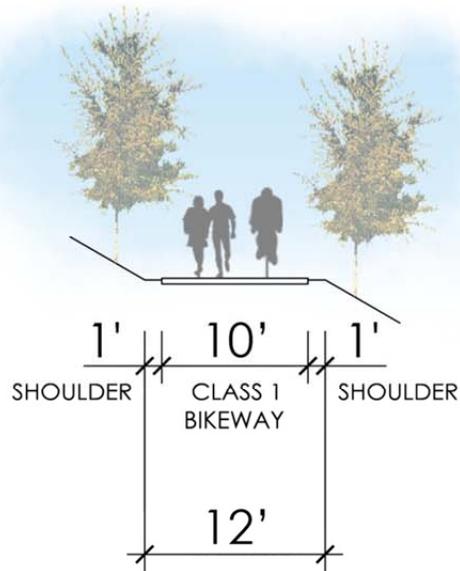
A network of NEV lanes has been designed within Ramona Creek to provide an environmentally-friendly alternative to automobile travel. NEV's are powered by electric batteries and have a maximum speed of 25 miles per hour. NEV lanes are dedicated 8' wide travel lanes occurring on both sides of a street, and are shared with Class 2 bikeways. The NEV network includes Devonshire Avenue, Warren Road, "B" Street, and "C" Street east of "A" Street.



Note: The locations and alignments of the sidewalks, especially along the Local Residential Streets, depicted on this graphic are conceptual in nature and are not to be taken as compulsory. The final design and alignments will be designed using this graphic as guidance; however, variations are expected as permitted in this Specific Plan and will be determined during the grading and tentative tract map process. Please refer to Figures 2-14A, 2-14B, & 2-15 for details.

Figure 2-13. Pedestrian & Bicycle Network





Class I Bikeway / Multi-use Trail

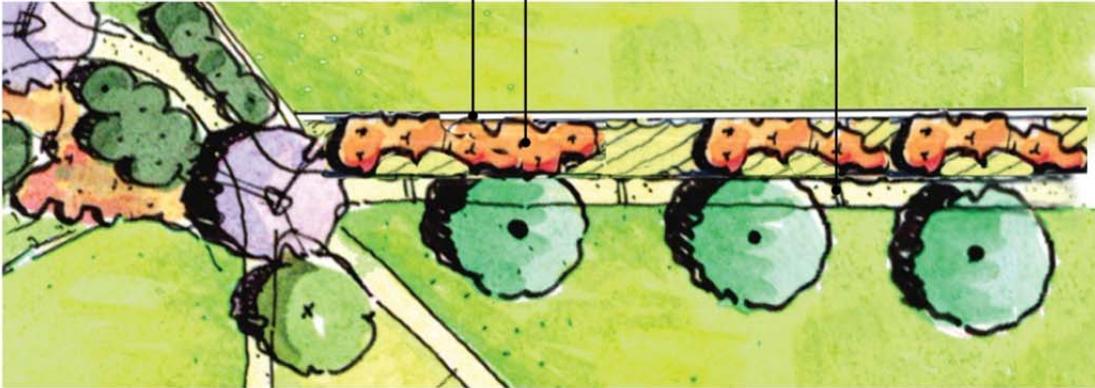
Figure 2-14A. Trail Sections

COMMUNITY WALL

COMMUNITY WALLS MAY BE SOLID OR HAVE OPENINGS. WALL DESIGN AND MATERIALS SHOULD REFLECT THE ARCHITECTURAL STYLE AND CHARACTER OF NEARBY BUILDINGS AND STRUCTURES.

10' LANDSCAPE

6' PEDESTRIAN TRAIL / SIDEWALK



COMMUNITY WALL



Pedestrian Trail / Sidewalk

Figure 2-14B. Trail Sections

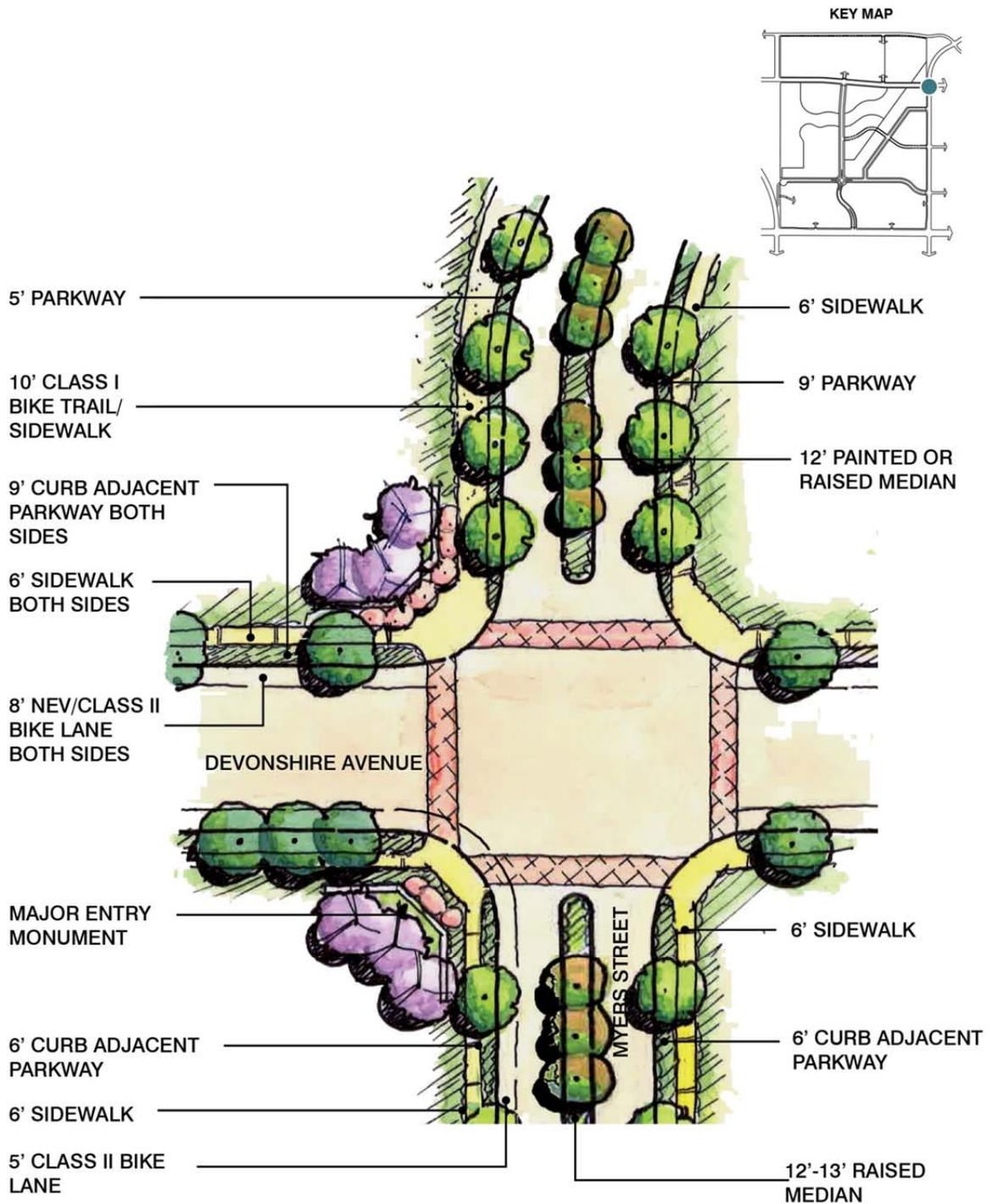


Figure 2-15. Detail of Myers Street and Devonshire Avenue Intersection

2.7 Community Amenities

Ramona Creek features abundant parks and open spaces that serve multiple functions, including visual buffers, recreational opportunities and community identification. Parks are readily accessible to every resident and spaced to ensure each home is within one-quarter mile of open space, which is interconnected by a comprehensive system of trails.

As shown in Table 5-2, Park Requirements, the maximum build-out of the Ramona Creek Specific Plan would accommodate 1,077 units and a population of approximately 2,500 residents (based on the assumption of 346 three-bedroom and 731 two-bedroom units). Based on the City's standard of 5 acres of parkland per 1,000 residents, full build-out of the Specific Plan would result in the need for approximately 12.5 acres of parkland or an equivalent fee in lieu of dedicated parkland.

Ramona Creek exceeds the City's requirement and provides 36 acres of public and private parkland and open space, as summarized in Table 2-5, Open Space, Parks, and Recreation Facilities Summary. Preliminary concepts for the design of the spaces are featured in Figure 2-16, Conceptual Open Space and Park Plan, and are described below.

2.7.1 Ramona Creek Corridor

Extending through the central portion of the project, the Ramona Creek Corridor consists of approximately 24 acres and accommodates a naturalized drainage corridor as well as approximately 2 miles of walking trails, picnic/viewing areas, seating areas, and exercise courses, as shown in Figure 2-17, Conceptual Ramona Creek Corridor Plan. The creek corridor includes a sunken area to accommodate storm drainage, which allows it to offer views and topographic variety to adjacent residences. A detailed conceptual representation of the recreational amenities and vegetation in the corridor is shown in Figure 2-18, Ramona Creek Corridor Vignette. A cross-section of the corridor is shown in Figure 2-21, Site Sections: Ramona Creek and Recreational Spine.

The Ramona Creek Corridor drainage system has been designed to serve as the downstream collection point for the watershed, convey peak flows emanating from both offsite and from within the project, and perpetuate the existing flow patterns to the southwest of the site. This storm drainage solution provides a basin/channel system that can function as a community recreational amenity, flood protection, and as a segment of a larger, regional drainage solution once the Tres Cerritos East community located northeast of the site has been completed.

2.7.2 Recreation Spine

Serving as the central organizing feature of the project, the approximately 12-acre Recreation Spine accommodates open fields, sports courts, play equipment, picnic areas, and exercise

facilities, as shown on Figure 2-19, Conceptual Recreation Spine Plan. This area also includes the Community Green, the “central park” of the community, which has the potential to accommodate uses such as an amphitheater and community room. This area includes space to host outdoor concerts, plays, and events and can act as the direct link to the Commercial Mixed Use District. The ultimate plan may include enhanced integration of the Community Green and the Pedestrian Plaza in the Commercial Mixed Use District. Figure 2-20, Community Green Vignette shows one option for the potential design of the Community Green. The final design will be determined in conjunction with the adjacent phases of development and will include additional design details regarding amenities, parking, and pedestrian connectivity to the commercial areas. An illustrative cross-section of the Recreation Spine is shown in Figure 2-21, Site Sections: Ramona Creek and Recreation Spine.

While largely within the Metropolitan Water District (MWD) easement, the Recreation Spine also includes adjacent areas outside of the easement. Most permanent structural improvements, such as restrooms and the amphitheater stage, will be outside of the 160-foot-wide MWD easement, which traverses the site southwest–northeast. The open space areas within the MWD easement may be improved as follows:

- The drip line of all trees will be a minimum of 15 feet from MWD’s water pipe. Only trees with shallow roots that are approved by MWD will be planted.
- Picnic benches, exercise stations, and trails are permitted. Recreational facilities include only half-court basketball courts; permanent goals will not be installed on soccer fields;
- Structures not permitted include: permanent seating areas or structures (including the amphitheater stage), equipment sheds, maintenance structures, and restrooms. Any entrance or emergency exit to abutting structures will not front onto the easement.
- All storm drain lines within or crossing the easement will be designed with secondary containment (lining on outside of the pipe) and will be based on MWD requirements.
- Reclaimed water lines will be located outside of the easement to the greatest extent possible, and those within or crossing the easement will be designed with secondary containment (lining on outside of the pipe). Reclaimed water sprinkler lines are permitted inside the easement.
- Any MWD manholes will remain or be raised to grade level and will remain accessible (no structures or parking directly above).



Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

Figure 2-16. Conceptual Open Space and Parks Plan

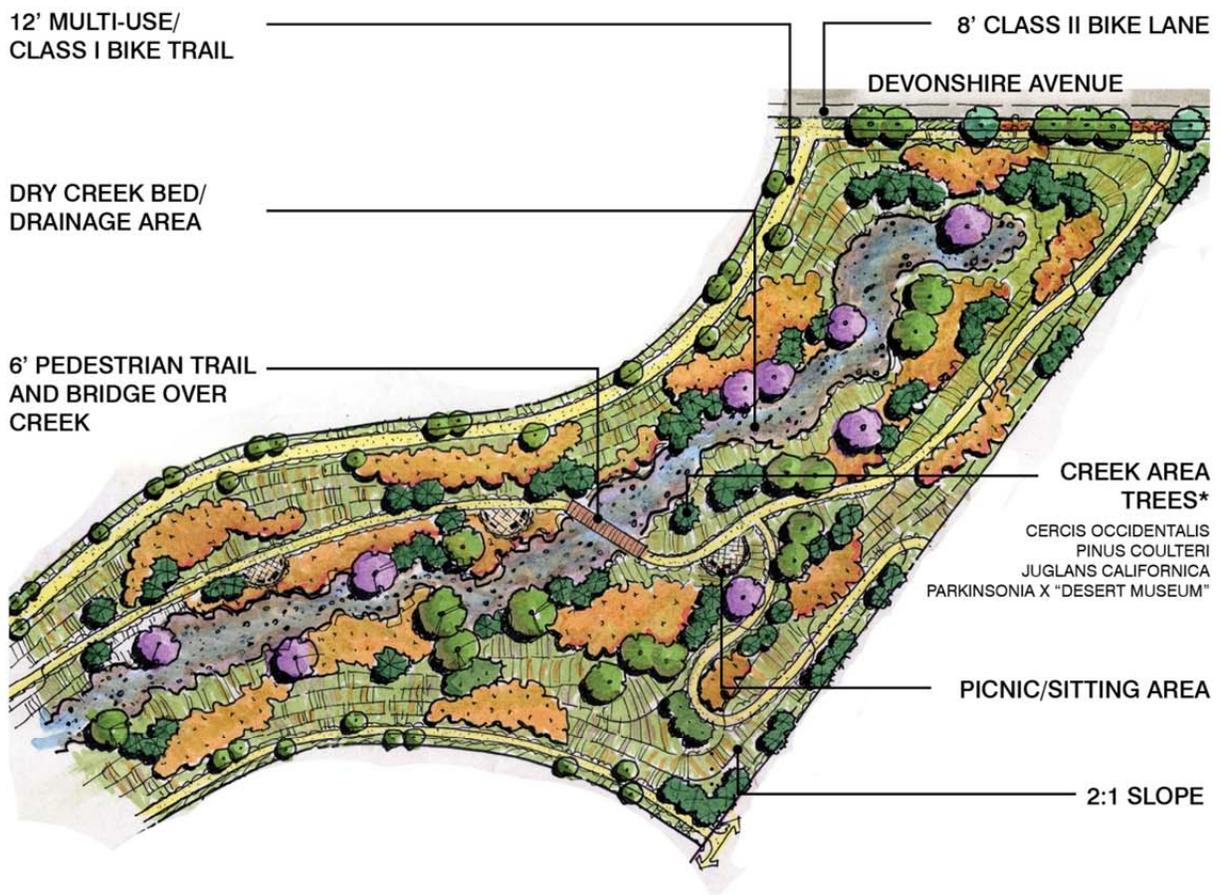
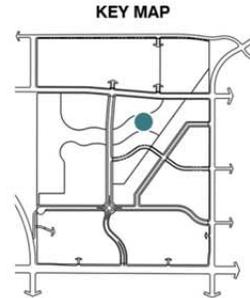




Note: These exhibits are an artist's interpretation of the application of the Ramona Creek development standards and design parameters and are not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

Figure 2-17. Conceptual Ramona Creek Corridor Plan





* ALL SPECIES IN THE CREEK AREA SHALL BE CALIFORNIA NATIVES

Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan. All trees listed are suggestions of potential species.

Figure 2-18. Ramona Creek Corridor Vignette

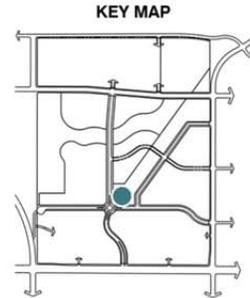




Note: Please see Section 2.7.2 of this Specific Plan for detailed information and standards for use and development within the MWD Easement. These exhibits are an artist's interpretation of the application of the Ramona Creek development standards and design parameters and are not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

Figure 2-19. Conceptual Recreation Spine Plan

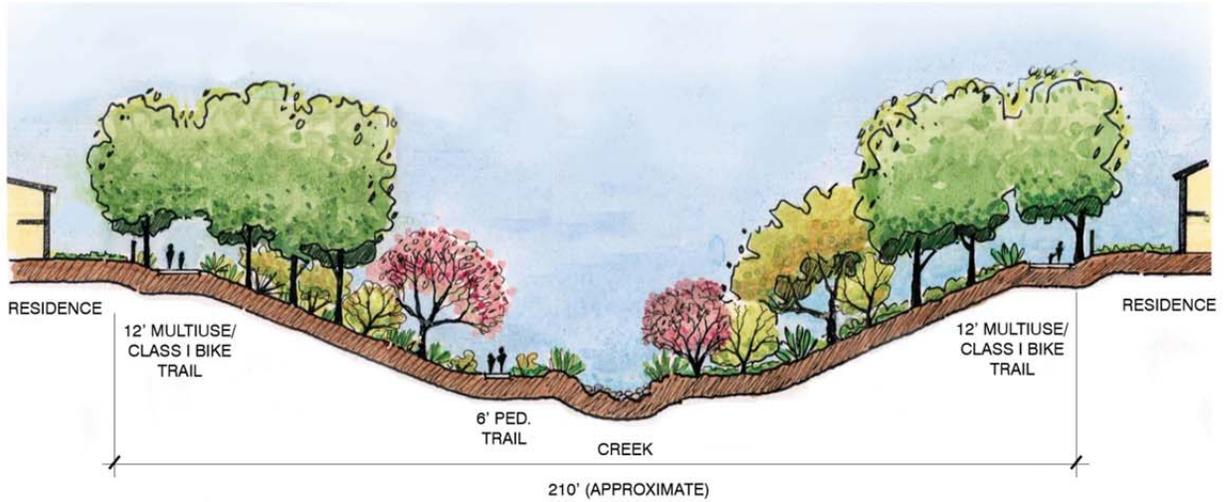




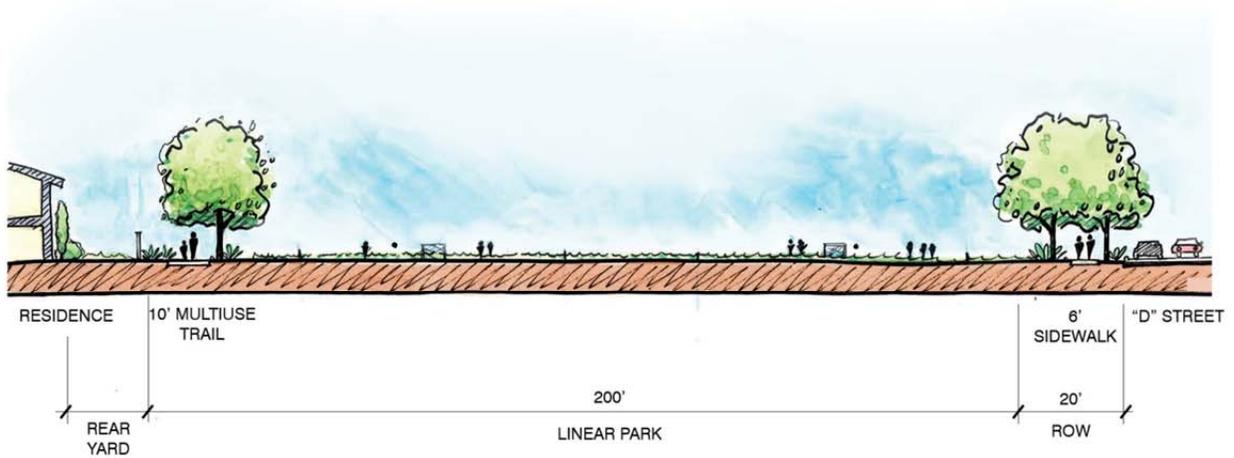
Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan. All trees listed are suggestions of potential species.

Figure 2-20. Community Green Vignette





CREEK AREA SECTION



LINEAR PARK SECTION

Figure 2-21. Site Sections: Ramona Creek and Recreation Spine

2.7.3 Additional Park and Open Space Requirements

Conflicts can arise between recreational uses and residential development. The following requirements have been developed to protect homes adjacent to parks from disturbances caused by excessive light and noise.

- Amplified music and game announcements are not permitted except for special events within the Community Green. Speakers shall be located near the ground and distributed evenly to minimize the need for high volume.
- Lighting fixtures for night-time play on recreational fields higher than 15 feet in areas adjacent to residences is prohibited. Game-court lighting (excludes sports fields) is permitted on a case-by-case basis through the plan check process. Prior to installation, all game court lighting shall be reviewed and approved by the City. Court lighting fixtures shall not exceed 15 feet in height.
- Pedestrian scaled, downward directed pedestrian pole lighting is required for trails and recreational areas. Shields blocking illumination from residences are required.
- Speakers shall be limited to daylight hours and turned off by 10:00 p.m.
- An 8-foot-tall block wall may be developed to separate the side and rear yards of any adjacent residential properties.
- A lighting plan shall be prepared for all public areas and shall establish uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. The lighting plan shall be submitted to the City for review and approval through the plan check process.

2.8 Public Facilities and Services

This section addresses the provision of on- and offsite grading, utility service, and infrastructure in Ramona Creek.

2.8.1 Dry Utilities

Dry utilities include electrical, communications, street lighting, and cable television lines. Residential and nonresidential land uses in Ramona Creek are both required to comply with provisions of Chapter 82, Article IV, Underground Utilities, of the Hemet Municipal Code.

2.8.2 Grading and Drainage

Storm drainage and grading are illustrated in Figure 2-22, Conceptual Grading Plan,¹ Figure 2-23, Conceptual Drainage Plan, and Figure 2-24, Interim Drainage Plan. A section of drainage facility is included in Figure 2-25, Drainage Sections. Final grading and drainage plans shall comply with City of Hemet standards and relevant mitigation measures identified by the Ramona Creek Specific Plan EIR.

Predevelopment Conditions

At the time of the adoption of this Specific Plan, approximately 85 percent of the watershed area upstream of the project had been developed. However, only a limited number of the master drainage plan facilities within the watershed area had been constructed. As an interim flood management solution until the master plan was constructed, the City utilized retention basins to store the increased volume associated with projects, which was subsequently pumped onto adjacent streets over multiple days.

The existing terrain, swales, storm drain improvements, and streets conveyed the flows from the watershed area to the properties east of Ramona Creek. The drainage improvements to the east retained approximately 170 acre-feet of water and included the Seattle Channel (which acts as a retention basin), the Valley Wide Basin, and the Tres Cerritos East interim basins. . The jurisdictional agencies have indicated that the Tres Cerritos East interim basins need to be backfilled at a time when the project is developed. Additionally, the jurisdictional agencies have stated that ultimately, a regional system must be planned for the area that will eliminate the storage of runoff retained by the upstream basins. As a result, the Ramona Creek stormwater drainage system must be planned not only for the ultimate condition, but must also function in the interim condition without the ultimate system in place.

Grading

Due to the existing relatively flat gradient (generally ranging from 1,503 above mean sea level to 1,507 above mean sea level), cuts and fills of less than 5 feet are anticipated outside of the proposed drainage basin described below. The drainage basin is anticipated to generate material needed to bring the overall site close to a balanced condition. Final site grades will be determined by the required depth of cover over the storm drainage and sewer systems. The preliminary grading plan is depicted in Figure 2-22, Conceptual Grading Plan.

Drainage

Ramona Creek is impacted by a watershed area of 2,425 acres. The watershed is roughly bounded by Menlo Avenue to the north, Florida Avenue to the south, Warren Road to the west, and to Buena Vista Street to the east. The majority of the project will discharge runoff into the proposed project basin. At the downstream side of the Ramona Creek Basin, a storm

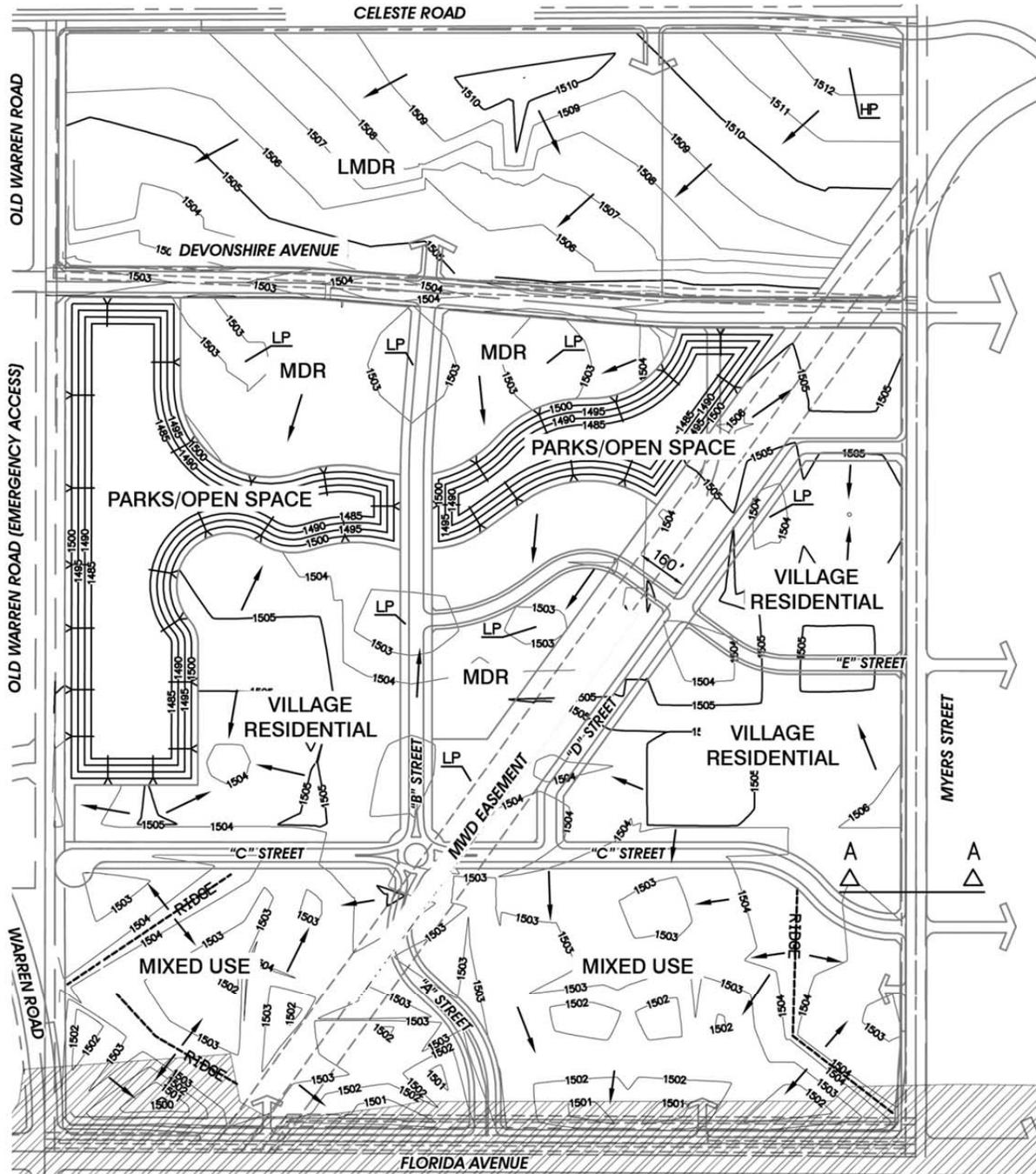
¹ This figure is conceptual in nature and is not to be taken as compulsory or the final design. The final design will be determined during the tract map and grading plan processes and as approved by the City Engineer.

drain system will be constructed to extend to the southwest side of the intersection of Florida Avenue and Warren Road. The basin outflow system will be designed to convey a flow rate of approximately 270 cubic feet per second (ft³/s), as defined in the Master Drainage Plan.

The Ramona Creek drainage system has been designed to serve as the downstream collection point for the watershed, convey peak flows emanating from the northeast and from the project, and perpetuate the existing flow patterns to the southwest portion of the site. The drainage plan for the project is to provide a basin/channel system that can be used as a project amenity, as well as flood protection, and can be phased to eventually become a segment of an ultimate regional drainage solution (refer to Figure 2-23, Conceptual Drainage Plan)

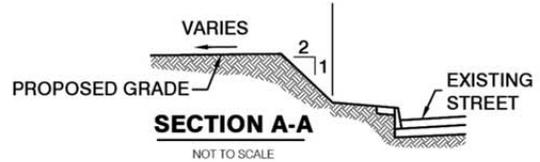
The Commercial Mixed Use District cannot drain into the basin and will connect to a storm drainage system in Florida Avenue, which in turn connects to the existing storm drain system that terminates at the northwest corner of Myers Road and Florida Avenue. The design provides a pump structure and overflow structures that allow flows to discharge into the existing Warren Road channel and swale system which is the current drainage path of the overall watershed area. The following drainage systems will be incorporated by the project.

- An open space basin/channel system traversing the project site that will provide flood protection and serve as an open space amenity (identified as the Ramona Creek Corridor on Figure 2-5, Conceptual Illustrative Plan), including storage volume capacity of approximately 300 ac-ft.
- Subsurface drainage system conveying runoff from the future Tres Cerritos East Project will be sized to convey a flow rate that ranges from 1,400 ft³/s to 1,570 ft³/s.
- A storm drainage system commencing at the intersection of Myers Road and Devonshire Road and extending to the proposed basin/channel system intercepts existing off-site runoff emanating from the east.
- A storm drainage system extending from the Ramona Creek basin/channel system to the southwesterly corner of Warren Road and Florida Avenue, allowing flows to be perpetuated in a manner that mimics the existing drainage condition.
- The Warren Road system (defined as Line AA) consisting of a 78-inch-diameter storm drain incorporates a concrete vault overflow storage area and pump system. Runoff stored in the storm drain system will be pumped into the existing earthen storm drainage swale along the westerly edge of Warren Road.
- The proposed infrastructure will eliminate the flood potential of the existing 100-year flood plain located on the north side of Florida Avenue (refer to Figures 2-23, Conceptual Drainage Plan, and 2-24, Interim Drainage Plan).



LEGEND
 100 YEAR FLOOD PLAIN

Note: This is a conceptual graphic and is not to be taken as compulsory. The final grading plan will be designed using this graphic as guidance; however, variations are expected as permitted in this Specific Plan.



Source: RBF Consulting



Figure 2-22. Conceptual Grading Plan

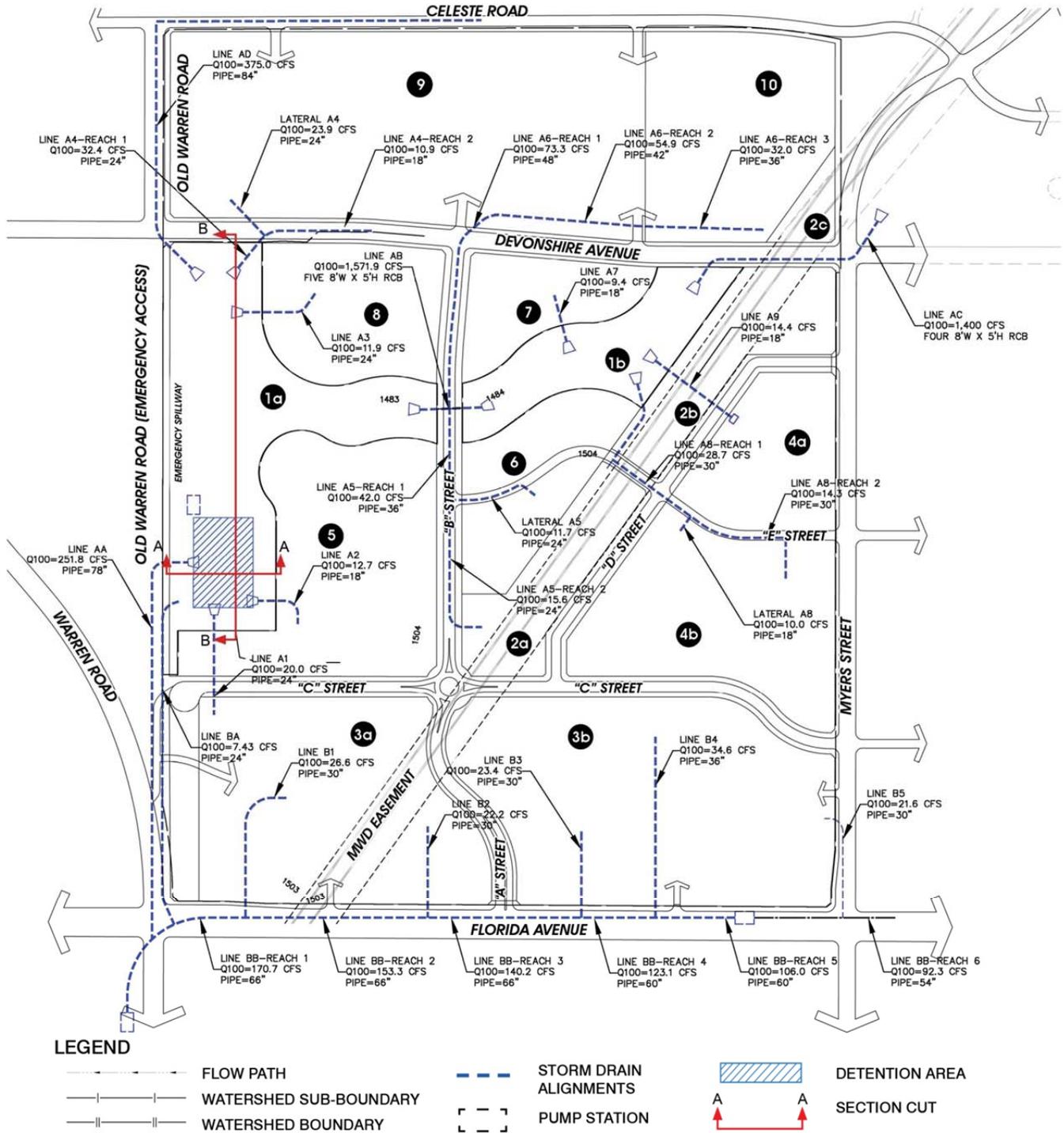
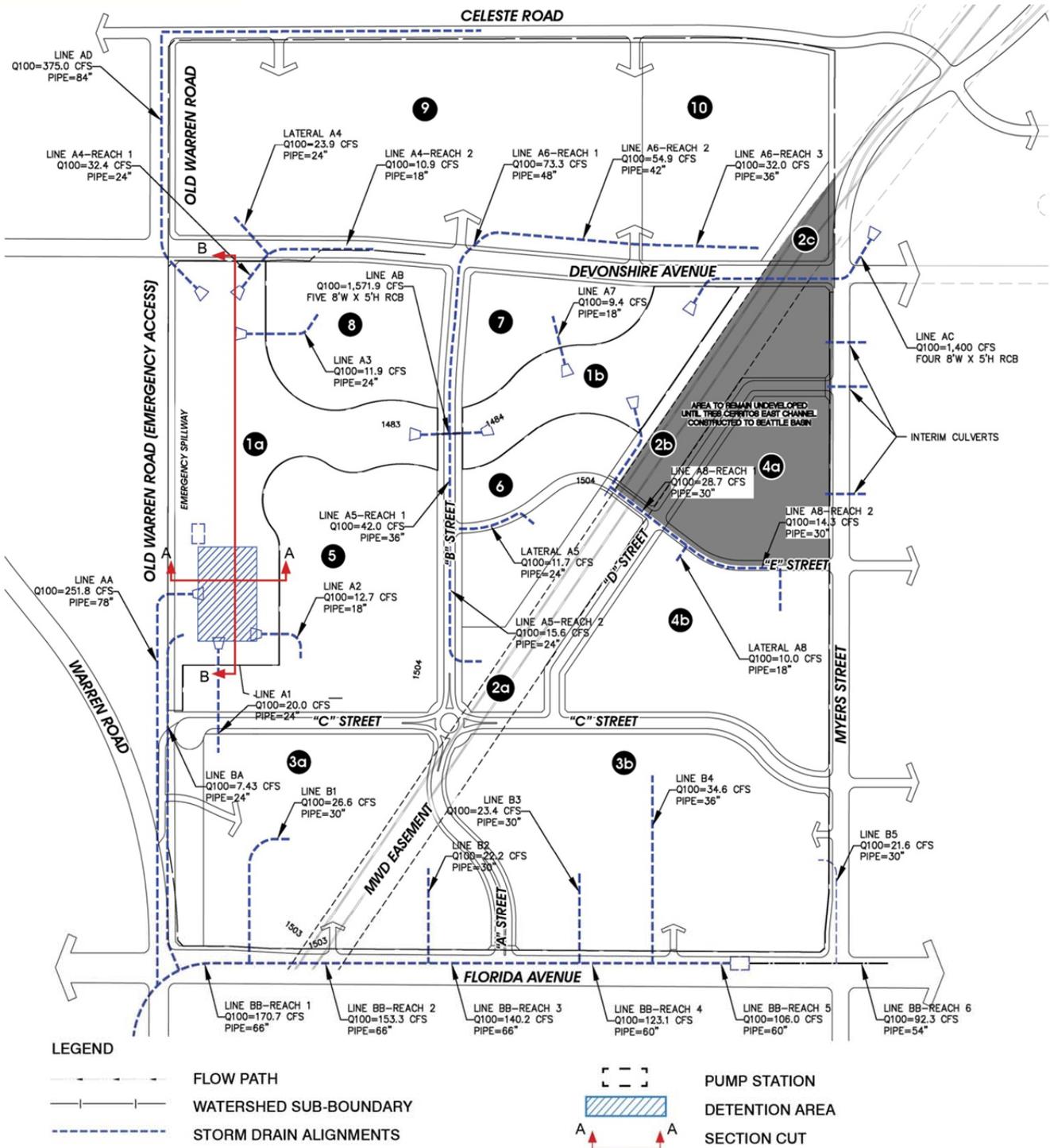


Figure 2-23. Conceptual Drainage Plan

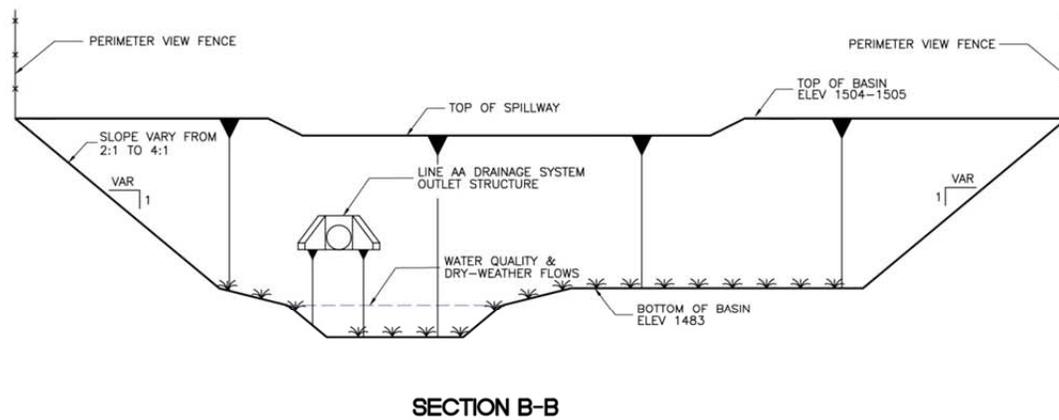
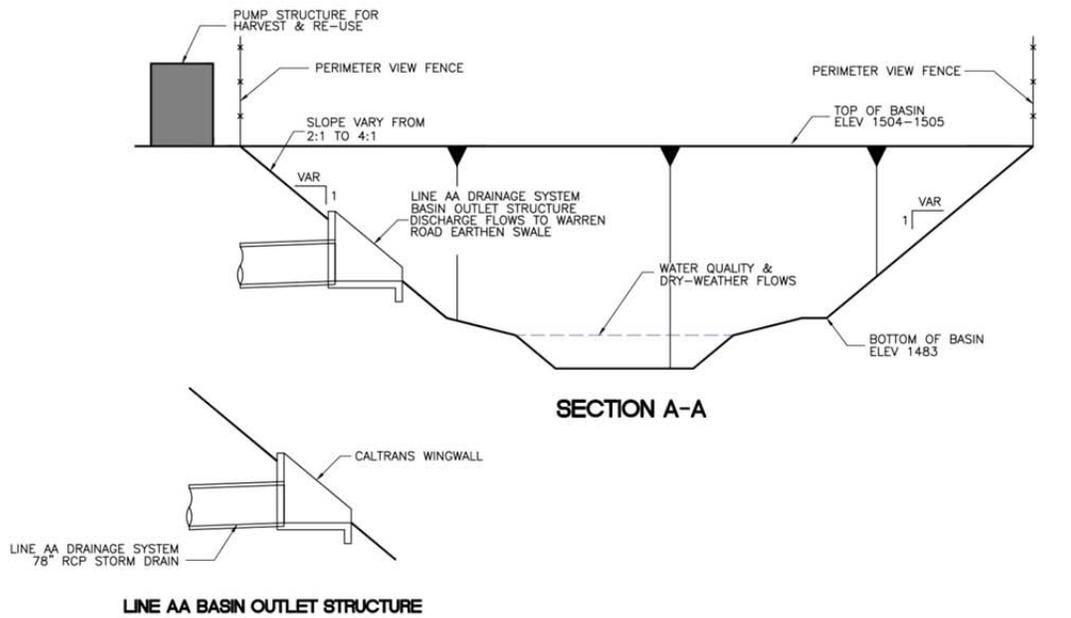




Note: This is a conceptual graphic and is not to be taken as compulsory. The final infrastructure plan and alignments will be designed using this graphic as guidance; however, variations are expected as permitted in this Specific Plan and will be determined during the grading and tentative tract map process.

Source: JLC Engineering & Consulting, Inc.

Figure 2-24. Interim Drainage Plan



Note: This is a conceptual graphic and is not to be taken as compulsory. The final infrastructure plan and alignments will be designed using this graphic as guidance; however, variations are expected as permitted in this Specific Plan and will be determined during the grading and tentative tract map process.

Source: JLC Engineering & Consulting, Inc.

Figure 2-25. Drainage Sections

- A storm drainage system ranging in width from 60 to 66 inches along Florida Avenue beginning at Warren Road and extending to Myers Road. The storm drain will connect to an existing 54-inch wide storm drain that includes a concrete vault and pump structure. The storm drain will connect to the 78-inch wide storm drain that extends from the basin/channel system south of Florida Avenue. Water quality measures will be reviewed during site development plan review.
- The majority of the project will discharge runoff into the proposed project basin. At the downstream side of the Ramona Creek Basin, a storm drain system will be constructed to extend to the southwest side of the intersection of Florida Avenue and Warren Road. The basin outflow system will be designed to convey a flow rate of approximately 270 ft³ per second, as defined in the Master Drainage Plan.
- The Commercial Mixed Use District cannot drain into the basin and will connect to a storm drain system in Florida Avenue, which in turn connects to the existing storm drain system that terminates at the northwest corner of Myers Road and Florida Avenue. The outflows from the basin and the southerly portion of the site will be discharged into an existing roadway channel/swale system along Warren Road, which is the current drainage path of the overall watershed area.

2.8.3 Solid Waste

CR & R, Inc. provides solid waste collection service for the City of Hemet and the Ramona Creek Specific Plan area. Two landfill facilities are currently in use: the Lamb Canyon Sanitary Landfill near Beaumont and the Badlands Sanitary Landfill outside the City of Moreno Valley.

Residential and nonresidential land uses in Ramona Creek are both required to comply with provisions of Chapter 62, Solid Waste Management of the Hemet Municipal Code. The owner, occupant, or other person responsible for the day-to-day operation of every property in the City is required to make arrangements with the City's waste hauler. Chapter 62 of the Hemet Municipal Code also states that no person shall maintain or place for collection any container not in conformance with the standard container or bin designated by the collector. This requirement is designed to protect the health, safety, and well-being of residents against the growth and spread of vectors.

2.8.4 Water and Sewer

Water and sewer facilities planned for the Ramona Creek Specific Plan are shown in Figure 2-26, Conceptual Water Plan, Figure 2-27, Conceptual Reclaimed Water Plan, and Figure 2-28, Conceptual Sewer Plan. Residential and nonresidential land uses in Ramona Creek are both required to comply with provisions of Chapter 82, Article II, Sewer Service, and Chapter 82, Article III, Water Service, of the Hemet Municipal Code.

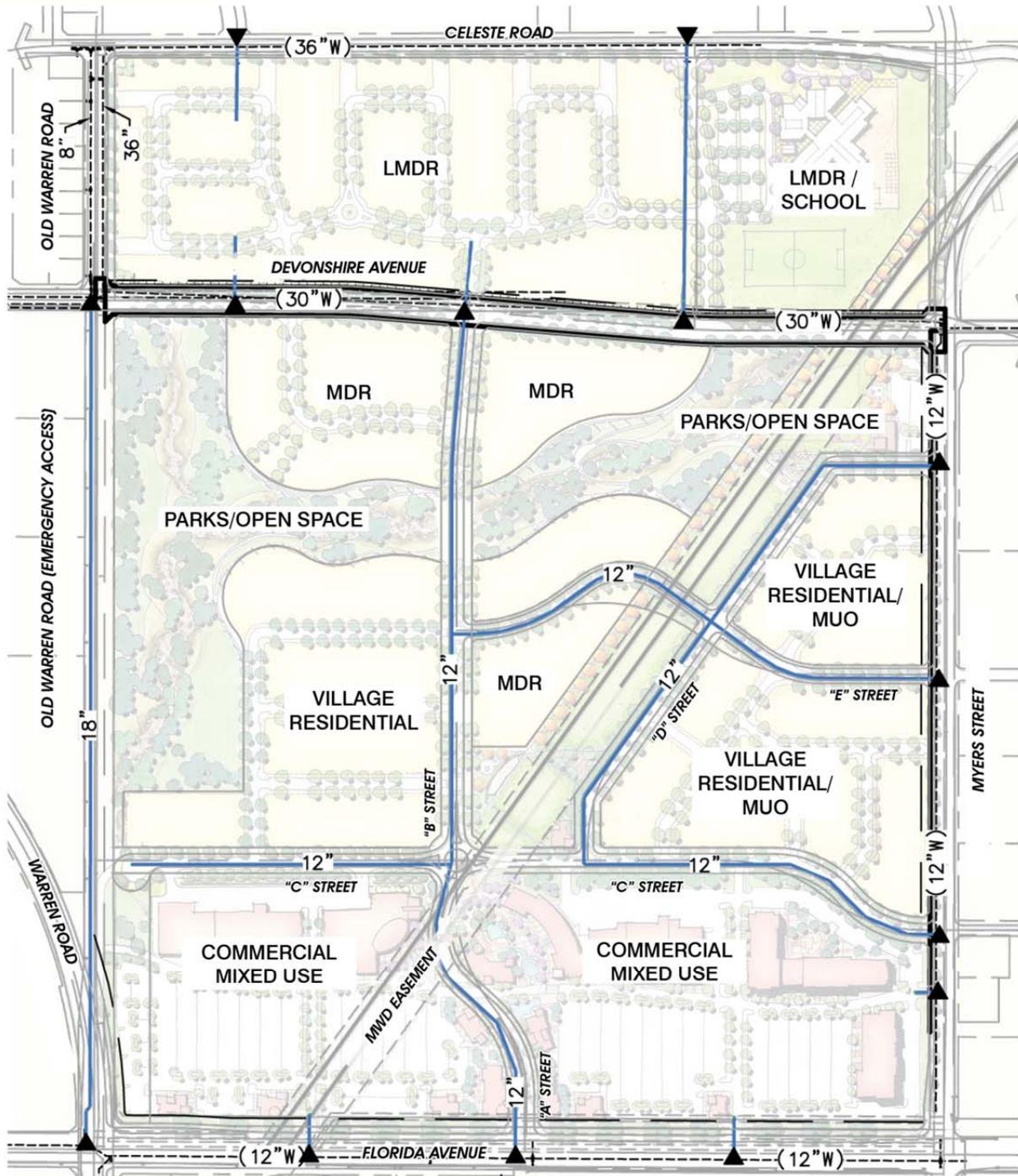
Sewer

Wastewater from Ramona Creek will be conveyed to and treated by the Eastern Municipal Water District (EMWD). Existing wastewater treatment facilities have the capacity to accommodate the approximately 260,000 gallons per day of wastewater anticipated to be generated by the project. Ramona Creek is anticipated to utilize existing sewer lines within Old Warren Road, West Florida Avenue (SR-74), and Myers Street. Offsite sewer improvements are anticipated in Devonshire Avenue to accommodate the project.

Domestic/Recycled Water

Water utilities are regulated by both EMWD and the City's Utilities Department. The Ramona Creek site is currently connected to the EMWD potable water system. The project is expected to increase the amount of water needed to service this area of Hemet. Average day domestic water demand is anticipated to be approximately 340 gallons per minute. Ramona Creek is anticipated to utilize existing water lines within Devonshire Street, Myers Street, and West Florida Avenue (SR 74). Offsite improvements will be necessary in Old Warren Road to accommodate the project.

A recycled water system will be provided in Ramona Creek and will connect to existing recycled water lines in Devonshire Avenue and Myers Street. The recycled water system will be installed concurrent with the potable water system. Offsite recycled water improvements are anticipated in old Warren Road and West Florida Avenue (SR-74). The average recycled water demand is anticipated to be about 87 gallons per minute.



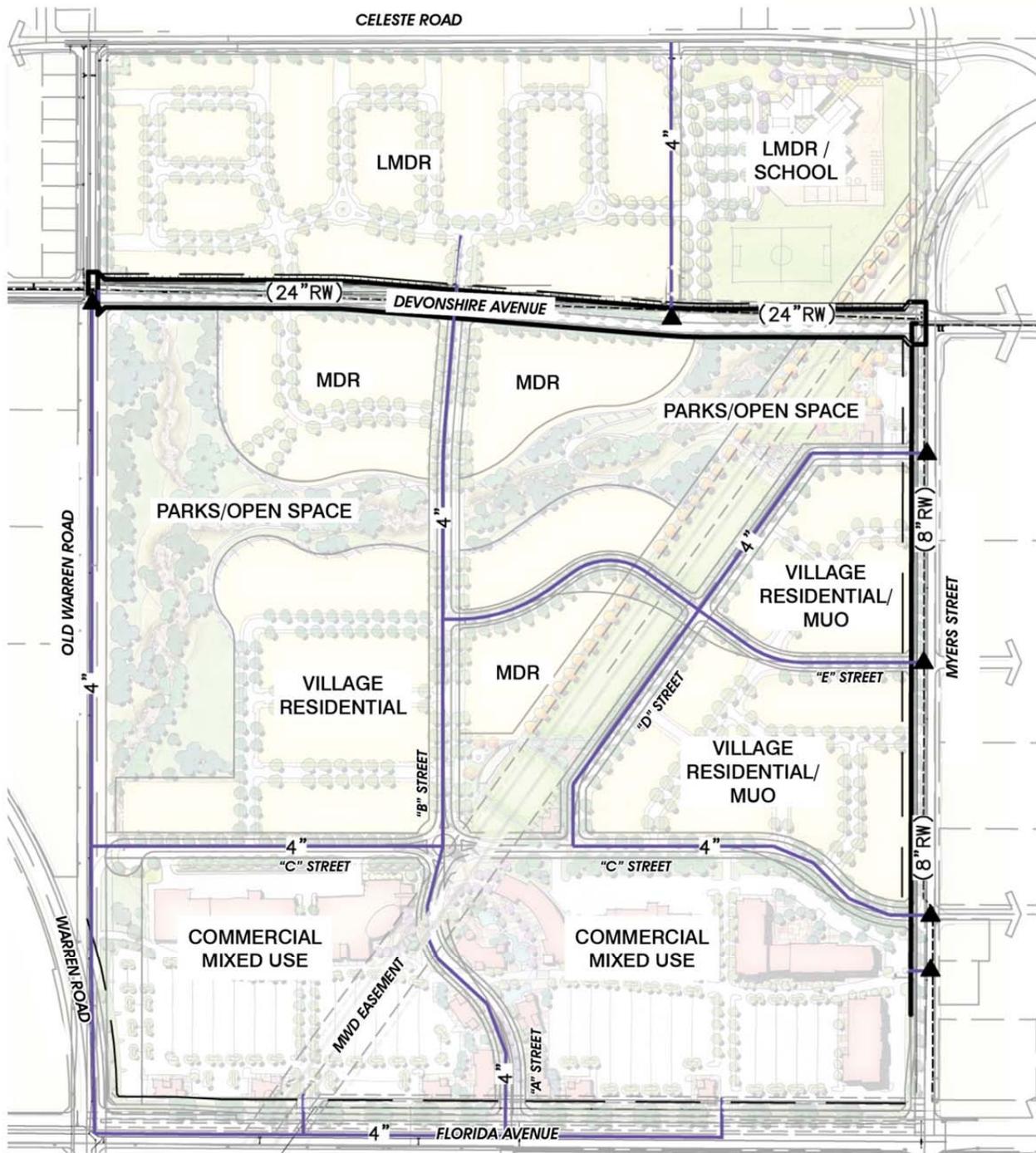
Note: This is a conceptual graphic and is not to be taken as compulsory. The final infrastructure plan and alignments will be designed using this graphic as guidance; however, variations are expected as permitted in this Specific Plan and will be determined during the grading and tentative tract map process.

- LEGEND**
- (W)-- EXISTING WATER
 - 12"— 12" WATER
 - ▲ POINT OF CONNECTION TO EXISTING SYSTEM

Source: RBF Consulting



Figure 2-26. Conceptual Water Plan



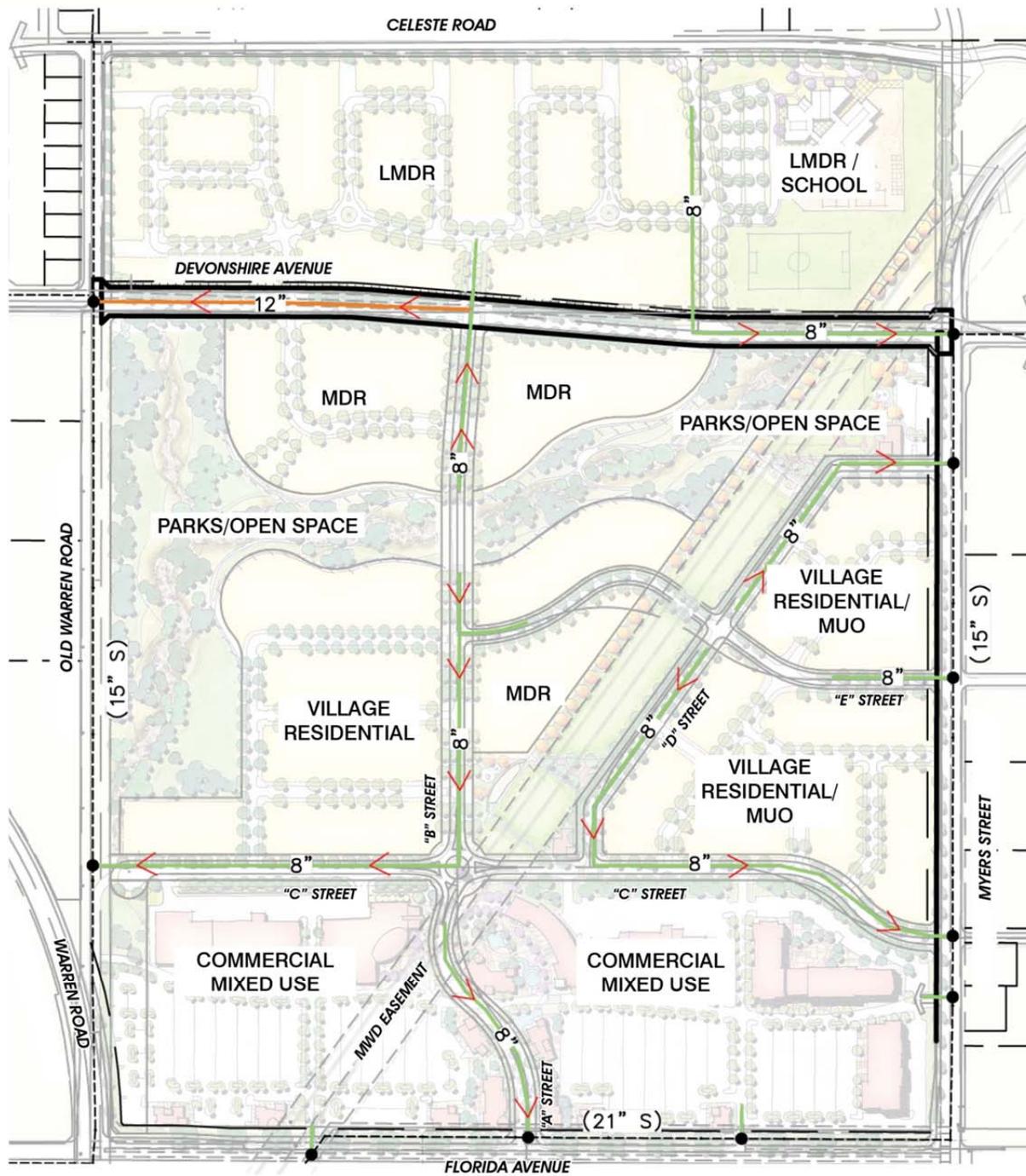
Note: This is a conceptual graphic and is not to be taken as compulsory. The final infrastructure plan and alignments will be designed using this graphic as guidance; however, variations are expected as permitted in this Specific Plan and will be determined during the grading and tentative tract map process.

- LEGEND
- (RW)-- EXISTING RECYCLED WATER
 - 4" RECYCLED WATER
 - ▲ POINT OF CONNECTION TO EXISTING SYSTEM

Source: RBF Consulting



Figure 2-27. Conceptual Reclaimed Water Plan



Note: This is a conceptual graphic and is not to be taken as compulsory. The final infrastructure plan and alignments will be designed using this graphic as guidance; however, variations are expected as permitted in this Specific Plan and will be determined during the grading and tentative tract map process.

- LEGEND**
- (S)-- EXISTING SEWER
 - 8" SEWER
 - 12" SEWER
 - POINT OF CONNECTION TO EXISTING SYSTEM
 - < DIRECTION OF FLOW

Source: RBF Consulting



Figure 2-28. Conceptual Sewer Plan

2.8.5 Hemet-Ryan Airport

Ramona Creek is one-half mile north of the Hemet-Ryan Airport, as shown in Figure 2-3, *Aerial Photograph*. According to the adopted Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP) and the City’s General Plan, the project site is in an airport influence area (zone III) and traffic pattern zone 6 and, as such, is considered an area of moderate risk.

The Ramona Creek project was found consistent with the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan by the Riverside County Airport Land Use Commission (ALUC) on May 8, 2014. The ALUC stipulated the following conditions:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided by the applicant and / or its successor-in-interest to all initial purchasers of the property, and all tenants of the applicant and/or its success-in-interest.
4. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of Hemet-Ryan Airport. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.
5. Applicant shall notify the Specific Plan text to include the “FFA Construction Notification Areas” exhibit and incorporating the text of Specific Plan Section 5.4.4 Hemet-Ryan Airport into this new section (See Figure 2-29).
6. Development implementing the Specific Plan shall comply with Federal Aviation Administration (FAA) Part 77, in particular requirements for Obstruction Evaluation

based on the distance to the closest operating runway at Hemet-Ryan Airport and relative elevation between the runway and proposed development grade and building height. Any implementing development that does require FAA Obstruction Evaluation review shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each building and shall have received a determination of "Not a Hazard to Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the City of Hemet Community Development Department and the Riverside County Airport Land Use Commission.

7. Any new storm water retention basins on the site shall be designed so as to provide for a maximum 72-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). Water quality and reuse basins with fluctuating water levels which are under two (2) acres in size are exempt from this requirement. Vegetation in and around the retention and water quality basin(s) that would provide food or cover for waterfowl species that would be incompatible with airport operations shall not be utilized in said landscaping, and shall not include trees that produce seeds, fruit, or berries.

The maximum height limit within the Ramona Creek project is 50'. Figure 2-29 illustrates the area in the plan where structures could pierce through the 100:1 imaginary slope surface. Any structure greater than the heights indicated would need FAA clearance. The project applicant received a FAA determination of "No Hazard to Air Navigation" on May 16, 2014. A FAA Form 7460-2, "Notice of Actual Construction or Alteration" must be e-filed any time the project is abandoned or within five (5) days after the construction reaches its greatest height (7460-2, Part 2). The FAA determination expires on November 16, 2015 unless:

1. The construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
2. Extended, revised, or terminated by the issuing office.
3. The construction is subject to the licensing authoring of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date on this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

For uses or structures that are considered "Discretionary Uses" in the Hemet-Ryan Airport Comprehensive Airport Land Use Plan ("ALUP"), ALUC's approval of the Specific Plan will satisfy the review requirements as delineated under Section VI of the Hemet-Ryan ALUP and will be considered consistent with the Airport Land Use Commission's purpose under PUC 21674.

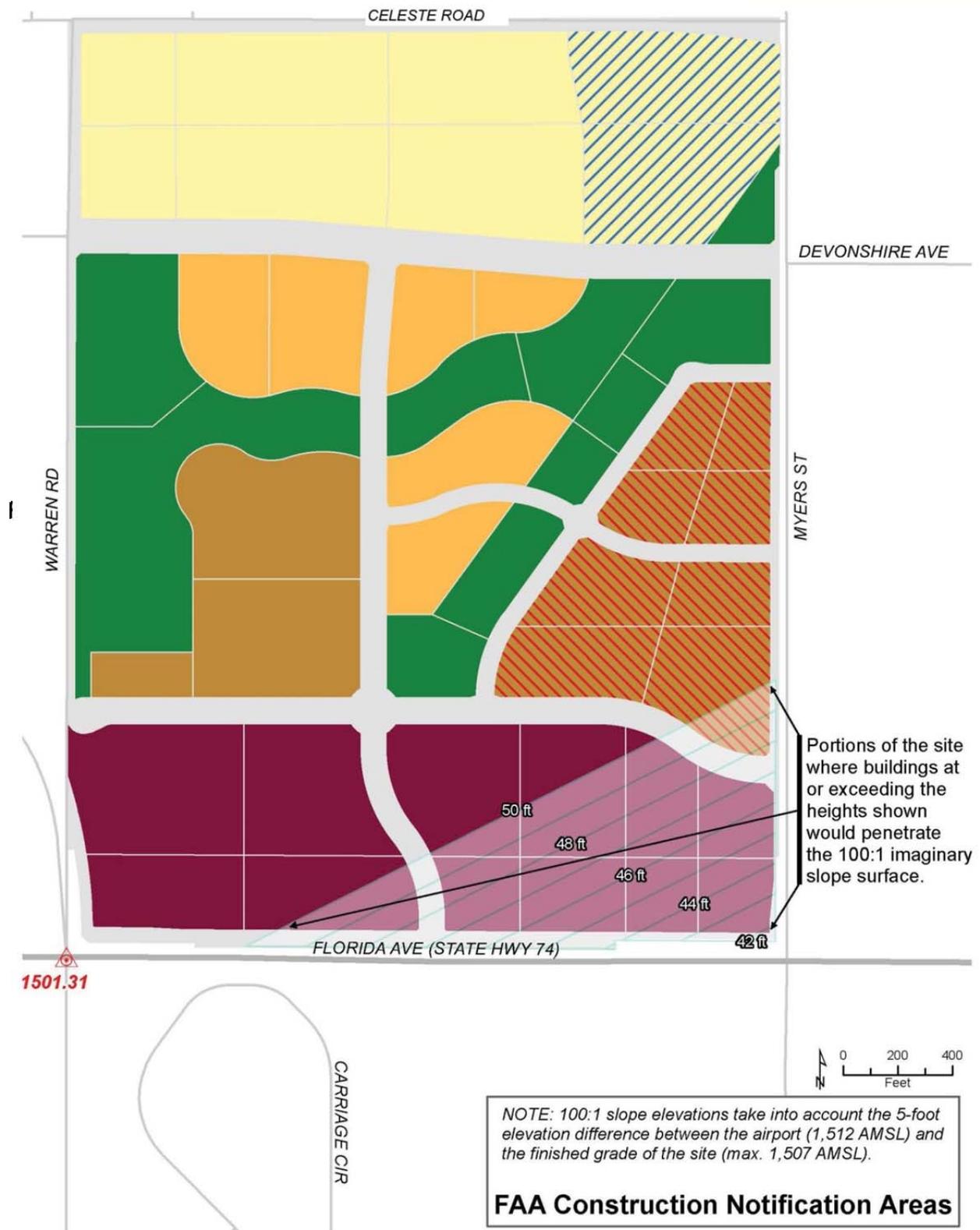


Figure 2-29. Hemet-Ryan Airport Construction Notification Map

3.0 Design Guidelines



Chapter 3

Design Guidelines

3.1 Purpose and Intent

This chapter provides a general framework for the physical design of Ramona Creek and ensures the creation of a high quality community with cohesive character. The establishment of a strong set of design criteria will establish Ramona Creek, the western gateway to Hemet, as a place of distinction.

All development within the project must address fundamental elements of the design features covered in this chapter. These standards and guidelines establish criteria to help the City of Hemet staff, decision makers, citizens, design professionals, and developers understand and implement this project. The pictures presented in this section are intended to convey the general design purpose of the guidelines and are not intended to require the specific design style depicted. During the development review process, the City of Hemet will review all development applications and ensure the proposed project meets the intent of the development standards and design guidelines. These guidelines supplement, but do not override, the Americans with

Disabilities Act, Title 24 of the California Code of Regulations, and all requirements in local and State of California building codes.

Design guidelines are intended to result in development that is attractive, cohesive, and integrated. Flexibility and subjectivity is purposely included to encourage creativity, respond to user needs, and allow distinctions that create visual interest. The application of these guidelines will vary based on the use, level of pedestrian and public exposure, and prominence of features. For example, the level of building articulation and detailing appropriate for the entry of a public plaza in a retail area will be different than for the loading area of a commercial building. Proposals that substantially conform with and meet the spirit and intent of these guidelines will be considered consistent with the Specific Plan.

3.2 Community-Wide Design

The community-wide standards and guidelines apply to the layout and design of the community as a whole. The community structure conveys the identity of the project and is defined by features such as entry monuments, plazas, sidewalks, trails, walls, fences, and lighting. The guidelines in this section and chapter establish broad design goals for Ramona Creek including:

- **Design Consistency.** The architectural character, form, and spatial layout of neighborhoods in Ramona Creek should visually unify the overall community while avoiding monotony through variations in product types/floor plans and applications of materials and colors.
- **Quality of Construction.** Buildings and public spaces in Ramona Creek should be constructed of high-quality, durable materials that are environmentally friendly and contribute to the long-term sustainability of the community.
- **Safety.** Development in Ramona Creek should be designed in a manner that promotes the safety of residents, with lighting, roadway design, and building orientation designed to balance access, visibility, and privacy.



Entry monuments help to create cohesive community identity.



Examples of major entry monuments

3.2.1 Entry Monuments

Entry monuments serve as the visual gateway for Ramona Creek, utilizing a combination of architectural details, signage, lighting, and landscaping. The project monuments announce the arrival into the project and present an aesthetic symbol of the community's identity. Architectural elements of the entries should be compatible and consistent with thematic elements established in the Specific Plan.

A hierarchy of entry monuments is proposed throughout the community to coincide with the intensity of use at various intersections throughout the project. This hierarchy includes major entries, minor entries, and neighborhood entries. Repetitive use of materials and design forms for all three types is encouraged to ensure design unity and to reinforce the identity of the community. As shown in Figure 3-1, *Conceptual Entry and Monument Plan*, and Table 3-1, *Entry Monument Standards*, the entry and monument locations are conceptually shown at select intersections, with the prominent intersections receiving most prominent treatment.

The treatments described below provide the desired quality of the entry and monument types. The exact design, configuration, location, and content of major entry monuments will be included as a part of the Master Landscape Plan. Design of minor entry monuments will be determined during the site development review process of individual projects. Conceptual design of entry monuments is shown in Figure 3-2, *Conceptual Commercial Entry Monument Signs*, and Figure 3-3, *Conceptual Residential Monument Signs*.

Major Entries

Major entries are the main portals into the community and will provide the strongest entry statement. As measured from the right-of-way line, major entries typically range between 300 and 450 square feet with a dimension between 20 and 30 feet as measured from the corner of the

property line (see illustration, below). Major entries should incorporate distinctive signage, attractive landscaping, special intersection treatments, and distinguishing elements such as monument style walls.

Formal signature groupings of trees and landscaping can be incorporated into the design to create distinctive entries to the community. Major entry monuments will occur at six intersections along Florida Avenue, Myers Street, and Old Warren Road. The landscape and streetscape character at these points shall be distinctive and more prominent in character than other access points. High quality monument signage shall be placed at the corner(s) alongside or integrated into a substantial collection of vegetation, sculptural elements, or other distinct design features. The paving area for the roadways and sidewalks should be unique from that provided elsewhere in Ramona Creek. Special lighting features and specimen trees are other elements that should be incorporated into the primary gateways.



Example of minor entry monument.

Minor Entries

Minor entries are less prominent in scale than major entries while utilizing similar forms, materials, and landscaping. Signage and monuments will occur at secondary entry locations, but to a lesser extent than primary entries. Six secondary monuments will occur where internal streets interface with Florida Avenue, Myers Street, and Celeste Roads.

Minor entries typically range between 100 and 200 square feet with a dimension between 15 and 20 feet as measured from the street corner of the property line. Minor entries should be marked by attractive and consistent signage or landscaping and include elements similar to those found in the major entries, but smaller in scale.

Neighborhood Entries

Neighborhood entries are treatments to small areas of residential, nonresidential, and mixed-use development to be provided by individual builders. Neighborhood entries will be less prominent in scale than secondary entries while utilizing similar forms, materials, and landscaping.



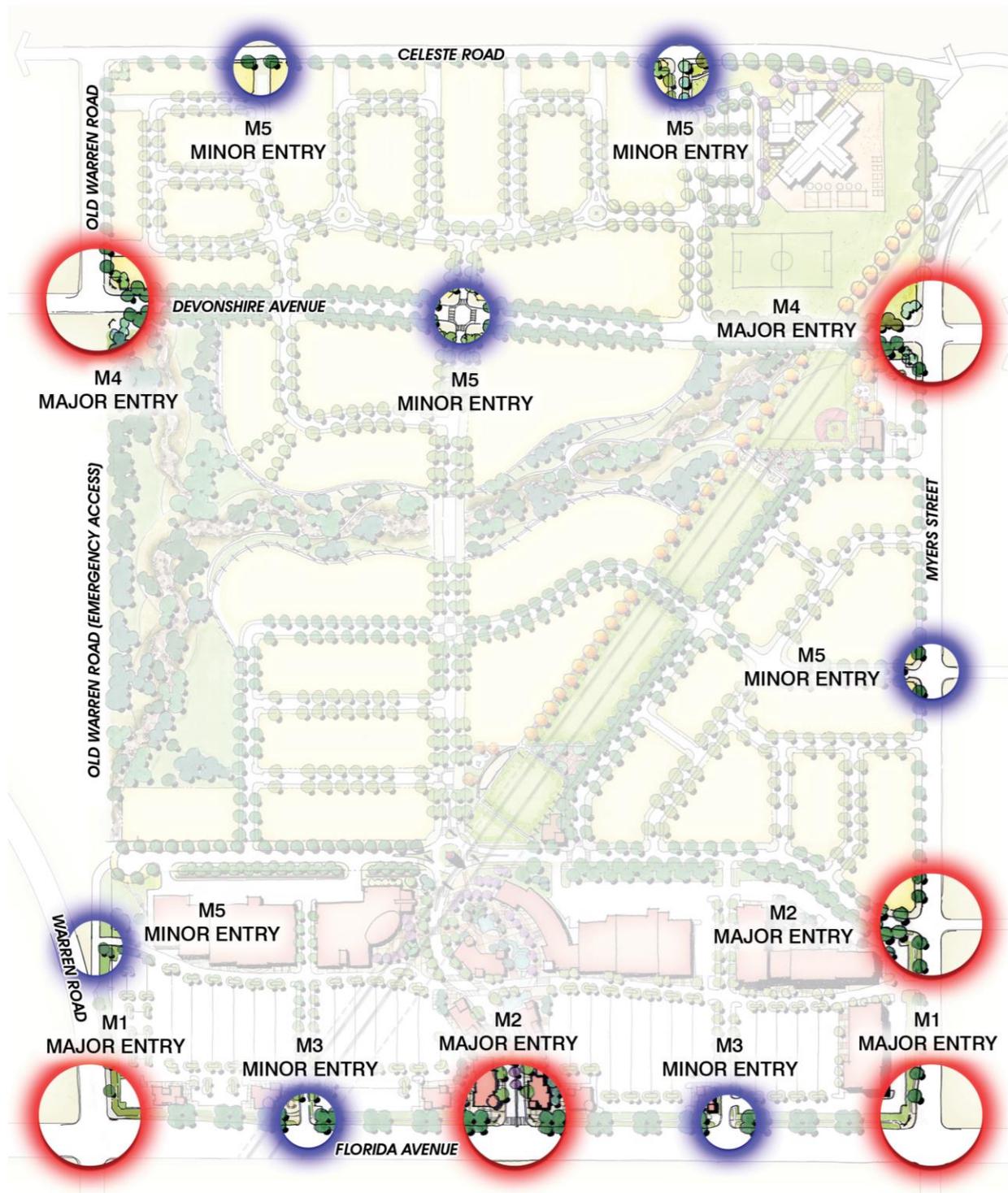
Example of neighborhood entry monuments.

Table 3-1
Entry Monument Standards

	Major	Minor	Neighborhood
Maximum Sign Area ¹	80 sq. ft.	60 sq. ft.	30 sq. ft.
Maximum Height ²	6 feet	4 feet	4 feet
Minimum Setback from right-of-way	4 feet ³	4 feet ³	6 feet
Minimum clear view	25 feet	25 feet	25 feet
Minimum setback from sidewalk ⁴	4 feet	4 feet	4 feet

Notes:

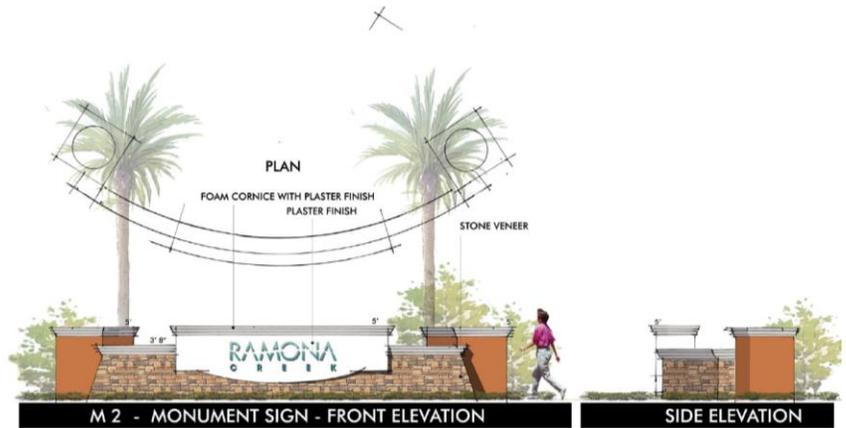
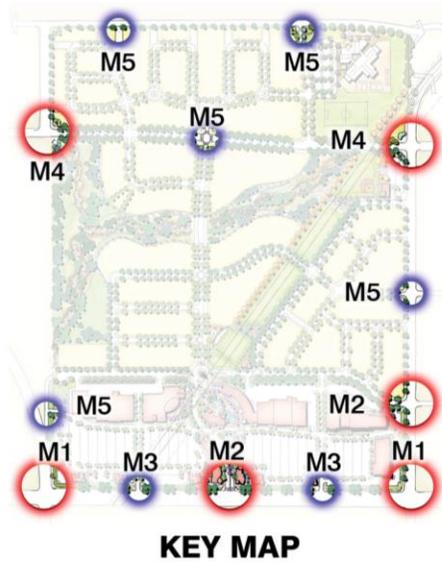
1. Sign area includes the rectangular area that encloses all copy and graphics. All letters should be individually mounted and not exceed 18" in height. Well-designed logo placards and project initials affixed to monument piers do not count against the maximum signage area.
2. Height shall be measured from the highest point of the sign, including non-structural elements, to the top of the closest adjacent curb.
3. Driver visibility must be maintained when determining minimum setback from right-of-way.
4. If a major or minor entry sign incorporates an archway or other design element over the sidewalk, then a minimum 4' setback must be maintained.



Note: This exhibit is an artist's interpretation of the application of the Ramona Creek entry guidelines and is not to be taken as the final locations of the entry monuments or compulsory. The final design and locations of the entries will be designed using this graphic as guidance; however, variations are expected as permitted in this Specific Plan and will be determined during the site plan review process.

Figure 3-1. Conceptual Entry and Monument Plan





CONCEPTUAL MONUMENT SIGNS

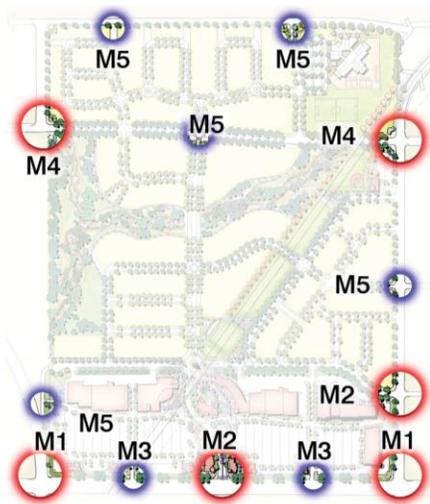
FLORIDA AVENUE

Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan. Final design and theme shall be established as a part of the development review process.

Source: Nadel Architects

Figure 3-2. Conceptual Commercial Entry Monument Signs





KEY MAP



Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan. Final design and theme shall be established as a part of the development review process.

Source: Nadel Architects

Figure 3-3. Conceptual Residential Monument Signs

3.3 Signage

Appropriate signage is important in maintaining a cohesive theme for a community, as well as providing a system for identifying commercial development and amenities. Additionally, signage plays an important role in way finding by offering directional information to residents, shoppers, and visitors. Because of the project's high visibility along Florida Avenue and its strategic location as a gateway to the City of Hemet, it is important that signs enhance the image of the project and serve to properly identify and market the commercial uses within Ramona Creek.

Architectural styles and building materials may vary from one area of the project to another, but the signage should be a readily identifiable element throughout. The following signage standards and guidelines are not intended to dictate an exact style, but serves as a baseline for themes, scale, and quality. Greater detail on signage will be required as part of a Master Signage Program to be approved by the Planning Commission (see Section 5.9.3 of this Specific Plan).

3.3.1 Directional Signage

- Directional signs shall be located at appropriate vehicular or pedestrian decision points as necessary. Location and placement of signs shall not obstruct pedestrian or vehicular movement.
- Vehicular directional signs shall be consistent in size, shape, and design throughout the project, and shall be legible and have enough contrast to be read through a windshield from an appropriate distance.
- Vehicular directional signs shall incorporate reflective vinyl copy for night-time illumination and shall have no more than three messages per sign.
- Directional signs shall not exceed 5 feet in height, contain any advertising or trade name information, should incorporate the appropriate symbols as established by the Society for Environmental Graphic Design, and comply with all local, state, and federal regulations.



Example of appropriate directional signage.



Examples of appropriate primary multi-tenant signs.

3.3.2 Tenant Identification Signage

- As a means of identifying the tenant of a commercial building signage shall be permitted to be mounted on the building wall above the storefront below the second floor. Refer to Table 3-2, *Tenant Wall Signage Standards* for maximum heights for commercial signs.
- The maximum length of wall signs shall not exceed 75 percent of the building fascia or structural element (e.g., parapet or tower) on which it is located.
- The maximum sign area shall be 1.0 square feet per linear foot of tenant street frontage, up to a total of 50 square feet. In instances where a building has an entrance on a side façade, that side may be counted as street frontage in calculating maximum sign area.
- If a primary or major tenant has a nationally recognized logo and/or established signage layout that cannot be modified to meet the criteria standards, the Planning Commission may approve a larger sign area and letter height if the sign is well designed and is in keeping with the character of the center.
- Free-standing multi-tenant signage is encouraged within the Commercial Mixed Use zone to minimize visual clutter. However, designs should avoid the inclusion of too many tenant signs and remain legible. The location, number, and size of free standing signage shall be approved by the Planning Commission in conjunction with a Master Signage program for the Commercial Mixed Use zone. All free standing signs shall include the site address and name of center.
- One hanging or blade sign per business is permitted, or two if the building has frontages on two pedestrian-oriented streets. The maximum sign area of a blade sign shall be 3

square feet. Each blade sign shall maintain a minimum 8-foot clearance from the grade of the sidewalk to the bottom of sign (refer to example of blade sign on page 3-14).

- Signs should be compatible with the architectural character of the center and site design in terms of color, material, and placement. The design and style of a sign should complement the architectural style of the building to which it is attached or adjacent. Color schemes for signage should be related to other signs and graphics within the signage district to achieve a coordinated sense of identity.
- Signs should be consistently located and integrated into the architectural design of the center entry. Signage should be visually interesting and informative as well as distinctive and eye-catching yet simple and tasteful.
- The use of pole signs, roof signs, temporary lettering on windows, and blinking/flashing signs is prohibited. The use of temporary signs is discouraged. Off-site advertising (e.g., billboards) is prohibited.

**Table 3-2
Maximum Height of Tenant Wall Signage¹**

Type of Wall Sign	Primary Tenant (over 75 K SF)	Major Tenant (20 to 74.9 K SF)	Sub-major Tenant (10 to 19.9 K SF)	Retail Tenant (5 to 9.9 K SF)	In-Line Shop Tenant (up to 4.9 K SF)	Pod Building/ Multitenant	Pod Building / Single user
Major ² single-line internally illuminated channel letter wall sign.	6'	5'	4'	3'6"	3'	2'	3'
Minor ² internally illuminated channel letter wall sign.	18.5"	n/a	n/a	n/a	n/a	n/a	n/a
Double-line internally illuminated channel letter wall sign.	7'	6'	5'	4'6"	3'6"	30"	4'
Internally illuminated channel letter wall sign on visible secondary elevation.	4'	3'	3'	30"	n/a	n/a	30"

¹ Refer to Section 3.3.2, Tenant Identification Signage for standards regarding maximum sign area and length.

² Refer to Figure 3-4, *Major and Minor Signage Examples* for photos of attractive retail signs.



Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan. Final design and theme shall be established as a part of the development review process.

Figure 3-4. Major and Minor Signage Examples

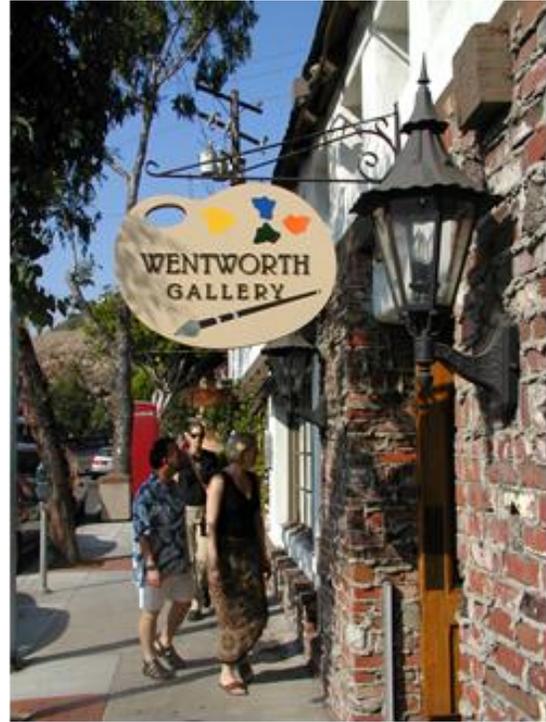


Example of properly illuminated sign.

3.3.3 Sign Illumination

- All sign elements must be internally and/or externally illuminated. Hot spots and light leaks are not permitted and must be repaired. All illuminated signs shall be fabricated, installed, and compliant with national/local building and electrical codes and shall bear the UL label¹. All signs shall conceal all identification labels and UL labels to conform to UL codes. All conductors, transformers, cabinets, housings, and other equipment shall be concealed and/or incorporated into storefront and/or sign components.
- Signs should be backlit or down lit to prevent glare and spillover onto adjacent properties.
- Canned signs are prohibited. Interior illuminated channel letters should be used instead.
- To protect the visual environment, all leaseholders' light fixtures, with regard to brightness and glare, shall be subject to approval by the City.
- Any illuminated sign or lighting device shall emit a constant intensity of light, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lighting.
- Lighting is required to be circuited and switched separately from other building fixtures on the leaseholders' panel and controlled by a time clock. Leaseholder shall provide a disconnect switch at sign transformer or near electrical junction box.

¹ Underwriters Laboratories (UL) is designated by the United States Occupational Safety and Health Administration (OSHA) as a "nationally recognized" provider of safety certification for lighting fixtures.



Examples of well fabricated, attractive hanging, or blade signs.

3.3.4 Fabrication and Installation

- All finished work shall be of high quality and constructed to eliminate burrs, dents, cutting edges, and sharp corners. Finish welds on exposed surfaces shall be imperceptible in the finished work.
- Surfaces that are intended to be flat shall be without dents, bulges, oil canning, gaps, or other physical deformities. Painted, polished, and plated surfaces shall be unblemished in the finished work.
- All fasteners shall be concealed, except where approved otherwise by the Director, and access panels shall be tight fitting, light proof, and flush with adjacent surfaces.
- Manufacturers' recommended fabrication procedures shall be carefully adhered to regarding expansion/contraction, fastening, and restraining of acrylic plastic.
- Wall signs shall be affixed without visible means of attachment, unless the attachments make an intentional statement.

3.3.5 Sign Management

- Tenants shall be responsible for the fulfillment of all requirements of the sign criteria, except for entry signage. Each tenant shall be responsible for keeping its signage in good working order.
- Tenant’s sign contractor must file and obtain any licenses and permits as required for sign installation by the City. Each tenant shall be responsible for the repair of any damage to the building caused by the installation of sad tenant’s sign. Only state licensed and insured sign contractors shall perform sign manufacturing and installations.
- Tenants shall be responsible for removal of signage within 30 days after vacating the site. Removal of the sign shall include repair and restoration of the wall surface to its original condition.
- All signs shall be kept in “like new” condition, and shall be promptly restored to such condition if damaged or otherwise marred. Copy and text employed on signs shall be kept accurate and current.
- The city and/or property owner shall inform tenants in writing of non-acceptable conditions such as burned out lights. Repairs shall be made by tenant within 30 days of receipt of such written notice.

3.4 Landscape Design

These landscape standards and guidelines set general criteria for landscaping at the community-wide, nonresidential, and residential levels. The standards and guidelines also ensure that a cohesive landscape fabric will be created to unify the overall community at all levels of development. The Landscape Plant Palette included in Appendix B lists the recommended species to be used in the specific areas described in the landscape guidelines.



Example of attractive retail landscape design.

3.4.1 Thematic Landscape Zones

The landscape design of Ramona Creek will reflect classic values of simplicity, informality, and an appreciation of natural processes and materials. A palette of drought-tolerant and native plant materials will prevail, accented with exotic species for interest and visual variety. Four thematic landscape zones have been created within Ramona Creek: the Commercial / Mixed Use Zone, Residential Zone, Recreational Spine / Community Green Zone, and the Ramona Creek Corridor Zone. Figure 3-5, *Thematic Landscape Zones*, identifies the location of each and a brief description is below.

1. **Commercial Mixed Use / Mixed Use Overlay Zone.** A landscape palette composed of evergreen shade trees accented with palms is envisioned for the commercial and mixed-use portions of the project. Native grasses, flowering vines and evergreen shrubs are envisioned

to bring interest and avoid visual monotony of large expanses of parking. Screening walls shall be softened with foundation plantings having a variety of heights, textures, and colors. Seating height planters containing flowering ground cover materials are encouraged within retail areas.

2. **Residential Zone.** The landscape plan for the residential portions of Ramona Creek will be composed of deciduous and evergreen shade trees accented with a variety of drought tolerant shrubs and ground covers. Palms will be used as accents at entry monuments and within pocket parks and other open spaces. Large expansive areas of turf are prohibited, and use of native perennial grasses is encouraged.
3. **Recreational Spine / Community Green.** As the major active recreation area of Ramona Creek, the recreational spine is the only area within Ramona Creek that will include large expanses of turf. A mixture of deciduous and evergreen shade trees will provide an overhead canopy along the edges of the turf areas, and attractive, drought-tolerant shrubs and ground cover will be planted at the base of the trees. A potential landscape treatment is the creation of a linear palm colonnade along walkways within the MWD easement, bringing a resort atmosphere to the public spaces.
4. **Ramona Creek Corridor Zone.** Envisioned as an area that mimics naturally-occurring dry creek bed wash areas, the Ramona Creek Corridor plantings will consist of California native plant materials. Two important considerations in the design of the corridor are slope stabilization and selection of plant materials requiring little if any maintenance, while bringing year-round season interest. Paving material within the corridor zone will consist of decomposed granite in order to allow permeability and reduce run-off.



Examples of typical landscape treatments within the Ramona Creek Corridor Zone.



LEGEND

- 1 COMMERCIAL MIXED USE / MIXED USE OVERLAY
- 2 RESIDENTIAL
- 3 RAMONA CREEK CORRIDOR
- 4 RECREATIONAL SPINE

Figure 3-5. Thematic Landscape Zones





Example of attractive drought tolerant streetscape design.

3.4.2 General Landscape Requirements:

A Master Landscape Plan for the streets and community areas (including a fencing plan) shall be submitted for approval prior to recordation of the first final tract map. Appendix “B” of this document presents plant species permitted in the Specific Plan area. Landscaping shall be reviewed and approved by the Public Works Department and Planning Division, and the sizes and spacing of plants shall comply with the guidelines in *Landscape Plants for Western Regions* by Bob Perry (1992) or City standards. Refer to Section 5.9.4 of this Specific Plan for the Master Landscape Plan approval process. Additions to the landscape plant palette are allowed with approval during the Site Development Review process. The following requirements pertain to all landscape plans within Ramona Creek:

- On the aggregate, plant selection within Ramona Creek should strive to use up to 75 percent water-wise/drought-tolerant, native, or Mediterranean plant materials. Drip irrigation systems and recycled water shall be included where possible, especially in public or common areas.
- As practical, parkways should be utilized for water treatment and to reduce runoff. Canopy trees should be planted to reduce solar heat gain in buildings and the amount of heat absorbed by paved areas. Deciduous trees are encouraged on the south side of buildings to allow increased solar gain in winter months and shading in summer months.
- Minimize the use of large or inefficiently small turf areas in landscaping by incorporating water-conserving native groundcovers or perennial grasses, shrubs, and trees.

- No single species should dominate the landscape palette. A variety of tree and shrub species should be planted while maintaining a consistent character throughout the community and minimize potential loss due to tree diseases.



Example of project entry with flowers and specially patterned paving.

3.4.3 Streetscapes, Entries, and Key Intersections

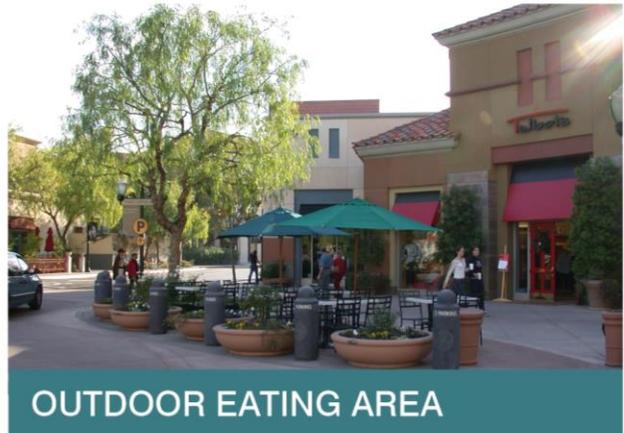
Streetscapes visually tie together the various land uses and amenities of the community using elements such as landscaping, signage, street furniture, lighting, and sidewalks. Streetscapes represent some of the most visible and heavily used public space within the project and exert a strong influence on the experience and perception of the project.

- Landscaping along major roadways and entries should be consistent, formalized, and composed of signature plantings such as palm groupings, or flowering shrubs planted together in a mass to create an attractive and cohesive community identity.
- Large deciduous trees should be planted in a formal pattern no greater than 50 feet apart.
- Informal groupings of ornamental trees, shrubs, and vines should be planted between sidewalks and walls to soften their appearance (refer to page 3-27 for examples).

- Landscaping at entries and key intersections is encouraged to employ a variety of height and texture to enhance the visual impact of these areas. Flowering trees, shrubs, and seasonal flowers are encouraged at entries and key intersections to add color and interest as shown above.
- Specially patterned paving shall be provided at important intersections and pedestrian crossings.
- Sidewalks within commercial areas may be expanded to include zones for window shopping, pedestrian traffic, outdoor eating, street trees, and landscape buffers.
- Traffic-calming measures, such as sidewalk bulbs and speed dots, should be used in and adjacent to residential neighborhoods to reduce the speed of traffic and create a more pedestrian-friendly environment.
- Streetscape elements, such as landscaping, lighting, street furniture, and signage should create an attractive, consistent, and cohesive community image while also complementing surrounding architectural styles (refer to Figure 3-6, *Commercial Mixed Use Street Furniture and Lighting*).
- Furnishings shall be constructed of high-quality, durable materials that can withstand outdoor elements without showing wear. Furnishings should be placed where pedestrian traffic, view sheds, or building access will not be obstructed.



Example of an attractive, cohesive outdoor eating area.



Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

Figure 3-6. Commercial Mixed Use Street Furniture & Lighting



RECREATION FIELD



PICNIC TYPICAL AREA



PLAYGROUND STRUCTURE



TRAIL LIGHTING



TRAIL SEATING

Note: This exhibit is an artist's interpretation of the application of the Ramona Creek development standards and design parameters and is not to be taken as the final design or compulsory in nature. The final design shall be reviewed using these graphics as guidance; however, variations in road alignments, lot configurations, and the placement, location, style, materials, and colors are expected as permitted in the Specific Plan.

Figure 3-7. Open Space and Trail Outdoor Furniture & Lighting

3.4.4 Parks, Open Spaces, and Paseos

A central tenant of the Ramona Park design theme is the incorporation of public parks throughout the community. The following guidelines pertain to landscape design of open space areas.

- Canopy trees should be used to provide shade. Informal groupings are encouraged to create visual interest.
- Outdoor furniture such as benches and waste receptacles shall be provided where appropriate. The furniture should match architectural styles, materials, and colors used elsewhere throughout Ramona Creek (*refer to Figure 3-7, Open Space and Trail Outdoor Furniture & Lighting*).
- A combination of hard and soft paving may be used depending on the function of the recreational amenity.
- Active areas may use turf/grass and ornamental planting. Passive areas shall be composed primarily of non-irrigated or drought-tolerant species.
- Park areas should be landscaped with small, informal groups of trees, shrubs, and groundcovers to provide shaded gathering/seating areas throughout the open space.
- Landscaping within paseos should consist of informal groupings of shade trees, shrubs, and plantings.



Example showing trees providing shade to outdoor activity area.

3.4.5 Standards for Slope Area Landscaping

The following standards apply to landscape treatments for slope areas within the Ramona Creek Corridor and other areas within the Ramona Creek Specific Plan area:

- All slopes shall contain plantings of trees, shrubs, sub-shrubs, and ground cover grouped according to matched hydro-zones.
- Slope banks four (4) feet or greater in vertical height with slopes greater than or equal to 2:1 shall, at a minimum, be irrigated and landscaped with a combination of appropriate shrubs, vegetative ground cover, and mulch that will absorb rainwater and reduce runoff for erosion control.
- Drip irrigation shall be used on all slopes.
- Slope banks four (4) feet or greater in vertical height with slopes greater than or equal to 2:1 shall, at a minimum, be landscaped to soften their appearance as follows:
 - One fifteen (15) gallon or larger tree per each six hundred square feet of slope area;
 - Shrubs shall be mass planted, a minimum of five (5) gallon size, on all slopes with triangular spacing at 75% of the mature diameter of the shrub (e.g., a shrub that grows to 20 feet should be spaced at 15 feet on-center or 75% of 20 feet).
- In addition to the above requirements, slope banks in excess of eight (8) feet in vertical height with slopes greater or equal to 2:1 shall also provide one five (5) gallon or larger tree per each one thousand (1,000) square feet of slope area.
- Appropriate vegetative ground cover or mulch shall be used. All groundcovers shall be a minimum of one (1) gallon container size. No permanent hydro-seeding is permitted on manufactured or natural slopes. Temporary hydro-seed is permitted for erosion control.
- All trees and shrubs shall be planted in staggered clusters to soften and vary the slope plane.
- Slopes shall be landscaped with appropriate planting for immediate erosion control.



3.4.6 Plaza Spaces

A central public plaza is envisioned within the Commercial Mixed Use District which will serve as a gathering space for residents and visitors. The following guidelines pertain to all plaza spaces within Ramona Creek.

- Plaza space should include generous pedestrian amenities, including canopy trees, seating, public art, and special paving features.
- Common areas and public plazas should be located in areas of high pedestrian traffic. Buildings should be oriented toward a central focal point.
- Plaza space should have a visual focal point that draws attention, connects visitors, and further enhances the sense of place. Examples of a focal point include a sculpture, fountain, historical reference, or public art display as shown above.
- Planters with shrubs, groundcover, and flowering trees should be architecturally incorporated with bench seating, fountains, and other amenities in plaza spaces.

3.4.7 Sidewalks and Trails

A trail and sidewalk network will be integrated throughout the community to provide transportation alternatives to residents and promote a healthy lifestyle. This trail system will link residential neighborhoods to open space and commercial areas in the project. The proposed pedestrian circulation system is illustrated in Figure 2-13, *Pedestrian and Bicycle Network*. The following guidelines cover pedestrian and bicycle pathways throughout Ramona Creek.



Pedestrian signage example.



Shaded sidewalk in parking area.

- Pedestrian connectivity should be provided within all portions of the projects, as well as between the project area and areas outside of the project, with an emphasis on connections to regional trails.
- Sidewalks and trails should incorporate pedestrian amenities, such as benches, shade structures, waste receptacles, and lighting.
- Trails and sidewalks shall be separated from the street by landscaping, clearly marked with consistent signage, and well lit (see example on page 3-18).
- Bike racks should be placed in strategic locations throughout nonresidential areas, such as playgrounds, parks, public plazas, and commercial areas.

3.4.8 Transitions between Uses

Appropriate transitions between land uses are vital when creating an integrated community to maximize land use values and the quality of development, while preserving and enhancing surrounding development. Refer to Table 2-4, *Commercial Mixed Use and Mixed Use Overlay Standards* for minimum setbacks between adjacent differing uses. The following guidelines provide suggestions for treatments to create seamless transitions between uses.

- Streets, drive aisles, or alleys are encouraged to be used as transition areas between different land uses.
- Walls and landscaping should be used to screen undesirable views from residential areas. An example of an appropriate screening wall is depicted in Figure 2-10, *Screening Wall Section*.
- Pedestrian connectivity should be preserved and emphasized when transitioning between neighborhoods and differing land uses.
- Street “C” functions as a buffer between the Commercial Mixed Use area and residential areas. An enhanced landscaped parkway and screening wall serve as a visual buffer between loading areas and residential areas.

3.4.9 Walls and Fences

The Ramona Creek Specific Plan is intended to function as a large, mixed-use, master-planned community that facilitates a high level of pedestrian connectivity. Walls, fences, and gates are generally discouraged unless necessary for noise attenuation, privacy, and shielding of incompatible adjacent uses. Refer to Figure 3-8, *Conceptual Wall and Fence Plan*, for potential wall and fence locations. The following guidelines pertain to all walls and fences within the project.

- Walls and fences shall be made of durable yet attractive materials that complement the adjacent architecture. When solid walls are necessary, split-face block, stone, brick, concrete, stucco with pilasters and caps, or materials with similar visual qualities should be used.
- Tall, solid walls and fences shall not dominate the street scene. Pilasters should be incorporated into wall design with special emphasis at entries and important community intersections, and to break up long expanses of wall.
- Long, monotonous walls shall be avoided, and walls shall be modulated with breaks, and offsets, especially at entries and important intersections. Long walls should be made more attractive and visually interesting through the incorporation of surface articulation and pilasters at 100-foot-minimum intervals.

- Walls should provide convenient pedestrian gates and openings to ensure ease of pedestrian circulation.



Examples of landscaping at base of walls to create interest and softening.



Example of an attractive wall with pilasters to add visual interest.



LEGEND

- POTENTIAL RESIDENTIAL PRIVACY WALL
LIVE-WORK OR COMMERCIAL - NO WALL
- ~~~~~ POTENTIAL RESIDENTIAL PRIVACY WALL
OR VIEW FENCING
- ==== STAINLESS TUBULAR STEEL FENCING AT DETEN-
TION BASIN
- POTENTIAL 6' RESIDENTIAL PRIVACY WALL
- 6' - 8' COMMERCIAL SCREENING WALL
- PLANNING AREA

Figure 3-8. Conceptual Wall and Fence Plan





Example of downward directed pedestrian lighting.

3.4.10 Lighting

Lighting design throughout the project will highlight design and landscaping features, reinforce the community theme, and help ensure pedestrian and vehicular safety. Well-designed lighting fixtures also establish quality design. Examples of appropriate outdoor lighting are shown in Figure 3-5, *Lighting*. These examples represent the types and quality of outdoor lighting fixtures expected in Ramona Creek. However, final selection of lighting fixtures will be determined during the landscape design phase and site development review.

The following standards shall apply to the all outdoor lighting:

- All developments shall provide lighting on all vehicular access ways and along major walkways. A preliminary lighting plan indicating the location and style of lighting and lighting fixtures in common areas shall be provided during the site development plan review process.
- Lighting shall be installed within all shared and common covered and enclosed parking areas, and light control switches shall not be accessible to residents.
- Security lighting fixtures shall not project above the fascia or roofline of the building.

- Outdoor lighting shall not blink, flash, oscillate, or be unusually bright or intense. Shielded fixtures shall be used with other features to reduce potential light and glare impacts.
- Lighting shall be located to reflect light away from adjoining properties.
- Lighting shall be designed to define vehicular and pedestrian circulation patterns, distinguish community entries and activity areas, and ensure safe pedestrian movement.
- Attractive and consistent lighting elements should be provided along all roadways within the Specific Plan. The height, brightness, and spacing of the lighting elements should be appropriate to the scale and speed of the roadway.
- Lighting fixtures should be compatible with the architectural styles of surrounding buildings while also being consistent throughout the community. Entry areas (both pedestrian and vehicular) should be creatively lit to develop a sense of place and arrival.
- Pedestrian-scale lighting should be provided in areas with nighttime use, such as trails and walkways. The type, style, and intensity of pedestrian lighting should reflect the character of the area. Such lighting should promote safety and nighttime visibility while avoiding excessive spillover of light and glare into residential areas.
- Active use areas, such as trails, public parks, and neighborhood pocket parks should be safely lit for users. Fixtures shall not be placed or directed to cause glare or excessive light to fall on adjacent residences or sites.
- Pedestrian scaled, downward directed pole lighting is recommended for trail lighting.
- Solar powered fixtures are encouraged for all lighting.
- Iconic landscaping and buildings should be lit with low-scale, accent, and back lighting to provide visual emphasis and directional reference.
- To preserve views of the nighttime sky, lighting elements should minimize glare, spillover, and light pollution. Low-contrast lighting, low-voltage fixtures and energy-efficient bulbs, such as compact fluorescent and light emitting diode (LED) bulbs shall be used for outdoor lighting. Blue or cool-white LEDs should be shielded properly to prevent light pollution.

3.5 Nonresidential Design

The nonresidential standards and guidelines apply to the layout and design of commercial, office, hotel, and other nonresidential buildings throughout the project. These standards and guidelines also apply to vertically or horizontally mixed-use buildings that contain residential uses. Buildings that contain residential uses should also review the residential standards and guidelines.

West Florida Avenue is designated by the City as a Scenic Highway Setback Overlay Zone. Areas of Ramona Creek within the 25-foot scenic highway setback of Florida Avenue are subject to requirements in the City of Hemet Scenic Highway Setback Manual. That document outlines design standards and guidelines for site amenities in setback areas, including pedestrian and bike paths, walls and fences, street furniture, lighting, entry monuments, plant materials, and irrigation.

3.5.1 Consistency with City of Hemet’s Adopted Commercial Design Guidelines

The design of development areas within the Commercial Mixed Use District but not within the Florida Avenue setback area shall be consistent with the City of Hemet’s adopted Commercial Design Guidelines, except as listed below.

- **Parking Distribution.** The Commercial Design Guidelines state that “parking should be distributed evenly throughout the project.” The Commercial Mixed Use area conceptually planned for Ramona Creek includes a pedestrianized cluster of retail uses along the Ramona Creek water feature. Such a design does not require that parking be immediately adjacent to every business or establishment. However, in general, parking should provide convenient access to nonresidential uses and should not require one to walk an excessive distance.
- **Color of Building Materials.** Page 22 of the City of Hemet’s Commercial Design Guidelines states that “colors should be consistent with the City’s Municipal Code establishing a commercial development color palette.” The referenced color palette (City Ordinance 1646) was designed to limit the use of bright, fluorescent, or garish colors that contrast inappropriately with surrounding properties. Faithful interpretation of many architectural styles may feature colors darker or richer than those identified in the color palette as appropriate for exterior paint colors. Nonresidential development in Ramona Creek should feature materials and colors that are appropriate for a building’s architectural style, while still avoiding bright, fluorescent, or garish colors.



Example of retail buildings sited to cluster around plazas and pedestrian areas.

3.5.2 Site Design

The integration of buildings, entries, parking lot layout, open spaces, and pedestrian and vehicular circulation is critical to achieving an overall sense of place. With the mix of proposed land uses within Ramona Creek, it is important to set guidelines to coordinate site planning between distinct building types and to ensure the connectivity of public spaces. Site design guidelines also provide direction for building placement and orientation, creating a defined streetscape that gives the project a distinct character from the surrounding development.

- Building placement and orientation should create visual interest along public rights-of-way. Multiple buildings in a single project should demonstrate a functional relationship to one another.
- Buildings located within a single project should be clustered around plazas and pedestrian areas. When clustering is not practical, a visual link should be established between buildings through the use of an arcade system, trellis, colonnade, or other open structure to unify the project.

- Plazas or common areas within a project should be located near building entrances or areas of high pedestrian traffic to ensure their use.
- Landmark structures, open plazas, and/or project entry monuments should be located at prominent intersections and other areas of high visibility.
- Bicycle racks should be provided where appropriate. Rack designs that employ a theme are highly encouraged.
- Commercial buildings backing onto “C” Street shall be screened from adjacent residential areas with a 15’ landscape buffer and a screening wall. Outdoor storage areas and loading docks shall be architecturally screened from the street and adjacent residential uses.



Examples of bicycle racks relating to design of adjacent surroundings.



Example of well-articulated facades used to break up massing of large buildings.

3.5.3 Building Design

The purpose of the building design guidelines is to ensure a high level of architectural quality and an attention to detail. The Ramona Creek Specific Plan recommends consistency in styles throughout the project and promotes a unique style of building design achieved through the creative use of massing, roof forms, and facades. The following guidelines direct building form, architectural styles, design details, and materials for the nonresidential portions of Ramona Creek.

- Building architecture should engage the street with public entrances and contain significant elements relating to the pedestrian scale.
- Building entries should be oriented toward the street and clearly defined.
- Buildings at high traffic intersections should employ special features and architectural elements, such as clock towers.

- Large, singular-building massing is prohibited. Horizontal building masses shall not exceed a height-to-width ratio of 1:3 without substantial changes in height and inclusion of projecting or recessed elements.
- Large buildings shall present articulated facades, including recesses and architectural detailing, to avoid a monotonous streetscape. Openings shall be recessed 2 to 4 inches to further articulate the facade.
- Rooflines shall vary to reduce the overall mass of the building. Parapet walls and roof systems shall be designed to conceal all roof-mounted equipment from adjacent properties and public rights-of-way. Flat roofs shall be disguised through the use of parapet walls.
- Visual diversity should be promoted through the use of different, though complementary, architectural styles. For example, different styles may be used to distinguish between buildings having different uses.
- Chosen architectural styles should incorporate high quality architectural detail that includes the use of arches, arcades, loggias, towers, variations in building form, and color blocking to define buildings. Franchise architecture is strongly discouraged.
- Only materials that perform well in the local environment are permitted. Prohibited materials include: plain concrete block, plain concrete, plywood, sheet pressboard, and vinyl siding. The use of highly reflective materials is also discouraged.
- Utilize low-reflective, subtle, neutral, or earth-tone colors on the building body. Building trim and accent areas may feature brighter colors, including primary colors. Applying paint over brick and stone is strongly discouraged.

3.5.4 Parking

Space dedicated for parking represents one of the most dominant features of any nonresidential project. The design, functionality, and accessibility of parking areas, exerts significant influence on a person’s first and last impression when visiting a commercial district.

- Buffers should be provided between parking lots and public rights-of-way using berms, landscaping, and/or low walls. Walls should be supplemented with plantings to soften their appearance.
- Primary parking lot entry drives and primary internal access intersections should be treated with design elements, such as special paving, graphic signage, specialty lighting, specimen trees, or flowering plants that will provide individual identity to the project.

- Parking areas should be designed to minimize the conflict between pedestrian and vehicular traffic.
- Planter islands and pedestrian circulation extending the full length of drive aisles shall be provided within parking lots over 150 spaces. Planter islands shall also be provided at the end of parking aisles.
- Tree cover should be provided in parking lots to reduce the amount of heat absorbed by paved parking areas where feasible. Palm trees are strongly discouraged in parking lots except for as accents at key locations such as building entrances or other landmarks.



Example of an attractive parking near a retail area.

3.5.5 Environmental Considerations

The climate of western Riverside County calls for drought-tolerant landscaping and increased energy efficiency to cool buildings. The following guidelines will help to ensure that development created through the Specific Plan is designed to take advantage of the opportunities and protect against environmental dangers.

- Where possible, building articulation and form should be expressive of and driven by environmental and site conditions such as solar orientation, views, noise, prevailing winds, and local climate. Particular emphasis shall be placed on shading devices when east–west orientation is appropriate.
- Floor plans that employ features such as courtyards, plazas, and patios are encouraged to provide shading and air circulation.

- Participation in programs offered or sponsored by local utilities is encouraged such as California Energy Star New Homes Program, Residential Property Development Program, California Home Energy Efficiency Rating System (CHEERS) Program, and Savings by Design Program.

3.6 Mixed-Use Design

The same attention to building placement, massing, and articulation described in the previous Non-residential section applies to all potential mixed-use buildings within Ramona Creek. The following guidelines pertain to buildings having retail on the first floor and office on the second within the Commercial Mixed Use District, or the Mixed Use Overlay area.

- The architecture of vertical mixed-use buildings should visually distinguish ground-floor commercial from second-story office. Variations in architectural features and articulations help achieve this while cohesive building design and form is maintained.
- Separate entries for ground-floor commercial and second-story office shall be provided.
- Primary entries face street, common interior corridor, or common open space.
- Vertical mixed-use buildings should use high quality materials of appropriate colors and textures that weather well. Materials should convey a sense of durability and permanence.
- Private balconies are encouraged on upper stories to bring interest and articulation to the streetscape.



Examples of typical mixed-use architectural design.



3.6.1 Live / Work Standards

Live / Work units are a unique form of mixed-use development that combines residential living space and commercial or office space within one structure for a single owner. Benefits to the larger community include reduction of commuter traffic and activation of streetscapes. The Specific Plan recognizes the changing patterns of work and technology that are leading to an increase in home-based workers and live / work uses enable adoption of changes in the economy while meeting the needs of special groups such as artists and or new businesses that need affordable work and housing space.

Live / work units have been designated as an allowable use within the Mixed Use Overlay within Planning Area 4, and if developed, are envisioned to front along “C” Street and Myers Street. The following guidelines and standards pertain to live / work units.

- An approved Administrative Use Permit is required for the establishment of live-work units.
- The minimum total floor area of a live-work space shall be 750 square feet within each unit. All floor area other than that reserved for living space shall be reserved and regularly used for working and display space.

- The commercial component of live-work units shall be oriented to a public street and equipped with a display window that complies with the City's window signage requirements. Display windows shall not be obscured with draperies or signage.
- Live-work units shall comply with any requirements imposed by the building, fire, community development, police, and public works departments intended to protect the public health, safety, and welfare.
- The main entrance to the ground-floor work space shall be accessed directly from and face the street. The upstairs dwelling shall be accessed by a separate entrance and by a stair or elevator.
- Three parking spaces are required. At least one 10' x 20' space shall be in a garage, attached to or detached from the dwelling. Additional required parking spaces may be enclosed, covered, or open. On-street parking shall not be counted toward the requirement.
- Services (including all utility access, above ground equipment, and trash containers) shall be located on an alley or in the rear of a lot without alley access



Examples of typical live / work homes.



3.7 Residential Design

The residential standards and guidelines apply to the layout and design of residential homes and throughout the project. These standards and guidelines promote designs and features that lead to high quality neighborhoods that maintain their own identity while connecting to the overall identity of Ramona Creek.

3.7.1 Consistency with Adopted Design Guidelines

The design of single-family residential development in Ramona Creek shall be consistent with the City of Hemet's adopted Single Family Residential Design Guidelines, and multi-family residential projects shall comply with the adopted Multi-family Residential Design Guidelines except in the instances listed below.

- **Single-Story Dwellings.** Page 10, section 6.1, of the Single Family Residential Guidelines states that "a minimum of 25% of the units in a tract/project shall be one-story dwellings." Section 6.2 states that "for perimeter areas located adjacent to a major collector a

maximum of three (3) two story dwellings should be plotted in a row” and that “a minimum of two (2) one-story dwelling units should be plotted in a row.”

In areas of Ramona Creek designated for Medium Density Residential (MDR) uses, target densities of five or more units per acre generally require single-family unit types that feature second-floor bedrooms. For this reason, the single-story dwelling quotas listed above do not apply in the MDR designated areas of Ramona Creek. However, single-family homes must apply techniques included elsewhere in the Single Family Design Guidelines that minimize the visual bulk of multi-story homes.

- **Maximum Lot Coverage.** Page 6, section 4.1 of the Single Family Residential Design Guidelines states that the footprint of one-story dwellings should not cover more than 65 percent of their net pad area. Section 4.2 states that two-story dwellings should not cover more than 45 percent of their net pad area. As described in the previous bullet, MDR areas of Ramona Creek will likely require unit types dominated by two-story homes. Therefore, the maximum lot coverage for both single- and two-story single-family homes shall be as noted in Table 2-2.

3.7.2 Building Design

Visually attractive streetscapes are achieved through inclusion of a variety of appropriate architectural styles, and the massing, character, and detailing of each home should be as authentic to the selected styles as possible. However, contemporary adaptation of traditional vernacular styles is acceptable. See Section 3.8 for examples of acceptable architectural styles. The following guidelines pertain to building massing, variations in building types, and articulation of residential elevations within Ramona Creek.

- Variation of single-story heights and profiles should be provided while stepping back second-story massing where appropriate.
- Variation in floor plans, unit types, roof forms, colors, and materials adds character and visual interest to a neighborhood. Two identical units may not be placed adjacent to each other.
- Adjacent homes of the same architectural style should not have identical elevations or colors. Rather, a variety of architectural styles, elevations, colors, and detailing is encouraged.
- Distinct elevations and floor plans should be developed for each neighborhood to ensure visual diversity along the street scene. For tracts of 99 homes or fewer, there shall be 3 floor plans with 3 elevations and color palettes each; for tracts of 100 or more homes, there shall be 4 floor plans with 4 elevations and color palettes each.

- At least one house plan per neighborhood should be developed for corner plotting. Corner plotting requires architecture to wrap around the building and allows for the garage to be turned accommodating a side entry.
- Massing breaks, such as articulated building corners and entry courts, should be applied to promote visibility and allow block transparency. Variety in building mass can be created by providing vertical and horizontal offsets.
- Large multifamily dwellings should have articulated façades, including recesses and architectural detailing, to avoid a monotonous streetscape.
- The second-story portion of all elevations of homes should include a variety of window treatments, single-story elements, roof projections, etc.
- Windows facing a public right-of-way shall be trimmed in a style consistent with the style of the home.

Porches, detailed entries, and stoops add to the character of a neighborhood. These features should be varied along the street to create visual interest. If possible, these features should project forward of a front-entry garage door.



Elements such as porches add character and enhance neighborhood walkability.



Example of a home with a roof designed appropriately for the architectural style.

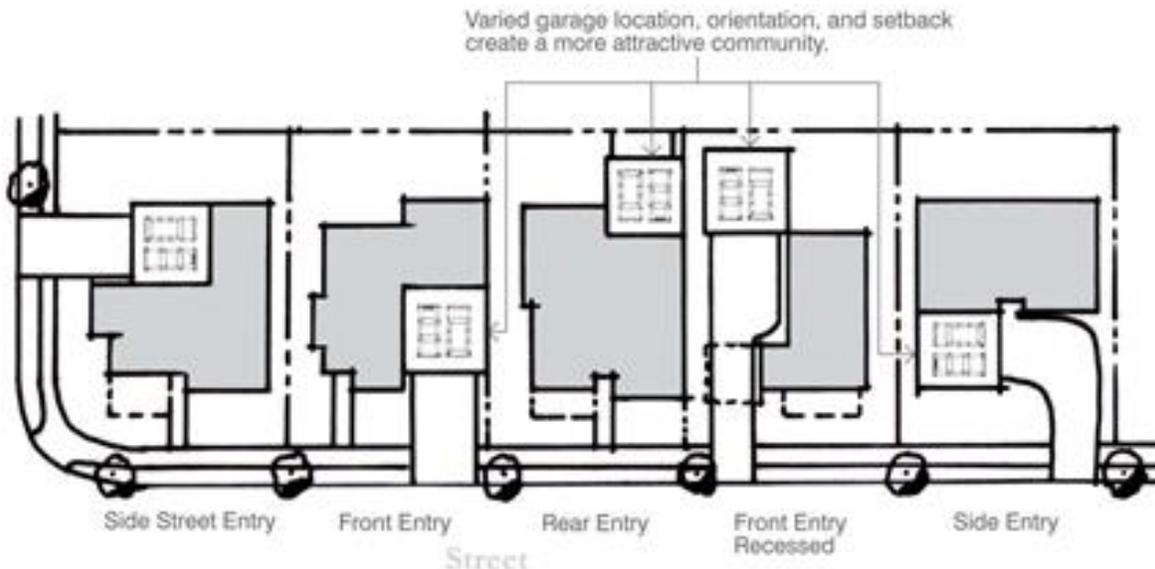
3.7.3 Roof Design

- Roof forms of each home should be appropriate to the architectural style.
- High quality roof materials, colors, and treatments should correspond to the individual character or style of the home or building and should be compatible with the aesthetic quality of the neighborhood.
- A variety of roof forms is encouraged to provide visual interest to the neighborhood and to avoid a monotonous roofline. Articulating elements such as roof overhangs, canopies, and parapets should be employed to add interest to building silhouettes.
- Roofs should exhibit variety between different plans by using front-to-rear and side-to-side gabled and hipped roofs and/or by the introduction of single-story elements.
- Where appropriate to the individual style, larger eave overhangs are encouraged to provide opportunities for shading and relief. When exposed, rafter tails should be a minimum of four inches and painted or stained.

3.7.4 Garage Placement and Treatments

- Front elevations of single-family detached homes should focus on the home, not the garage. Garage wall planes on front elevations should be recessed.
- An enclosed storage area of not less than 175 cubic square feet shall be provided within the garage specifically for storage purposes. Outdoor storage shall be screened from view and kept free of refuse.

- The area around a garage door should be articulated with trellises, trim, enhanced materials, or other methods to help minimize the architectural impact of the garage door.
- The installation of elements such as an attached trellis beneath a single-story garage roof fascia and/or trims above the garage door header or landscaped pockets along driveways is encouraged.
- Garage door appearance should be varied by using door patterns, colors, and windows appropriate to individual architectural styles.
- To avoid the monotony of identical garage placement (e.g., all front-entry garages), single family homes in Ramona Creek are required to include at least one variation of garage placements and orientations in addition to the standard front-loaded garage in each development.
- The following are potential alternative garage placements:
 - Alley-loaded garages
 - Side-entry garages
 - Split garages
 - Courtyards or driveways providing multiple-unit access
 - Recessed garages (5 feet to 10 feet recessed)
 - Straight-in garages in rear two-thirds of the lot



3.7.5 Gated Communities

- Gated communities are permitted, and gates will be analyzed during the site development review process.
- Site plans for gated neighborhoods must demonstrate that gated entrances are able to accommodate the queuing of cars that are entering or exiting the site and that impacts to adjacent residences are minimized. Stacking distance for queuing cars shall be sized proportionally to the number of units accessed from the gate (two cars minimum).
- A vehicular turn-around shall be provided at the approach to each gated entry.
- Gated communities shall be subject to Article VIII, Gated Communities, of the Hemet Municipal Code.

3.7.6 Colors and Materials

- A minimum of three colors is required for each elevation such as inclusion of one field color, one trim color, and one or two accent colors. Variation among architectural styles within a neighborhood is established by including several colors within an elevation.
- Individual single-family homes should not have identical color schemes adjacent to one another. Hue variation in adjacent homes should be provided to create diversity within the neighborhood.
- Materials, colors, and details should be used to enrich building character and emphasize human scale by employing rich, durable, and high quality finishes at the street level.
- The composition of individual homes should provide variety in the street scene. Selective use of appropriate materials, color, and placement can provide maximum impact while imparting a sense of unique character to each home.
- Natural stone, approved manufactured or cultured stone, painted or natural brick, precast concrete, ceramic tile, and fire-resistant horizontal or vertical wood siding or approved manufactured siding are encouraged.
- Culmination of accent materials should occur at inside corners or coincide with an edge to conceal changes in material. Where views are limited or edges concealed by an architectural element, accent materials should terminate at the privacy wall.

3.7.7 Doors, Windows, Balconies and Entries

- Doors should be protected by a deep recess, porch, or other covered element, and the home entry should be considered a focal point when designing the front elevation.
- Highly reflective glazing is prohibited, and windows should be recessed a minimum of two inches.
- Style-appropriate grates, shutters, and tile surrounds are encouraged.
- Direct alignment of windows between homes should be avoided to ensure privacy.
- Buildings should exhibit an articulation and rhythm of windows, doors, and balcony openings, using a variety of devices such as canopies, awnings, or railings.
- The placement of windows should be designed to work with interior uses and to provide “eyes on the street”.
- Balconies are encouraged for both aesthetic and practical purposes. They are useful in breaking up large wall planes, offsetting floors, providing shade, creating visual interest, and adding human scale to a building.
- Balconies should be designed as integral elements, with details, eaves, supports, and railings consistent with the architectural style and other elements of the building. Balconies should be partially recessed into the mass of the building or serve as a projecting element.



Residential balconies break up large wall planes with visual relief.

3.7.8 Open Space and Screening

- Multi-family Residential developments shall provide a minimum of 150 square feet of outdoor private open space for each unit with a minimum dimension of 7' per City of Hemet Municipal Code. Outdoor private open space may consist of balconies, decks, patios, porches, or yards.
- Parking or storing recreational vehicles, dismantled campers, camper shells, boats, trailers, or similar recreation vehicles on unpaved surfaces within the front yard or on the driveway or street is prohibited. In attached developments, parking of recreational equipment must be in a common storage area or offsite.
- Storage and maintenance areas and other ancillary uses should be screened from public view whenever possible.
- Side yards measuring a minimum of 15' may be used for storage of any vehicle within single-family detached developments as permitted by the Municipal Code (section 90-314).
- Equipment mounted on the roofs shall be screened to minimize its visibility from the street and from public view in general.
- Accessory structures, such as storage areas, refuse receptacles, mechanical equipment, backflow preventers, loading docks, security fences, and similar uses can detract from the visual quality of an area. Care must be taken to minimize the visual impact of these uses through site design and visual shielding.
- When possible, accessory structures should be located away from roadways and public views, behind buildings, or in enclosed structures. Effective shielding methods include landscaping, berms, walls and fences, and ornamental screening.
- Accessory structures should be designed to look like a continuation or extension of the primary structure, with architectural detailing and landscaping designed to be similar to the primary structure.

3.7.9 Environmental Considerations

The climate of western Riverside County calls for drought-tolerant landscaping and energy efficient mechanisms to cool buildings. The following standards and guidelines will help to ensure that development created through the Specific Plan is designed to take advantage of the opportunities and protect against the dangers of the environment.

- Where possible, building articulation and form should be expressive of and driven by environmental and site conditions such as solar orientation, views, noise, prevailing winds, and local climate.
- Emphasis shall be placed on shading devices when east–west orientation is appropriate to reduce solar heat gain.
- Floor plans that employ outdoor features such as courtyards, plazas, and patios are encouraged to provide shading and air circulation.

3.8 Architectural Styles

3.8.1 Residential Styles

A high level of design quality is a primary goal for the architecture of Ramona Creek. Authenticity of style is the key to achieving this goal, and an accurate interpretation of the characteristics of each style is important. Ironically, simple massing and roof forms often lead to the most authentic expression of a style. This “simple house” concept starts with simple structural forms then adds interest in the roof forms, pitches, and massing called for by the expression of a selected style. The result is a home that achieves architectural authenticity while maintaining acceptable building costs.

Five architectural styles have been chosen that harmonize with the cultural history of Hemet: Farmhouse, Cottage, Craftsman, Monterey, and Spanish Colonial. This list represents the range of styles likely to be utilized in Ramona Creek however other acceptable styles may be approved through the Site Design Review process if submitted with an accompanying description of style elements.

The following guidelines regarding architectural styles shall be applied to all homes within Ramona Creek:

- Architectural styles should be accurate and appropriate for the building typology (e.g., row towns, courtyard buildings, single-family homes).
- Architectural elements forming an integral part of the building should be used and ornamentation and features that appear to be inauthentic or tacked on shall be avoided.
- Visual interest along streetscapes is to be achieved through the inclusion of a variety of architectural styles within a neighborhood.
- The mix and placement of home styles along a street should be given attention to create variety and avoid the monotony of one style dominating the streetscape.

Farmhouse

With the completion of the Lake Hemet Dam in 1895 creating a reliable supply of water, Hemet and the San Jacinto Valley became a well-known center of agricultural production in Southern California. Today, Hemet is still associated with the long-running Agricultural District Farmer's Fair of Riverside County and its downtown farmer's market. The Farmhouse architectural style recalls Hemet's agrarian heritage with deep porches and simple building forms.

Farmhouse	
<i>Style Elements</i>	
Form	<ul style="list-style-type: none"> • Variable pitched roofs with moderate overhangs • Expressive structural elements such as rafters, brackets, and columns • Variable window types • Porches incorporating timber columns with knee braces
Roof	<ul style="list-style-type: none"> • Roofs gabled with a pitch range from 3:12 to 9:12 for the main roof • Roof with simple gable shed forms, often with dormers
Walls	<ul style="list-style-type: none"> • Predominantly wood siding; occasional stucco
Windows	<ul style="list-style-type: none"> • Double-hung windows, often with multiple panes • Windows have trim details over the window head • Box and angled bay windows used as accents • Picture windows
Colors	<ul style="list-style-type: none"> • Colors reflective of and complementary to materials used for walls, such as wood siding • Siding often dark in color, with white trim
Details	<ul style="list-style-type: none"> • Simple eave projections with trimmed rafter tails and fascia • Broad porches, encompassing the full width of the house • Balustrades of the same material as the main mass of the house, connected to column supports



Examples of Farmhouse styled architecture.

Craftsman

The residential neighborhoods immediately adjacent to downtown Hemet feature numerous Craftsman homes from the 1920s, '30s, and '40s. These well-built homes were often small, but were constructed with an eye for detail and a style that emphasized craftsmanship. The Craftsman architectural style outlined below represents a modern and flexible interpretation of the Craftsman aesthetic.

Craftsman	
<i>Style Elements (Residential)</i>	
Form	<ul style="list-style-type: none"> • Cross-gabled or gable-fronted box-like massing under main roof • Entry porch
Roof	<ul style="list-style-type: none"> • Hip and gable roofs • 4:12 to 8:12 normal pitch roof • Shingle texture flat concrete roof tile • Plain cut rafter tails • Overhangs 6" to 18"
Walls	<ul style="list-style-type: none"> • Horizontal siding • Plain wood shingle siding • Sand or smooth stucco finish • Blended stucco and siding
Windows	<ul style="list-style-type: none"> • Ribbons windows – 3 or more ganged • Single-hung windows
Colors	<ul style="list-style-type: none"> • Light or deep earth-tone colors
Details	<ul style="list-style-type: none"> • Stone and brick blended accent chimney • Porches • Layered wood entry door and window details • Battered or heavy square columns • Decorative ridge beams and purlins • Triangular knee braces



Examples of Craftsman architectural style.

Spanish Colonial

Much of present-day Hemet was once ranch land for Mission San Luis Rey. The same land was later part of a Mexican land grant and called Rancho San Jacinto. The Spanish Colonial architectural style outlined below celebrates this history and the influence of Spanish architecture on Southern Californian. This version of the style emphasizes simplicity but identifies details such as tiled roofs and decorative shutters that bring visual appeal.

Spanish Colonial	
<i>Style Elements (Residential)</i>	
Form	<ul style="list-style-type: none"> • Asymmetrical massing
Roof	<ul style="list-style-type: none"> • Gable or hip roof with approximate pitch of 4:12 to 5:12 • Little or no overhang • Exposed rafter tails
Walls	<ul style="list-style-type: none"> • Light sand stucco finish • Blended stucco and siding • Concrete S-tile or barrel tile roof
Windows	<ul style="list-style-type: none"> • Vertical window proportions • Arched window or door openings
Colors	<ul style="list-style-type: none"> • White and light earth-tone colors
Details	<ul style="list-style-type: none"> • Chimneys with decorative cap • Decorative shutters • Decorative metal window grills • Textured wood doors



Examples of Spanish Colonial styled architecture.

Monterey

Related to the Spanish Colonial elevation style, the Monterey style recalls 19th century California, combining Mediterranean design elements with American colonial elements. The defining feature of the style is a linear second-story balcony that cantilevers over the first-story façade.

Monterey	
<i>Style Elements</i>	
Form	<ul style="list-style-type: none"> • Single-gable roof; side-to-side or back-to-back • Two-story massing, simple forms • Second-story balcony at front elevations • Horizontal and vertical massing breaks
Roof	<ul style="list-style-type: none"> • 5:12 to 8:12 normal main roof pitch • Balcony shed roof break 3 ½ to 4 ½ slope • Shingle texture flat tile or concrete S-tile roof tile with variegated or blended colors • Overhangs with continuous fascia board and exposed rafters
Walls	<ul style="list-style-type: none"> • Smooth or sand stucco finish • Horizontal or vertical siding accents at gable ends
Windows	<ul style="list-style-type: none"> • Vertical window shape with multiple panes often used in groupings • Gothic shape or curved top feature window at first floor
Colors	<ul style="list-style-type: none"> • White tones or medium-range earth tones and white-toned trims • Dark colored wood/timber on second floor balconies
Details	<ul style="list-style-type: none"> • Wood-framed balcony with knee-brace posts and simple wood column detail • 4" to 6" diameter round gable tile vents • Arched or sloped fin walls • Recessed or shuttered windows • Brick veneer wainscoting at based of building



Examples of Monterey style architecture.

Cottage

The Cottage style is an inclusive family of style elements that celebrates small-house design in 1920s Southern California. Design details such as steep roof pitches, decorative pot shelves, and bay windows recall a housing type originally found in the English countryside. The elements outlined below include such romantic flourishes, but also include materials such as stucco and concrete tiles that allow the style to be reinterpreted for California.

Cottage	
<i>Style Elements</i>	
Form	<ul style="list-style-type: none"> • Gentle to steep pitched roofs with projecting gable ends • Typically steep second-story roofs breaking over first-story elements • Gable, hip, and/or shed roof dormers
Roof	<ul style="list-style-type: none"> • 6:12 to 12:12 high pitch roof • Flat concrete tile • Tight to 12" overhangs • Multiple gable element roofs with broken pitches
Walls	<ul style="list-style-type: none"> • Stone or brick veneer base • Sand or smooth stucco finish • Siding accents in gable ends
Windows	<ul style="list-style-type: none"> • Bay windows • Rectangular multi-paned windows • Round and curved top windows
Colors	<ul style="list-style-type: none"> • Light earth tones • Contrasting cool or warm trims • Whites or dark stucco body colors
Details	<ul style="list-style-type: none"> • Shutters and recessed windows • Decorative pot shelves • Battered columns • Entry door porches



Examples of Cottage style residential architecture.

3.8.2 Nonresidential Styles

Two nonresidential architectural styles, Craftsman and Spanish Colonial have been chosen to express the cultural history of Hemet and complement the residential styles. These styles are adaptable to small-scale and regionally oriented, mixed-use development. The styles are meant to illustrate examples likely to be utilized in Ramona Creek, but other acceptable styles may be approved through the Site Design Review process with an accompanying description of elements.

Craftsman

The Craftsman style relates closely to Hemet’s agrarian heritage, as discussed in section 3.8.1: *Residential Styles*. Style elements identified in the table below adapt the style for commercial development.

Craftsman	
<i>Style Elements</i> (Mixed Use)	
Form	<ul style="list-style-type: none"> • Cross-gabled or gable-fronted box-like massing under main roof
Roof	<ul style="list-style-type: none"> • Hip and gable roofs • 4:12 to 8:12 normal pitch roof • Shingle texture flat concrete roof tile • Plain cut rafter tails • Overhangs 6” to 18”
Walls	<ul style="list-style-type: none"> • Horizontal siding • Plain wood shingle siding • Sand or smooth stucco finish • Blended stucco and siding
Windows	<ul style="list-style-type: none"> • Ribbons windows – 3 or more ganged • Single-hung widows
Colors	<ul style="list-style-type: none"> • Light or deep earth-tone colors
Details	<ul style="list-style-type: none"> • Stone or brick accents at base of buildings • Battered or heavy square columns • Decorative ridge beams and purlins • Triangular knee braces



Examples of Craftsman commercial architecture.

Spanish Colonial

As discussed in Section 3.5.1, the Spanish Colonial style has historical and nostalgic significance in Southern California. Style elements in the table below adapt the style for commercial development.

Spanish Colonial	
<i>Style Elements (Mixed Use)</i>	
Form	<ul style="list-style-type: none"> • Asymmetrical massing • Tower elements
Roof	<ul style="list-style-type: none"> • Gable or hip roof with approximate pitch of 4:12 to 5:12 • Little or no overhang • Exposed rafter tails
Walls	<ul style="list-style-type: none"> • Light sand stucco finish • Blended stucco and siding • Concrete S-tile or barrel tile roof
Windows	<ul style="list-style-type: none"> • Vertical window proportions • Arched window or door openings
Colors	<ul style="list-style-type: none"> • White and light earth-tone colors
Details	<ul style="list-style-type: none"> • Long colonnades with arched openings • Plazas and paseos with pavers • Chimneys with decorative caps • Decorative shutters • Decorative metal window grills • Textured wood doors • Outdoor plants in terracotta clay pots



Examples of Spanish Colonial commercial architecture.

4.0 Sustainability



Chapter 4

Sustainability

Sustainable design is a concept that encourages methods of living that enable a healthy, fulfilling, and economically secure lifestyle without endangering the future welfare of people and the planet, or permanently damaging the environment.

Sustainability is a core value of Ramona Creek, and ecological concerns are addressed on both a regional level and locally. A central goal is the creation of a safe, healthy, and comfortable community while contributing to the positive well-being of the environment and natural surroundings. Sustainable concepts are being incorporated throughout California, from smart growth principles, to energy conservation and efficient use of natural resources, and Ramona Creek will incorporate all of these ideas.

The sustainable design strategy for Ramona Creek has been developed to incorporate the most fundamental principles of smart growth design. The single greatest contributor to the creation of greenhouse gases in California is reliance on the automobile, and the variety of land uses within Ramona Creek encourages walking, cycling, and use of neighborhood electric vehicles (NEV's). The thoughtful, cohesive neighborhood design of Ramona Creek supports multi-modal methods of circulation and creates a heightened sense of community connectivity.

This document includes required (mandatory) and suggested (optional) elements based in part on those found in the 2010 California Green Building Code (CALGreen Code). The CALGreen Code (codified in Part 11 of Title 24 of the California Code of Regulations and amended) has been

adopted by the City of Hemet as the City's green building code. Development within Ramona Creek will be reviewed for conformance with the provisions of this chapter during the Site Development Review process.

Several policies of this chapter require a measurement based on the aggregate of the entire plan. The master developer, developer, and/or builder shall be responsible for tracking compliance and submitting summary documentation along with applications for Site Development Review, building permits, or landscape plans to the City, as appropriate.

4.1 Green Infrastructure

Green infrastructure integrates natural systems, and capitalizes on opportunities for creating multipurpose systems, thereby using land and resources more efficiently. Implementing green infrastructure and related methods for watershed management improves water quality, conserves water, and reduces runoff volumes as well as peak flows and durations. In addition to these direct benefits to the watershed, implementing such methods as reducing impervious surfaces also benefits the quality and availability of biological habitat, provides energy conservation by reducing heat trapping, and can be designed to be aesthetically pleasing.

- **On and Offsite Drainage** to be handled as part of a regional solution that will benefit upstream properties and still allow development of the project while the regional drainage system is being improved (required).
- **Storm water** is to flow from as much of the property as possible into the onsite drainage facility, and design grading plan to balance cut-and-fill volumes onsite (required).
- **Rainwater** is to be collected onsite through the use of stormwater management practices such as the incorporation of infiltration basins and bio-swales (suggested).
- **Curbs cuts** to be incorporated to allow storm water flows to drain to permeable pavement or landscaped areas (suggested).
- **Pervious paving** or open grip paving materials shall be incorporated where possible to reduce the negative effects of storm water runoff and facilitate groundwater recharge. Small-scale, environmentally friendly design features such as "Hollywood" or dual-track driveways shall be incorporated where possible for single-family homes (suggested).
- **Bio-swales** are to be utilized, particularly featuring native or drought-tolerant grasses, to collect and filter water runoff (suggested).

4.2 Landscaping

Sustainable landscaping practices and techniques promote water conservation and reduce water demand as well as reduce water and irrigation costs. Environmentally friendly design can result in reduction of the heat-island effect (the absorption of solar heat in paved surfaces), improved ecosystem habitat, and reduced overall maintenance and replacement cost.

- **Hemet Municipal Code**, Article XLVIII, Landscaping and Irrigation compliance (required).
- **High efficiency irrigation systems** are to be installed to reduce the amount of water devoted to landscaped areas, such as drip and bubbler irrigation and low-angle, low-flow nozzles on spray heads (required).
- **Automated irrigation controllers** are to be properly programmed, including evapotranspiration-based systems, which are water efficient and weather based (required).
- **Plant material selection** shall be based on species that are drought tolerant, heat resistant, and hardy. Native plant material should also be closely examined and considered for most landscape areas. On the aggregate, plant selection within Ramona Creek should strive to use up to 75 percent water-wise/drought-tolerant, native, or Mediterranean plant materials (required). Note: *Platanus racemosa*, California Sycamore has been omitted from the planting list as a potential canopy tree because it is considered a high ozone emitting species with high water use requirements.
- **Large turf areas** shall be prohibited except within the Recreation Spine and Community Green. Water conserving native groundcovers or perennial grasses, shrubs, and trees shall be specified instead (required).
- **Trails** should be constructed of pervious materials such as decomposed granite or existing earth (suggested).
- **Hydrozones** shall be created where plants with similar water requirements are grouped together. A reference is available from the California Department of Water Resources (required).
- **Mulch** planting beds and apply compost and environmentally friendly fertilizers to promote healthy topsoil, maximize plant growth, and reduce plant replacement as well as the need for longer or more frequent irrigation run times (suggested).
- **Recycled water** will be used where available and approved by the Eastern Municipal Water District in residential front and back yards, private common areas, and in adjacent

public street parkways. Where recycled water is not used, turf is limited to 33 percent of the landscaped area of a conventional single-family development lot (required)

- **Irrigation systems** for parking lot landscaping will consist of systems that minimize runoff and evaporation and maximize water availability to plant roots (required).
- **Diamond-shaped tree planter islands** are suggested at a ratio of one for every eight parking spaces within double-loaded parking rows in all parking lots (suggested).
- **Planter islands** extending the full length of the parking isle shall be provided at the end of parking aisles (required).
- **Shade** shall be provided in parking lots by tree cover to reduce the amount of heat absorbed by paved parking areas where feasible (required).



Example of water efficient landscape design using native plant materials.

4.3 Building-Level Sustainability

Sustainable building practices and techniques contribute to safe and healthy living environments. Materials and actions that conserve natural resources, improve indoor air quality, and reduce the impact of light pollution are critical to community health and well-being.

4.3.1 Building Materials

- **Architectural paints and coatings** shall comply with VOC limits identified in the CALGreen Code (required).
- **Prefinished building materials** that do not require additional painting or staining should be utilized when possible as discussed in Section A4.405, Material Sources, of the CALGreen Code (suggested).
- **Insulation** with at least 75 percent recycled content on the aggregate, such as cellulose, newspaper, or recycled cotton (suggested).

4.3.2 Indoor/Outdoor Air Quality

- **Flooring and insulation** products that are low emitters of volatile organic compounds (VOC) and formaldehyde (required).
- **Low- and zero-VOC paints, finishes, adhesives, caulks,** and other substances to improve indoor air quality and avoid harmful health effects of off-gassing (required).
- **Natural gas fireplaces** to minimize smoke and pollutants from wood burning fireplaces (e.g., CO, NO, and VOCs) (required).
- **Construction equipment** shall be properly maintained and serviced to minimize construction related exhaust emissions (required).
- **Smoking shall be prohibited** in nonresidential buildings and within 25 feet of nonresidential building entries, outdoor air intakes, and operable windows per Section 5.504, Pollution Control, of the CALGreen Code (required).
- **Outdoor electrical outlets** shall be installed to encourage use of electric outdoor equipment. within both residential and non-residential areas.
- **Electric vehicle plug-in stations** shall be prewired as part of any surface or indoor parking lot.

4.3.3 Lighting

- **Outdoor illumination** in Ramona Creek shall comply with requirements of the California Energy Code per Section 5.106.8, Light Pollution Reduction, of the CALGreen Code (required).
- **Shielded fixtures** shall be installed to avoid overhead lighting of areas such as walkways (required).
- **Low-contrast lighting, low-voltage fixtures and energy-efficient bulbs**, such as compact fluorescent (CFL) and light emitting diode (LED) bulbs. Only energy efficient street lighting shall be used (required).
- **Automated occupancy sensors** in nonresidential buildings that automatically shut off lights when rooms are unoccupied (required).
- **Building lighting** shall consist of at least 90 percent Energy Star qualified hard-wired fixtures per Section A4.209, Lighting, of the CALGreen Code (required).

4.3.4 Building Envelope

- **Radiant barriers** shall be installed to reduce summer heat gain and winter heat loss, while preventing solar heat from being absorbed through the roof (required).
- **Building articulation and form** should be expressive of environmental conditions such as solar orientation, views, noise, prevailing winds, and local climate. (suggested).
- **Floor plans** employing features such as courtyards, plazas, and patios are encouraged to provide shading and air circulation (suggested).
- **Natural ventilation techniques**, such as operable windows, to take advantage of airflow for cooling residential interiors, thus reducing the amount of energy used for cooling (required).
- **Cool roofs**, painted with a highly reflective coating, or light-colored material shall be considered, as well as green roofs (vegetated roof areas containing plants in engineered soil) to reduce heat absorption and decrease storm water run-off (suggested).
- **Water and energy saving fixtures and appliances**, such as showerheads, toilets, washing machines, clothes dryers, refrigerators, and dishwashers shall be certified as Energy Star compliant (required).

- **Recirculating hot water systems**, or tankless water heaters should be considered instead of storing hot water in tanks, to reduce standby energy use (suggested).
- **Insulation value** of R30 or higher in ceilings (required).
- **Programmable thermostats** in all units (required).

4.4 Resource Conservation

Actions that increase water and energy efficiency offer tremendous cost savings to both builders and future residents. Techniques such as maximization of shading and installation of high performance HVAC systems, appliances, and irrigation systems can have a tremendous impact on the volume of resources flowing into and out of the community. Reduction of reliance on the automobile by providing for multi-modal methods of transportation reduces emissions and also conserves natural resources.

4.4.1 Water

- **Water Efficiency and Conservation** – comply with Sections 4 and 5 of the CALGreen Code, which outlines indoor water use requirements for residential (Section 4.3) and nonresidential development (Section 5.3). The project will comply with the 20 percent reduction in indoor water usage mandated by the CALGreen Code and the 30 percent reduction in outdoor water usage required by the City’s water efficient landscape ordinance (required).
- **Energy Star** compliant appliances and fixtures shall be incorporated including the following:
 - **Sensor operated faucets** shall be installed in nonresidential buildings (required);
 - **Dual flush or other toilets** using less than 1.6 GPF (required);
 - **Waterless urinals** in nonresidential buildings (required);
 - **Low flow faucets and showerheads** using 2.5 GPM or less (required);
 - **Reducing valves**, and insulated hot water lines (required).
- **Water-saving landscaping techniques**, such as drip irrigation systems and drought-tolerant plant species shall be considered. For a more detailed list of water-saving techniques and practices, see the Landscaping section of this chapter (required).

- **Reclaimed water** shall be used for irrigation of landscaping for the Mixed-Use District, Recreation Spine, Ramona Creek Corridor, and roadway medians/landscaping if available and approved by EMWD. A separate water gray water transmission system shall be installed to facilitate the use of reclaimed water (required).

4.4.2 Energy

- **Electric power demand** and consumption shall be reduced through implementation of the building standards outlined in Title 24 of the California Administrative Code. Ramona Creek will be designed to exceed the current Title 24 standards by 10% on the aggregate (required).
- **Energy-efficient windows**, such as models with spectrally selective low-e glass with wood, vinyl, or fiberglass frames shall be installed on all structures (required).
- **Building materials** taking advantage of heat storage or thermal mass to reduce energy needed for heating and cooling interiors shall be incorporated. Materials such as concrete, masonry, and wallboard store heat absorbed during the day and slowly release it throughout the evening, thereby moderating indoor temperatures over a 24-hour period (required).
- **Participation in energy efficiency rebate programs** offered by utility providers and government agencies shall be encouraged (required).
- **Natural gas consumption** shall be reduced through implementation of conservation practices including use of an automatic flue gas damper when using a gas heating system, use of electrically lighted pilot lights for all gas systems, and insulation of all gas-heated hot water tanks (required).
- **Energy-saving devices** shall be incorporated where feasible. These devices may include:
 - The use of individual meters versus multiple meters (suggested);
 - The installation of lighting switches and multi-switch provisions for control by occupants and building personnel (suggested);
 - The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property (suggested);
 - High efficiency lighting in 50 percent of the aggregated project (suggested).
 - Energy Star-rated appliances (required).

4.4.3 Heating, Ventilation and Air Conditioning (HVAC)

- **Indoor Air Quality and Exhaust** shall meet provisions of Section 4.506, and Section 4.507, Environmental Comfort, of the CALGreen Code compliance (required).
- **HVAC systems** shall be designed according to the standards provided by the Air Conditioning Contractors of America (ACCA) handbooks or other comparable high-performance HVAC standards (required).
- **Sealed-combustion/sealed-duct** furnaces and water heaters shall be installed for increased efficiency and indoor air quality (required).
- **Ceiling fans** shall be Energy Star qualified to circulate air, improve comfort, and reduce the demand on heating and cooling systems (required).
- **Duct openings** and mechanical equipment associated with heating and cooling shall be covered during construction to reduce the amount of dust or debris that may collect in the system as per the CALGreen Code (required).

4.4.4 Mobility

- **Bicycle parking** facilities in nonresidential development shall comply with Section 5.106 of the CALGreen Code. Bicycle racks will be provided at the Commercial Mixed Use District and at key points within the open space and park system (required).
- **Preferred parking** for high-occupancy vehicles/carpool/vanpool will be provided within nonresidential uses. Ten percent of total designated parking spaces should be designated for use by low-emitting, fuel-efficient, and carpool/vanpool vehicles as required by Section 5.106.5.1 of the CALGreen Code (required).
- **Transportation System Management Plans** shall be required to be consistent with SCAQMD Regulation XV air pollution reduction programs to reduce trip making where feasible. Features of these plans may include, but are not limited to:
 - Consideration of transit use incentives by employers to encourage public transit use by employees (suggested);
 - Consideration of employee carpooling is required for all new development and businesses (suggested);
 - Consideration of utilizing staggered work hours (suggested);

- Consideration for providing convenient bus shelters and bus turnouts along Florida Avenue to encourage ridership and improve traffic flow (required).
- **Pedestrian and combination biking/pedestrian trails** shown in the Specific Plan will be provided to encourage walking and biking for short destination trips (required).
- **Coordination** of the Master Developer with the Riverside Transit Agency to determine if it is necessary to establish new bus routes and stops to service Ramona Creek (required).
- **Excess day time parking** in Planning Area 3, available as determined after one year of operation of the Commercial Mixed Use area, shall be converted to a designated park-n-ride area in the least used portion of the parking lot. The designated area shall be for used on weekdays between 6:00 a.m. and 6:00 p.m. to encourage ridesharing/transit ridership and reduce commuter traffic (suggested).
- **Reduction of vehicle miles** traveled by: creating a master-planned community with a diversity of land uses, enhancing multi-modal connectivity and the onsite pedestrian network, and providing connections to offsite destinations (required).

4.4.5 Solid Waste

The following measures will ensure the volume of trash generated by Ramona Creek and deposited in the landfill will be minimized compared to the typical residential or commercial development. Trash service may be handled through individual or centralized collection, as is appropriate for the design of each area of the project. Individual collection is trash deposited in small containers at curbside for each unit. Centralized collection areas provide common trash bins for projects without individual containers. The following requirements cover trash collection for both individual and centralized collection as well as waste generated during construction of the project.

- **Construction waste reduction, disposal and recycling.** As per Section 4.408 of the CALGreen Code a construction waste management plan shall be submitted to the City of Hemet prior to the recordation of the first subdivision map on the property. The plan shall be approved by the City prior to the start of construction (required).
- **Waste disposal services.** The construction contractor shall only contract with the city's solid waste hauler for demolition and construction-related wastes (required).
- **Onsite separation and recycling** of construction-related wastes shall be facilitated by the construction contractor by providing temporary separation bins onsite during demolition (required).

- **Homes serviced through the use of trash containers** shall have a minimum of nine square feet of designated space for each container and the space to store two containers. The container storage space does not have to be contiguous or indoors. The approved floor plan for each home must identify the container storage area (required).
- **Centralized trash collection areas** shall include the following features:
 - **Walking distance** should be less than 250 feet to a bin or compactor from the door of the facility it serves (suggested);
 - **A minimum interior dimension of 10 square feet** shall be provided for common refuse and recycling enclosures unless a larger area is specifically required by the trash hauler based upon the proposed use (required);
 - **Collection areas** shall be enclosed within a building or screened with masonry walls having a minimum height of six feet with self-latching gates (required);
 - **Access gates or doors** to any trash area not enclosed within a building are to be of opaque material (required);
 - **Trash enclosures serving multi-family** residential buildings shall be located a minimum of 5' from the edge of the roof eave line (required);
 - **Screening and enclosures** shall be designed to be architecturally compatible with the building and landscape design in terms of material, color, shape, and size (required);
 - **Refuse and recycling receptacles** shall be completely screened from public rights-of-way and parking areas through site orientation, enclosures, and/or landscaping, and shall be situated so as to eliminate noise and visual intrusion and eliminate fire hazards (required).
- **A curbside recycling program** shall be established with the City's contracted waste hauler including provisions for separating lawn trimmings and other green waste for recycling. Once a homeowner's association is established, the responsibility for the waste hauler contract shall be transferred from the developer/ builder to the homeowner's association for residential areas or property owner for non-residential areas (required).
- **Trash compactors** shall be provided for non-recyclable wastes within commercial uses. Each separate building in the Commercial Mixed Use District shall provide one refuse bin and one recycling bin, or as required by the City's contracted trash provider (required).

5.0 Administration & Implementation

Chapter 5

Administration and Implementation

This chapter defines the administration of the Specific Plan and the implementation process for approving new development, including the accompanying financing, phasing, and other necessary programs. It also addresses the relationship of the project to the City of Hemet General Plan and fulfills the State of California's requirement that all specific plans contain a "program of implementation measures, including regulations, programs, public works projects, and financing measures" pursuant to state code. Upon adoption of this document, the Development Standards and procedures established herein shall become the applicable zoning standards for land uses within the Ramona Creek Specific Plan area.

5.1 Terminology

Numerous statements occur in this plan in the form of policies, standards, and guidelines that define action expectations to successfully implement the plan. The following terms clarify the level of commitment intended in the plan and reflect the expectation or desired outcome. The use of each term in a particular policy or action is a deliberate application of these definitions.

Shall. This type of statement will always be followed. Shall represents an absolute commitment to the guidance expressed in the policy. (Similar action words: require, enforce, must, ensure.)

Should. This type of guideline is followed in most cases; exceptions or degrees of implementation are acceptable with valid reasons. When reviewing proposed projects for compliance with this Specific Plan, the City will evaluate the applicability of these types of policies and provide recommendations through the appropriate process. (Similar action word: may.)

Restrict. This type of policy statement sets specified limits within which action and/or implementation will occur. (Similar action words: control, limit, contain.)

Prohibit. This type of policy requires steps to actively prevent a specified condition or decision from occurring. (Similar action words: forbid, ban.)

Allow. This type of policy statement permits someone else's initiative unless there is a significant reason not to. When reviewing proposed projects for compliance with this Specific Plan, the City will evaluate the applicability of these types of policies and provide recommendations through the appropriate process. (Similar action word: permit, guide.)

Conceptual. This term is used to describe potential characteristics or illustrations that are intended to convey possible development responses but do not represent a fixed, approved plan or final plan/design. (Similar action words: example, demonstrate, envisioned.)

5.2 Purpose of Document

Ramona Creek is an energetic, mixed-use community featuring diverse neighborhoods and expansive common open space. It is important for the City to have a code that regulates this unique development in order to ensure high quality, consistent design throughout the neighborhoods. Since differing land uses require different standards, it is appropriate that this project be regulated through a Specific Plan, bringing a framework of vision, ideals, guiding principles, and innovation to the development process.

This document encapsulates long-range goals for the site and ensures that proposed project elements are developed in a coordinated manner. The Specific Plan allows rules to be tailored for the 203-acre site and permits the incorporation of higher level design guidelines and standards than are required by the zoning code. The cohesiveness and enhanced design created by the Specific Plan maximizes the ability to create a seamlessly articulated community, resulting in increased property values over what is provided by traditional zoning.

5.3 How to Use This Specific Plan

The Ramona Creek Specific Plan regulates the overall amount of development and allowable land and landscaping. A framework for design and development has been created that will be implemented over many years. Illustrative renderings are included to aid in understanding of the practical application of the requirements, showing the intent of various requirements and provisions. These illustrative renderings and photographic images should not be interpreted as requiring a specific mix, use, or type of development. They are simply a prototypical depiction of possible arrangements of conforming development.

As the Specific Plan areas are completed, the City will review individual development plans through a Site Development Plan Review process, allowing the City to ensure consistency with the goals, vision, and requirements of this Specific Plan. This chapter establishes the methods and procedures for implementation and administration of the Ramona Creek Specific Plan.

5.4 Relationship to Other Plans and Reports

The standards, design guidelines, and development parameters unique to Ramona Creek are provided by this document, and it acts as the “zoning code” for the project. As such, this document is the first source for direction regarding development proposals, but it is not the only source. This section describes the other documents and reports referenced in this document, including the City of Hemet General Plan and Municipal Code, the Ramona Creek Environmental Impact Report, and the Hemet-Ryan Airport Use Compatibility Plan.

5.4.1 Environmental Assessment

The Environmental Impact Report (EIR) is the primary source of environmental information and mitigation for the project. It describes the potential impacts that could result from adoption and implementation of the Ramona Creek Specific Plan. The EIR contains a series of mitigation measures that (1) are either design features of the Ramona Creek Specific Plan or (2) will be imposed on the Specific Plan through the mitigation monitoring plan or conditions of approval. As defined by section 15161 of the CEQA Guidelines, subsequent projects that are within the scope of the project’s EIR will not require further environmental documentation nor focused environmental analysis, unless determined by the Community Development Director of the City of Hemet to have the potential for environmental impacts not addressed in the EIR.

5.4.2 General Plan

This Specific Plan guides the development of the property in a manner that is consistent with applicable regulations, including the current General Plan. California Government Code, section 65450, establishes the authority for cities to adopt specific plans and states that a “specific plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan.”

The Ramona Creek Specific Plan is consistent with the land uses and intensities designated by the General Plan as amended. Future subdivisions, building permits, and public works projects must be consistent with the Specific Plan (Government Code sections 65455, 66473.5, 65860, and 65401). Subsequent projects determined to be consistent with this Specific Plan will likewise be deemed consistent with the City’s General Plan.

General Plan Consistency

A consistency analysis between the Ramona Creek Specific Plan and the City of Hemet General Plan is included in Appendix A of this document. The 2030 Hemet General Plan locates the project area within the Tres Cerritos Land Use District, which is defined by the Tres Cerritos Hills immediately north of the project site. The General Plan identifies several issues that must be addressed by future development in this district, including: areas that are outside the City’s existing master storm drain plan and endemic plant species that are protected under the Western

Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Furthermore, the General Plan identifies the site as part of the Florida Avenue Mixed-Use Area #1, near the future site of the SR-74/79 interchange, which is planned as a regional destination providing retail, restaurants, a vibrant office environment, and medium to high density residential units integrated through a comprehensive pedestrian and vehicular system.

General Plan Land Use Designations

Prior to adoption of this Specific Plan, the General Plan designated the area between Florida and Devonshire Avenues as Mixed Use, which allows a high intensity mixture (vertical or horizontal mix) of residential, commercial, and office uses that provide opportunities to live, work, and shop within a compact area (see Figure 5-1, *Existing General Plan Land Use Designations*). The area between Devonshire Avenue and Celeste Road was designated Low Density Residential, which allows 2.1 to 5.0 dwelling units per acre. The following amendments to the General Plan accompany the adoption of this Specific Plan:

1. The land use designation for the 43.7-acre area north of Devonshire Avenue was changed to Low Medium Density Residential, as shown on Figure 5-2, *Proposed General Plan Land Use Designations*. This change in land use designation allows a density of up to 8.0 dwelling units an acre. The reason for allowing more than 6.0 dwelling units per acre is to accommodate a potential 12-acre school. In the event that the school does not develop, a density of 6.0 units per acre is adequate. This Specific Plan contains mechanisms that address density limits with and without the school, as follows:
 - a. If the school is not developed, residential density is limited to 6.0 dwelling units per acre in the area north of Devonshire Avenue.
 - b. If the 12-acre school is developed, the 72 units that could have been developed on the school site may be transferred to the residential area north of Devonshire Avenue.

The amendment is justified because development that results from the change in land use designation will be consistent with those on the adjacent properties designated Low Density Residential. According to the General Plan, typical lot size in the areas designated Low Density Residential is “7,200 square feet with a range of lot sizes from 6,000 to 20,000 square feet.” In areas designated Low Medium Density Residential, “typical lot size is in the 5,000 to 6,000 square foot range.” This Specific Plan stipulates that the minimum lot area for a standard single-family detached product is 6,000 square feet, which is consistent with both land use designations of the General Plan. In addition, the area north of Devonshire Avenue will be physically separated from the surrounding areas designated Low Density Residential by public streets and perimeter landscaping or walls on both sides of the street that will effectively screen the two areas.

2. Table 2.3 of the General Plan, *Development Capacities*, was amended to increase residential development capacities for the Florida Avenue Mixed-Use Area #1 from 673 dwelling units to 823 dwelling units.

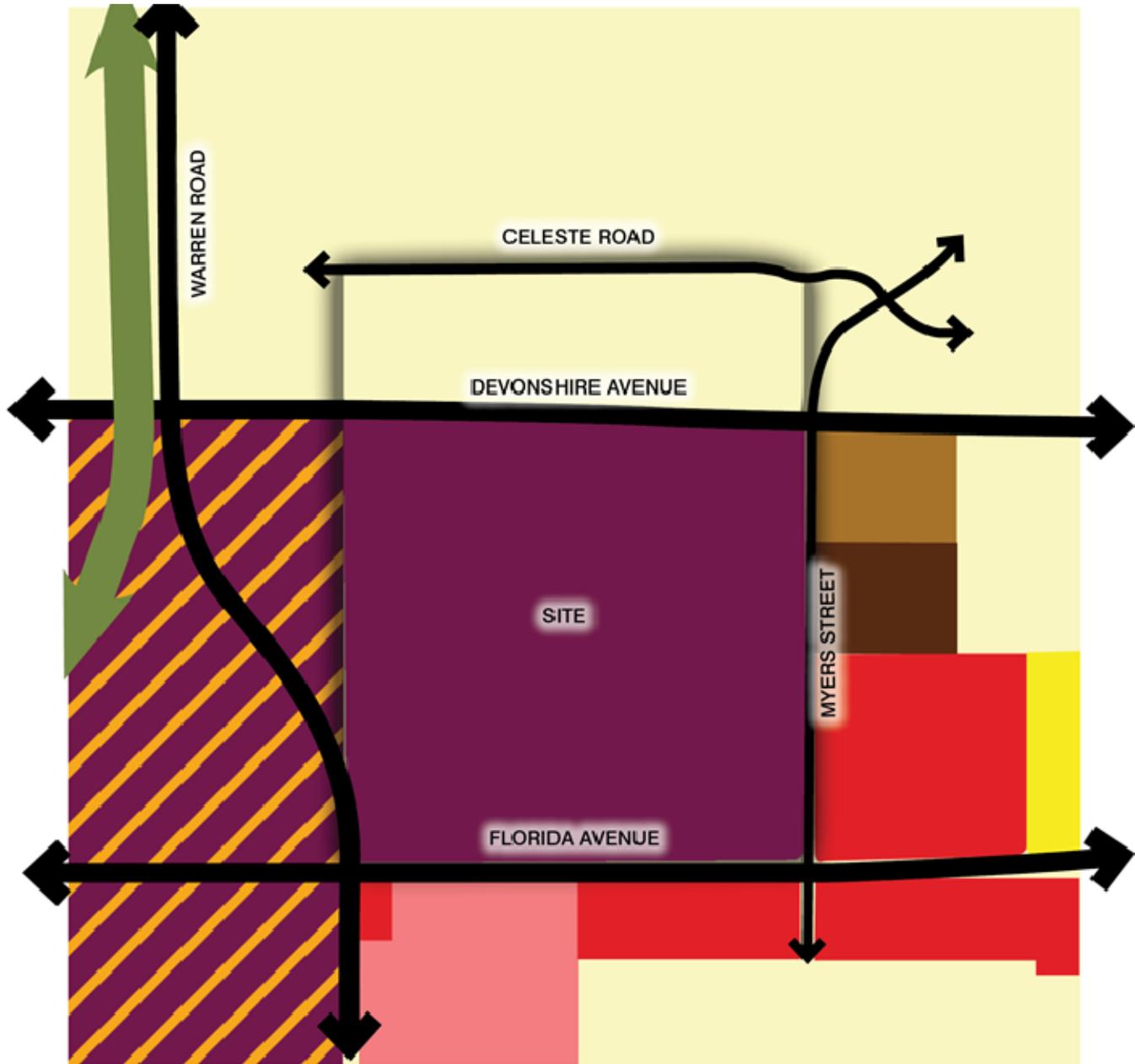
This amendment was justified because the General Plan description for the Florida Avenue Mixed-Use Area #1 calls for densities ranging from Medium Density Residential to High Density Residential, and the previous allotment of units (673 units) did not allow residential densities above Low Medium Density Residential. In addition, the capacities listed in Table 2.3 of the General Plan are not viewed as strict limits, and a 10 percent adjustment is permitted. "Anticipated Land use percentages were developed at a fixed point in time (2010) based on best available knowledge of how mixed-use projects might be designed. The City recognizes that changes will occur over time and will permit up to a 10 percent adjustment in land use percentages without a General Plan amendment if the proposed change meets the following conditions..." (*City of Hemet 2030 General Plan*).

As a master-planned community, Ramona Creek includes a wealth of open space amenities that greatly contribute to the overall health of the surrounding community. In all, the project provides approximately 36 acres of dual-use open space and recreational amenities, which exceeds the 12.5 acres of parkland required by City standards. The proposed 12-acre school will include additional recreational facilities. The proposed General Plan amendments provide the ability to recoup the lost potential represented by these features and the ability to develop and maintain the numerous parks and amenities.

5.4.3 Municipal Code

All development and proposed uses in the Specific Plan shall comply with the requirements and standards set forth in this document. In some cases, this Specific Plan provides direct references to the City of Hemet's Municipal Code, as codified through Ordinance No. 1853, enacted June 26, 2012, and in effect as of October 2012. In addition, where this Specific Plan is silent, applicable provisions of the City of Hemet Municipal Code, as determined to be appropriate by City staff, shall be utilized. Where a conflict exists between the standards contained herein and those found in the City of Hemet Municipal Code, the standards in this document apply. Standards not addressed in this Specific Plan are subject to the City of Hemet Municipal Code.

Prior to adoption of this Specific Plan, the City of Hemet Municipal Code zoning regulations designated the site as Heavy Agriculture, Single-Family Residential (R1-6), General Commercial, and Heavy Manufacturing, none of which reflected the desired direction set in the General Plan (see Figure 5-3, *Zoning Designations Prior to Adoption*). As a part of the adoption of the Ramona Creek Specific Plan, the zoning designation for site was changed to Specific Plan 13-001 (see Figure 5-4, *Amended Zoning Designations*).



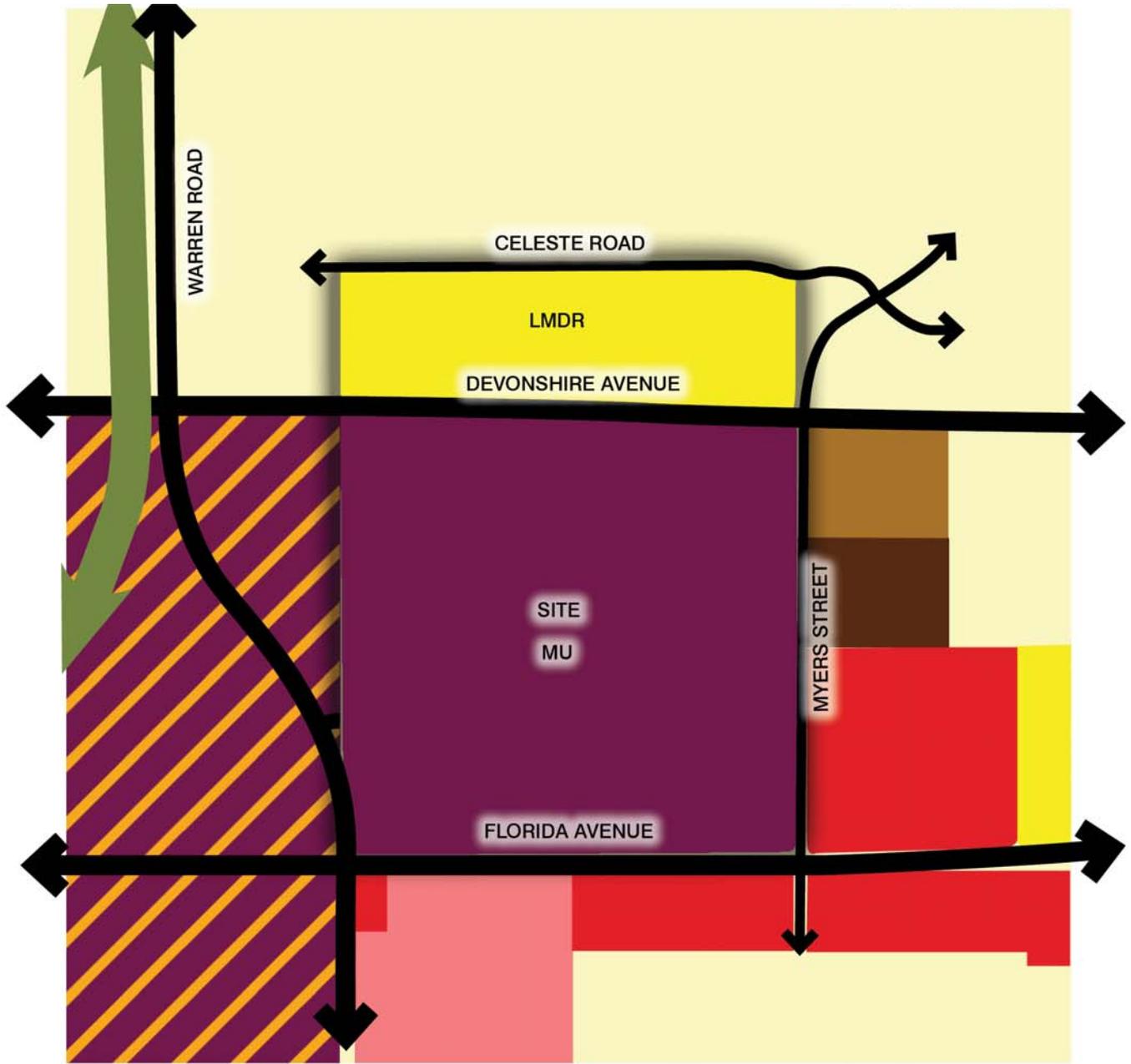
LEGEND

LDR LOW DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC)	CC COMMUNITY COMMERCIAL (FAR 0.40)
LMDR LOW MEDIUM DENSITY RESIDENTIAL (5.1 - 8.0 DU/AC)	RC REGIONAL COMMERCIAL (FAR 0.50)
HDR HIGH DENSITY RESIDENTIAL (18.1 - 30.0 DU/AC)	OS OPEN SPACE
VHDR VERY HIGH DENSITY RESIDENTIAL (18.1 - 30.0 DU/AC)	AS AREAS SUBJECT TO MSHCP CRITERIA
	MU MIXED USE

Note: This graphic shows General Plan designations as they existed prior to adoption of the Ramona Creek Specific Plan.

Figure 5-1. Existing General Plan Land Use Designations (2013)





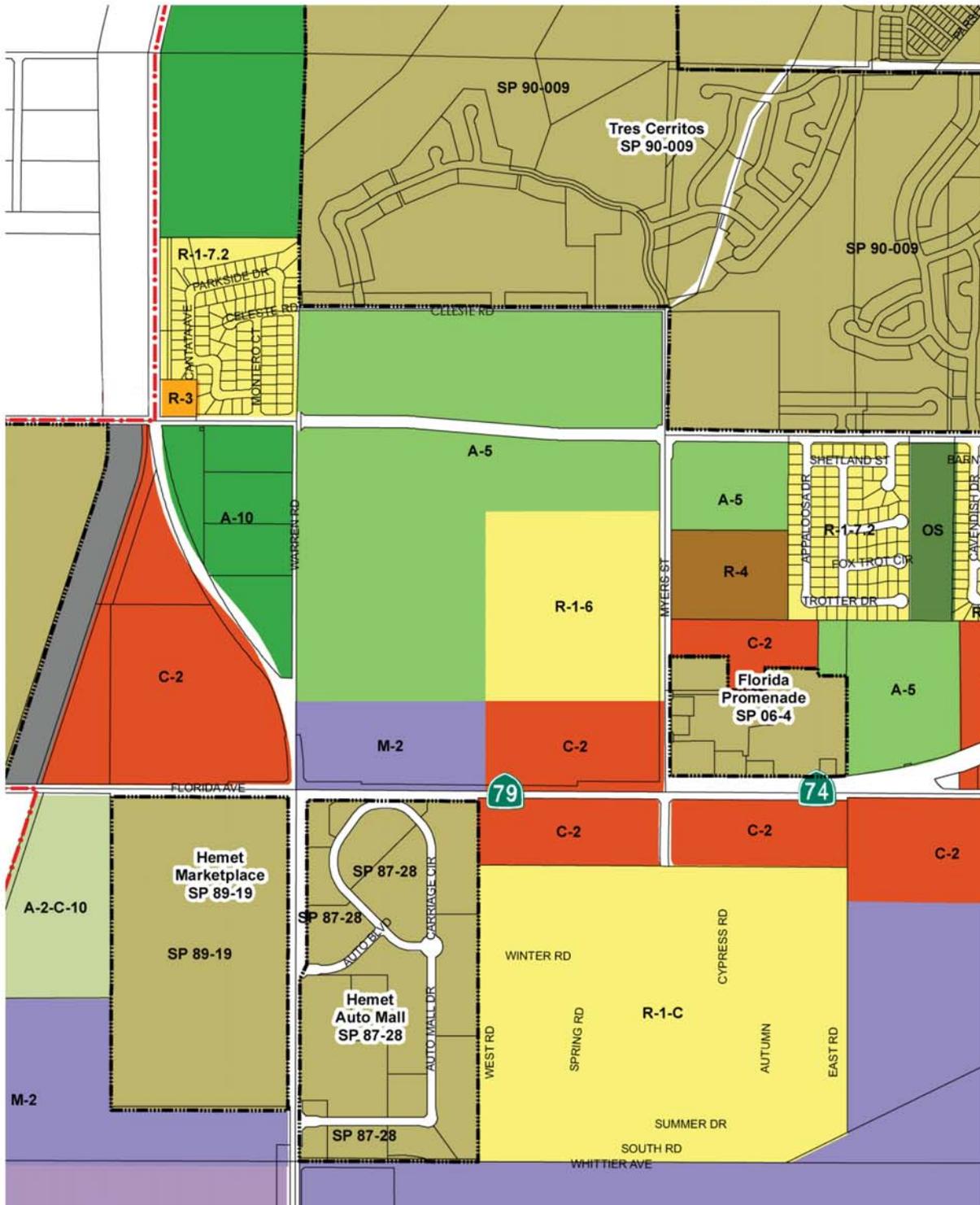
LEGEND

 LDR LOW DENSITY RESIDENTIAL (2.1 - 5.0 DU/AC)	 CC COMMUNITY COMMERCIAL (FAR 0.40)
 LMDR LOW MEDIUM DENSITY RESIDENTIAL (5.1 - 8.0 DU/AC)	 RC REGIONAL COMMERCIAL (FAR 0.50)
 HDR HIGH DENSITY RESIDENTIAL (18.1 - 30.0 DU/AC)	 OS OPEN SPACE
 VHDR VERY HIGH DENSITY RESIDENTIAL (18.1 - 30.0 DU/AC)	 AREAS SUBJECT TO MSHCP CRITERIA
	 MU MIXED USE

Note: This graphic shows General Plan designations upon adoption of the Ramona Creek Specific Plan.

Figure 5-2. Proposed General Plan Land Use Designations





Source: City of Hemet on-line zoning map.

Figure 5-3. Zoning Designations Prior to Adoption





Figure 5-4. Amended Zoning Designations



5.5 Administering the Plan

The Community Development Director shall be responsible for the administration and enforcement of the Ramona Creek Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, and the Subdivision Map Act, including: processing assistance, interpretations of provisions, approval of administrative permits, issuance of permits, approval of temporary or interim uses, specification of conditions of approval, and authorization of certificates of occupancy for new development.

The Planning Commission shall be responsible for approving subdivisions, conditional use permits, Site Development Plan Review for individual projects within the Project, review of variance applications, recommending Specific Plan amendments to the City Council, and acting on appeals from decisions by the Community Development Director.

The City Council shall be responsible for adopting amendments to the Specific Plan and acting on appeals of decisions by the Planning Commission.

5.5.1 Severability

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

5.5.2 Interpretations

When there is a question or ambiguity regarding the interpretation of any provision of this Specific Plan, the Community Development Director has the authority to interpret the intent of the provision, using the spirit and intent of the Ramona Creek Specific Plan as a guide.

The Community Development Director may, at his/her discretion, refer interpretations to the Planning Commission for consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. All interpretations made by the Community Development Director and decisions of the Planning Commission may be appealed per the applicable provisions of Article II of the City of Hemet Municipal Code.

5.5.3 Specific Plan Modifications

Modifications to the text and exhibits may be necessary during the development of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment processes described below. Depending on the nature of the proposed amendment, additional

environmental analysis or a supplemental EIR may be required, pursuant to the California Environmental Quality Act.

Classification

Changes to the adopted Specific Plan shall be classified by the Community Development Director as either an amendment or minor revision. The applicant shall submit a detailed justification explaining why an amendment or minor revision is warranted and any exhibits deemed necessary by the Community Development Director.

Amendments

Amendments, as defined in this Specific Plan, shall be processed according to the City of Hemet Municipal Code Article XXVIII, Sections 90-980 to 90-990, and shall be filed with and subject to review by the Community Development Department. An amendment is required if any of the following findings can be made:

- The proposal results in changes to exhibits or text that alters the intent of the Specific Plan.
- The proposal results in changes to development standards and/or design guidelines, which, if adopted, would substantially change the physical character of the Specific Plan.
- The proposal results in a new type of land use that is not specifically allowed or discussed in the permitted uses of the applicable planning area.
- The proposal results in a change that triggers the preparation of a supplemental environmental impact report.
- The proposal results in changes in land use boundaries that result in an increase of more than the maximum allowable development potential, as analyzed in the certified EIR.
- The proposal results in changes in residential density or intensity that exceed the maximum number of units allowed in the density category or the overall maximum of 1,077 dwelling units.

Minor Revision

Minor revisions are approved by the Community Development Director with input from relevant departments and may be appealed to the Planning Commission. Minor revisions considered in substantial conformance with the Specific Plan include:

- Simple edits or clarifications to text or graphics that do not change the meaning or intent of the Specific Plan.
- Revisions in the configuration, orientation, or size of building footprints, parking areas, recreational amenities, drainage areas, or landscape areas depicted on Figure 2-5, *Conceptual Illustrative Plan*, that are in substantial conformance with this Specific Plan document.
- Shifts in internal road alignments, widths, streetscape amenities, and access points that would not substantially alter the land use or circulation system set forth in this Specific Plan. Note that this minor revision requires approval by the City of Hemet Engineering Department.
- Changes to the locations and sizes of infrastructure systems, including grading, drainage, water, and wastewater plans (Figures 2-18 through 2-24), that would not substantially alter the plans set forth in this Specific Plan. Note that this minor revision requires approval by the City of Hemet Engineering Department and the Eastern Municipal Water District (EMWD), as applicable.
- Modifications of design elements such as paving treatment, colors, architectural details, signs, landscaping, fencing, lighting, and entry treatments as long as the Community Development Director finds the change to be compatible with and in substantial conformance with previous development approvals.
- Changes in the phasing plan, provided that the City Engineer determines that infrastructure is available to serve that phase and that any mitigation measures linked to the phase, location, or level of development are implemented. Such modifications may also require coordination with other agencies such as EMWD, Caltrans, and Valley Wide Park and Recreation District.
- Requests for the transfer of units as permitted in Section 5.7.1, *Development Equivalency Program*, below.
- Revisions required by the Metropolitan Water District of Southern California (MWD) pursuant to the terms of their easement on the property.

5.6 Review and Approval Process

5.6.1 Permits for New Development or Enlargement

A Site Development Plan Review is required for the construction of any building or structure, relocation, rebuilding, or significant enlargement or modification of any existing building or structure. Site Development Plan Review is the appropriate level of review for all uses listed as Permitted on Table 2-1, *Permitted Uses*, and shall be approved by the Planning Commission. Minor modifications to approved Site Development Plan Review documents may be approved by the Community Development Director.

Design Standards and Guidelines

During the site development plan review process, proposals for development in Ramona Creek will be reviewed against several sets of design standards and guidelines as follows:

- The Commercial Mixed Use District is subject to Chapter 3 of this Specific Plan and the City of Hemet's Design Guidelines for Commercial Projects (City Council Resolution No. 3744), which are internally consistent guidelines. If conflicts between Chapter 3 and the City's Commercial Guidelines are identified during the Site Development Plan Review process for the Commercial Mixed Use District, the design standards and guidelines in Chapter 3 of this Specific Plan shall prevail.
- The residential planning areas are subject to Chapter 3 of this Specific Plan, the City's Single-Family Residential Design Guidelines, Multiple-Family Design Guidelines, and condominium site and structural standards (sections 90-213 and 90-214 of the Hemet Municipal Code), as applicable.

Each builder/tenant that chooses to deviate from the approved Ramona Creek architectural styles shall submit elevations and floor plans to the City that represent the proposed buildings. The overall theme shall be complementary with the approved architectural styles, but some individuality shall be permitted. The Planning Commission shall review any proposed deviations from approved architectural design guidelines (see Chapter 3, *Design Guidelines*) during the site development plan review process and has approval authority over all deviations.

5.6.2 Additional Permits

Proposed uses identified on Table 2-1, *Permitted Uses* requiring a conditional use permit or administrative use permit, or those proposals requiring a variance, administrative adjustment (up to 10 percent deviation from the required setback or height regulations), sign permit, lot-line adjustment, tentative parcel map, tentative tract map, or other permit shall be subject to all application, review, and approval processes and required findings, as noted below:

- Approvals by the Community Development Director
 - Site Development Plan Review (minor modifications)
 - Density transfers as described in Section 5.7.1
 - Increase of number of target dwelling units per Planning Area within approved range
 - Administrative Use Permits
 - Administrative Adjustments
 - Sign Permits

- Approvals by the City Engineer
 - Lot Line Adjustments
 - Modifications to the Subdivision Phasing Plan
 - Infrastructure improvement plans

- Approvals by the Planning Commission
 - Site Development Plan Review for individual projects
 - Conditional Use Permits
 - Specific Plan Amendments (recommendation to City Council)
 - Tentative Parcel Maps
 - Tentative Tract Maps
 - Master Landscape Plan and Master Signage Program
 - Requests for variances

- Approvals by the City Council
 - Specific Plan Amendments
 - Final Parcel and Tract Maps

5.6.3 Nonconforming Uses

Nonconforming lots, uses, structures, and characteristics of uses shall be subject to Chapter 90, Division 2, *Nonconformities*, of the Hemet Municipal Code.

5.6.4 Sustainability Tracking

Several policies of Chapter 4, *Sustainability*, require a measurement based on the aggregate of the entire plan. The master developer, developer, and/or builder shall be responsible for tracking compliance with these policies and submitting summary documentation along with applications for site development plan review, building permits, or landscape plans, as appropriate.

5.6.5 Additional Environmental Review

The certified EIR for Ramona Creek has been prepared as a Program EIR pursuant to section 15168 of the CEQA Guidelines. The EIR is the primary source of information regarding the environmental impacts that may result from implementation of the Specific Plan. Environmental impacts are mitigated to a level of insignificance, where feasible. Subsequent phases of development and individual projects that are within the scope of the EIR and are consistent with and implement this Specific Plan shall not require additional environmental review. However, individual projects may be subject to a more limited environmental review process if it is determined necessary by the Community Development Director in order to ensure consistency with the EIR and/or to respond to any changed environmental conditions.

5.6.6 Fees

Payment of MSHCP Fees

The Western Riverside County MSHCP protects wildlife species in Western Riverside County, including the City of Hemet. The funding source designated by the MSHCP to pay for costs associated with mitigating development in the City of Hemet is a development mitigation fee for residential, commercial, and industrial development. The amount of the fee is determined by the nature and extent of the impacts from the development to the identified natural ecosystems and the relative cost of mitigating such impacts. Development in the Ramona Creek Specific Plan area is required to comply with provisions of the MSHCP and sections 31-1 through 31-18 of the Hemet Municipal Code, which address the development mitigation fee.

Regional Transportation Improvements

The developer is required to participate in the Western Riverside County Transportation Uniform Mitigation Fee Program in accordance with the criteria outlined in the City of Hemet’s Municipal Code (sections 58-70 to 58-70.6). Fees are levied based on square feet of commercial development and per unit for single-family and multifamily residential development.

City of Hemet Capital Facilities

The developer is required to provide for the project’s fair share construction of capital facilities pursuant to the City’s Capital Facilities Fee Program (City of Hemet Municipal Code, sections 58-61 to 58-69). Fees are levied based on square feet of commercial and per unit for residential development. These fees are payable prior to building permit or occupancy, depending on the Fee Category.

5.7 Development Build-out

The Ramona Creek Specific Plan regulates the maximum amount of development permitted within the Specific Plan area. Refer to Figure 2-4, *Land Use Plan* and Figure 2-4B, *Land Use Summary* for the target number of dwelling units and approved density range, and / or square footage per Planning Area.

Four scenarios maximizing the components of the plan have been created to measure the potential of on- and offsite impacts of development (these do not represent separate or static alternatives). For purposes of analyzing the environmental impacts of development, the following alternatives have been used:

1. Proposed Project: School Overlay: 254 single-family residential dwelling units, 524 condo/townhomes, 176 student housing units (within MU Overlay), 113,256 square feet of general office (within MU Overlay), 750-student elementary school (within School Overlay), 166,000 square feet of institutional (Commercial Mixed-Use, east side), 369,788-square-foot shopping center (Commercial Mixed-Use, west side), 12.2-acre community park, and 23.8 acres of passive parks. This scenario is shown in Figure 5-5.
2. No School Alternative: 254 low medium density residential dwelling units, 229 medium density residential units, 594 village residential dwelling units, 535,788 square feet of nonresidential uses in the Commercial Mixed Use District, 12.2-acre community park, and 23.8 acres of passive parks. This scenario is shown in Figure 5-6.
3. Residential Oriented Alternative: 254 single-family residential dwelling units, 491 condo/townhomes, 332 apartments (within MU Overlay), 750-student elementary school (within School Overlay), 166,000 square feet of general office (Commercial Mixed Use, east side), 369,788-square-foot shopping center (Commercial Mixed Use, west side), 12.2-acre community park, and 23.8 acres of passive parks. This scenario is shown in Figure 5-7.
4. Commercial Oriented Alternative: 401 senior detached units, 377 condo/townhomes (includes 33 condos transferred from MU Overlay), 224,247 square feet of general office (MU Overlay), 535,788-square-foot shopping center, 12.2-acre community park, and 23.8 acres of passive parks. This alternative is shown in Figure 5-8.



LEGEND

- LOW MEDIUM DENSITY RESIDENTIAL (LMDR) (3.0-8.0 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (8.1-18.0 DU/AC)
- VILLAGE RESIDENTIAL (12.0-30.0 DU/AC)
- COMMERCIAL MIXED USE
- OPEN SPACE
- SCHOOL
- MIXED USE OVERLAY
- PLANNING AREAS

A - Final alignment of this internal roadway to be determined during the tract map process.

B - If the school is not developed, residential density in Planning Areas 9 and 10 is limited to 6.0 units per acre. If the school is developed, a density of up to 8 units per acre is permitted in Planning Area 9.

Planning Area	Land Use Category	Units/Students	Square Feet
Residential			
9	Single Family Homes (LMDR)	254 du	-
4, 5, 6, 7, 8	Condos/Townhomes (MDR, VR)	524 du	-
4	Student Housing (VR) ¹	176 du	-
Nonresidential			
10	Elementary School ²	750 students	-
3	Institutional ³	-	166,000 sf
3	Shopping Center ⁴	-	369,788 sf
4	General Office ¹	-	113,256 sf
1,2	Open Space	-	-
	Street R.O.W.	-	-
Totals		954 du*/ 750 students	649,044 sf

du = dwelling unit sf = square feet

Notes:

- 1 Assumes development of the Mixed-Use Overlay.
- 2 Assumes development of the School Overlay.
- 3 Institutional land uses would be developed within the east side of the Commercial Mixed-Use District.
- 4 Shopping Center land uses would be developed within the west side of the Commercial Mixed-Use District.

*If the school is not developed, a maximum of 1,077 dwelling units is allowed.

Figure 5-5. Development Scenarios - Proposed Project





LEGEND

LOW MEDIUM DENSITY RESIDENTIAL (LMDR) (3.0-8.0 DU/AC)

MEDIUM DENSITY RESIDENTIAL (MDR) (8.1-18.0 DU/AC)

VILLAGE RESIDENTIAL (12.0-30.0 DU/AC)

COMMERCIAL MIXED USE

OPEN SPACE

PLANNING AREAS

A - Final alignment of this internal roadway to be determined during the tract map process.

B - If the school is not developed, residential density in Planning Areas 9 and 10 is limited to 6.0 units per acre.

Planning Area	Land Use	Units	Square Feet
Residential			
9, 10	Single Family Homes (LMDR)	254 du	-
6, 7, 8	Condos/Townhomes (MDR)	229 du	-
4, 5	Condos/Townhomes (VR)	594 du	-
Nonresidential			
3	Shopping Center	-	535,788 sf
1,2	Open Space	-	-
	Street R.O.W.	-	-
Totals		1,077 du/	535,788 sf

du = dwelling unit sf = square feet

Figure 5-6. Development Scenarios - No School Alternative





LEGEND

- LOW MEDIUM DENSITY RESIDENTIAL (3.0-8.0 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (8.1-18.0 DU/AC)
- VILLAGE RESIDENTIAL (12.0-30.0 DU/AC)
- COMMERCIAL MIXED USE
- OPEN SPACE
- SCHOOL

PLANNING AREAS

A - Final alignment of this internal roadway to be determined during the tract map process.

B - If the school is not developed, residential density in Planning Areas 9 and 10 is limited to 6.0 units per acre. If the school is developed, a density of up to 8 units per acre is permitted in Planning Area 9.

Planning Area	Land Use Category	Units/Students	Square Feet
Residential			
9	Single Family Homes (LMDR)	254 du	-
4, 5, 6, 7, 8	Condos/Townhomes (MDR, VR)	491 du	-
4	Apartments (VR) ¹	332 du	-
Nonresidential			
10	Elementary School ²	750 students	-
3	General Office ³	-	166,000 sf
3	Shopping Center ⁴	-	369,788 sf
1,2	Open Space	-	-
	Street R.O.W.	-	-
Totals		1,077 du/ 750 students	535,788 sf

du = dwelling unit sf = square feet

Notes:

- 1 Assumes development of the Mixed-Use Overlay.
- 2 Assumes development of the School Overlay.
- 3 General Office land uses would be developed within the east side of the Commercial Mixed-Use District.
- 4 Shopping Center land uses would be developed within the west side of the Commercial Mixed-Use District.

Figure 5-7. Development Scenarios - Residential Oriented Alternative





LEGEND

- LOW MEDIUM DENSITY RESIDENTIAL (3.0-8.0 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (8.1-18.0 DU/AC)
- VILLAGE RESIDENTIAL (12.0-30.0 DU/AC)
- COMMERCIAL MIXED USE / MIXED USE OVERLAY
- OPEN SPACE

PLANNING AREAS

A - Final alignment of this internal roadway to be determined during the tract map process.

B - If the school is not developed, residential density in Planning Areas 9 and 10 is limited to 6.0 units per acre. If the school is developed, a density of up to 8 units per acre is permitted in Planning Area 9.

Planning Area	Land Use Category	Units	Square Feet
Residential			
7, 8, 9, 10	Detached Senior Units (LMDR, MDR) ¹	401 du	-
5, 6, 7, 8	Condos/Townhomes (MDR, VR)	377 du ²	-
Nonresidential			
3	Shopping Center	-	535,788 sf
4	General Office ³	-	224,247 sf
1,2	Open Space	-	-
	Street R.O.W.	-	-
Totals		778 du	760,035 sf

du = dwelling unit sf = square feet

Notes:

- 1 Assumes that the School Overlay is not utilized.
- 2 Assumes that 33 condos are transferred from Planning Area 4.
- 3 Assumes development of the Mixed-Use Overlay.

Figure 5-8. Development Scenarios - Commercial Oriented Alternative



5.7.1 Development Equivalency Program

In order to maintain flexibility and respond to changing community needs, land uses may be converted from one use to another according to the rules of density transfer. The following overlay zones and provisions allow alteration of the plan within specified parameters at the time development is proposed.

School Overlay Provisions

The Hemet Unified School District (HUSD) has identified the potential need for an elementary school site in the vicinity of Ramona Creek. If the school district elects to pursue development on the site, a 12-acre area has been identified in the northeast corner of Ramona Creek for acquisition at residential fair market value based on the underlying LMDR designation. Any school developed in this location will be accessed from Celeste Road or a local road, and direct access from Devonshire Avenue will be prohibited. If Planning Area 9 is developed for active adult (age restricted 55+), the School Site Overlay shall terminate and the HUSD shall have no further option to elect to acquire Planning Area 10.

The flexibility of allowing for a school is provided through the School Overlay land use designation shown on Figure 2-4, *Land Use Plan*. The overlay allows, instead of the underlying residential land use designation, a 12-acre school to be developed in Planning Area 10. If it is determined that the school will be developed, the School Overlay shall be utilized and the following provisions employed.

- The units that could have been developed in Planning Area 10 may be transferred to any other residentially designated area in conjunction with approval of a site development plan review for the receiving site provided that the maximum density allowed in the Planning Area is not exceeded (per sections 90-1451 to -1457 of the Municipal Code).
- The residential units permitted in the underlying land use category within Planning Area 10 may be transferred to any other residentially zoned area within the plan per the provisions in this chapter provided that the maximum density allowed in the Planning Area is not exceeded. At a density of 6.0 dwelling units per acre, the 12-acre school site could accommodate 72 units, which are eligible to be transferred.
- Up to 245 dwelling units are permitted within Planning Area 9 to accommodate the transfer of units from Planning Area 10.

Mixed-Use Overlay

An expansion of the Commercial Mixed-Use District into all or part of Planning Area 4 is permitted to allow the plan to respond to market conditions. This area is designated Mixed-Use Overlay on Figure 2-4, *Land Use Plan*, and allows live-work townhomes along Myers and C streets and professional offices and institutional uses such as a higher-learning campuses, satellite colleges,

technical colleges, and student housing. If it is determined the Mixed-Use Overlay shall be utilized, then the following provisions shall be followed:

- Approval of a site development plan review shall be required (per sections 90-1451 to 90-1457 of the Municipal Code).
- All or part of Planning Area 4 may be developed with nonresidential uses. As shown in Figure 2-4, *Land Use Plan*, Planning Area 4 has been divided into sub-areas 4a and 4b. Should area 4a be developed as a non-residential use before 4b is developed, 4b must also be developed as a non-residential use.
- Up to 10 percent of the residential units (33 units) permitted in the underlying land use category in Planning Area 4 may be transferred to any other residentially zoned area within the plan per the provisions of transfer of units section in this chapter.
- Nonresidential development shall be permitted at a gross FAR of 0.30.
- For purposes of analyzing the environmental impacts of maximum allowed density, the above assumptions were used. These assumptions are designed to encapsulate the maximum levels of development within the various components of the plan so that the environmental analysis could analyze maximum levels of on- and offsite impacts and do not represent separate or static alternatives.

Transfer of Units

The ability to transfer residential units provides flexibility to respond to market demands and physical realities while ensuring that the vision and guiding objectives of this Specific Plan are maintained. Requests for residential unit transfers are to be submitted to the Community Development Director for approval, and are allowable within the Specific Plan subject to the following criteria:

- Any unused residential units from an entitled/developed residentially designated planning area (Planning Areas 4 through 10) may be transferred to another residentially designated planning area per the provisions of this section, except as noted for the Mixed Use Overlay (Planning Areas 4a and 4b).
- The maximum number of residential units in the Specific Plan shall not exceed 1,077 units.
- The maximum density listed for any residential planning area (Planning Areas 4 through 10) shall not be exceeded. This specifically includes the density for Planning Area 9, which shall increase to 8 dwelling units per acre in the event that a school develops in Planning Area 10.
- Residential units may not be transferred to any nonresidential land use category.

- The transferred units shall comply with the development standards and design guidelines of the underlying land use designation of the receiving site.
- The transfer of residential units shall be reviewed and approved in conjunction with the Site Development Plan Review (per section 90-1451 of the Municipal Code) for the planning area proposed to accept the transfer. If a proposed transfer is not determined to be in substantial conformance with these development standards, a Specific Plan amendment will be required.
- If necessary, Figure 2-4A, *Land Use Plan*, shall be amended in conjunction with the Site Development Plan Review as a minor revision.

5.8 Financing Plan

The developer shall be responsible for financing construction of the infrastructure improvements required to support the project, such as perimeter and internal streets, water lines, sewers, and storm drains. All necessary infrastructure improvements shall be developed in conjunction with the applicable phase subdivision map. The financing of construction, operation, and maintenance of public improvements and facilities will include funding through a combination of financing mechanisms. However, the developer shall be ultimately responsible for all fair share costs associated with implementing the project, including but not limited to the costs of providing infrastructure and complying with mitigation measures, conditions of approval, and other requirements of the project.

Financing may involve a combination of impact fees and exactions, special assessment districts, landscaping and lighting districts, and other mechanisms agreed to by the developer and City of Hemet and noted below. Developer-funded improvements may be subject to a reimbursement agreement or credits against fees pursuant to provisions of the conditions of approval. The City and developer will cooperate to ensure that the public facilities are built in accordance with all requirements of the Specific Plan and EIR. The conditions of approval may be used to facilitate this process.

5.8.1 Developer Funding

In many cases, certain onsite, and offsite facilities are tied directly to individual projects. In these cases, it is reasonable to expect the developer, builder, or property owner to pay the entire cost of the facility in order to secure development rights. Onsite local streets, utility connections from main trunk lines, and drainage facilities (proportional to the drainage needs of that particular project) are good examples of facilities that are normally required concurrent with development of an individual parcel funded by the developer. Refer to Table 5-3, *Open Space, Landscaping, and Signage Phasing Plan*, and Table 5-4, *Circulation and Utilities Phasing Plan* for timing of infrastructure construction.

5.8.2 Impact Fees and Exactions

Dedications of land and impact fees are exactions that lessen the impacts of new development resulting from increased demand on services. Local governments derive their authority to impose exactions from the "police power" granted to them by the state constitution and specific state statutes such as the Subdivision Map Act.

A legally defensible exaction must (a) advance a legitimate state interest such as protection of the public health, safety, and welfare, (b) mitigate the adverse impacts to that interest that would otherwise result from the project, and (c) be in "rough proportionality" to the impacts. In addition, the City must identify the purpose of the fee and the use to which it will be put and specify the nexus between the development project and the improvement being financed (California Government Code section 66001). It must further establish that the amount of funds being collected will not exceed that needed to pay for the improvement (California Government Code section 66005).

5.8.3 Special Assessment Districts

A special assessment district is a type of benefit district that requires a vote by the property owners to encompass a defined and limited geographic area. The City or other agencies may form a special assessment district under one of several different statutory acts to construct public improvements such as streets, storm drains, sidewalks, streetlights, sewers, parks, landscape, and other similar capital facilities. The special assessment district can issue bonds to finance those improvements and levy a special assessment to pay debt service on those bonds.

A special assessment district may fund improvements within the entire Specific Plan area or smaller areas in the Specific Plan where special improvements are constructed that directly benefit only certain property owners. Special assessment districts may only be used to pay for projects that are of specific and direct benefit to the property owner being assessed. The amount of the assessment must directly relate to the amount of benefit received by the property owner.

5.8.4 Lighting and Landscaping Maintenance Districts

Lighting and Landscaping Maintenance Districts (L&LMD) may be used for installation, maintenance, and servicing of landscaping and lighting through annual assessments on benefiting properties. L&LMDs may also provide for maintenance of appurtenant features, including walls, and irrigation or drainage facilities. The establishment of any L&LMDs shall comply with City processes and requirements.

5.8.5 Community Facilities Districts and Mello-Roos

The Mello-Roos Community Facilities Act of 1982 allows the creation of special districts authorized to levy a special tax and issue tax-exempt bonds to finance public facilities and services. A community facilities district may be initiated by the legislative body or by property owner petition and must be approved by a two-thirds majority of either property owners or registered voters (if there are more than twelve registered voters living in the area). Because there is no requirement to show special benefit, Mello-Roos levies may be used to fund improvements of general benefit, such as fire and police facilities, libraries, and parks, as well as improvements that benefit specific properties. The provision also allows the reallocation of cost burdens to alleviate untenable burdens on specific properties. The establishment of any community facilities district shall comply with City processes and requirements.

5.8.6 Other Funding Sources

Other sources may be available to finance improvement projects, such as government grants, private developer coalitions, or various types of bonds not listed above.

5.9 Implementation, Maintenance, & Monitoring

5.9.1 Homeowner, Property, and Business Associations

Management of the properties within the Specific Plan will be managed by a property, business, or homeowner's association(s). Prior to the approval of any new development, the application shall provide a clear description of the role of the association in providing and maintaining private roadways, amenities, landscaping, and other improvements. A copy of the project's Covenants, Conditions and Restrictions (CC&Rs) shall be provided to the City for review and approval as a condition of final map and / or project approval.

When subsequent applications are submitted to the City for items such as, but not limited to, new fences, pools, building additions, landscaping, or other individual items requiring a permit from the City, applicants must demonstrate they have received approval from the appropriate association prior to submitting the application to the City for review and final permitting.

5.9.2 Parking Management

Parking management within Ramona Creek entails a combination of providing physical spaces for parking and managing those spaces so they are properly allocated to and used by residents, visitors, and businesses. Situations such as permanent residents using guest parking spaces instead of enclosed parking spaces assigned to them can be prevented through parking management. For developments using shared parking, a tracking system shall be established to determine whether a new or revised shared-parking study is necessary due to changes in tenants

or uses. CC&Rs for projects within Ramona Creek shall address the nature of shared parking for the entire Project. Mechanisms shall be instituted in the CC&Rs that clearly define potential shared parking relationships and parking management throughout the project.

5.9.3 Master Signage Program

A Master Signage Program (includes entry monuments) shall be prepared for the Commercial Mixed Use District, Mixed Use Overlay, and residential areas by the developer of each area at the time of Site Development Plan Review. All signage shall be subject to the architectural review process and must be approved by the City. The Master Signage Program will include the area covered; building elevations within the coverage area; and drawings of the proposed signs and/or monuments indicating sign text, size, method, and intensity of illumination, colors and materials, height, and location. Individual signs and monuments shall be submitted for review and compliance with the Master Sign Program. All signage must comply with design requirements listed in Chapter 3, *Design Guidelines*, Section 3.2.2, *Signage*, within this Specific Plan. Timing of implementation of the Master Sign Program is detailed in Table 5-3, *Open Space, Landscaping, and Signage Phasing Plan*.

5.9.4 Master Landscape Plan

A Master Landscape Plan will be submitted for approval prior to the recordation of the first final tract map and will include design of the following:

- Major entry design features including monuments
- Detailed fencing plan
- Community street signs
- Recreational Spine
- Ramona Creek Corridor
- Primary components of Commercial Mixed Use area
- Detailed fencing plan
- Planting plan with species, size and location of plant materials within public spaces and major streets
- Preliminary hardscape design within public parks

All landscape design must comply with requirements listed in Chapter 3, *Design Guidelines*, Section 3.4, *Landscape Design*, within this Specific Plan. A chart listing the timing of the Master Landscape Plan design and implementation of the public realm features is included in Table 5-3, *Open Space, Landscaping, and Signage Phasing Plan*.

5.9.5 Maintenance Plan

The creation and operation of a maintenance assessment district will be an important factor in maintaining the aesthetic quality of Ramona Creek. Maintenance responsibilities may be divided between a master homeowner’s association, neighborhood associations, community facilities districts, lighting & landscape maintenance district(s) and/or other maintenance mechanisms. The public and private entities are described below and in Table 5-1, *Development & Maintenance Responsibility Plan*.

**Table 5-1
Development & Maintenance Responsibility Plan**

<i>Type</i>	<i>Developed by</i>	<i>Owned by</i>	<i>Maintained by</i>
Streetscape			
Public streets: arterials, secondary, public collectors, and local streets	Master Developer/ Guest Builder	City of Hemet	City of Hemet
Private streets	Master Developer/ Guest Builder	POA	POA
Medians (public streets)	Master Developer/ Guest Builder	City of Hemet	City of Hemet/ L&LMD
Medians (private streets)	Master Developer/ Guest Builder	POA	POA
Alleys	Guest Builder	POA	POA
Gated entries (if developed)	Master Developer/ Guest Builder	POA	POA
Major entry monuments	Master Developer	POA	POA
Minor entry monuments and Neighborhood monuments	Guest Builder	POA	POA
Street lighting (internal roadways)	Master Developer/ Guest Builder	City of Hemet	L&LMD
Community framework landscaping	Master Developer/ Guest Builder	POA / City of Hemet	L&LMD
Community walls and fences	Master Developer/ Guest Builder	POA/Homeowner	POA/L&LMD
Private walls and fences	Guest Builder	Property owners	Property owners
Parks and Open Space			
Ramona Creek Corridor	Master Developer	City of Hemet	LLMD
Recreation Spine	Master Developer	City of Hemet	Valley Wide Park District
Private parks (developed per City specifications)	Guest Builder	POA	POA
Trails	Master Developer/ Guest Builder	City of Hemet/POA	City of Hemet/POA
Infrastructure			
Water systems (on- and offsite)	Master Developer or EMWD	EMWD	EMWD
Sewer systems (on- and offsite)	Guest Builder / EMWD	EMWD	EMWD
Drainage systems (on- and offsite)	Master Developer / Guest Builder	City of Hemet	City of Hemet or LLMD

Notes: L&LMD = Landscape & lighting district or special maintenance district, POA = Property owners association (master or neighborhood)

5.10 Phasing Plan

The timing of development of Ramona Creek is intended to be able to respond to the market and is, therefore, not conceived in a sequential order. Instead, the installation of the necessary infrastructure, circulation, landscaping, and project amenities will be determined by geographic area. The geographic areas (phasing areas) are conceptually shown in Figure 5-10, *Conceptual Phasing Plan*, and the detailed infrastructure, circulation, and public park improvements for the improvement of each geographic area are shown in Figures 5-11A through 5-12F.3. The improvements shown in these figures are required to be installed in conjunction with the phase, unless approved otherwise by the City Engineer. The roadways, landscaping, entry monuments, medians, parks, trails, and bicycle lanes that adjoin, are within, or carry necessary infrastructure to each geographical area will be installed in conjunction with development of that geographical area.

5.10.1 Grading and Drainage Phasing

The conceptual phasing plan for grading and drainage within Ramona Creek accounts for many unknown factors related to the implementation of the regional drainage system. The regional system collects and controls runoff from an upstream area west of Ramona Creek of more than 2,200 acres.

The project's mass grading and drainage plan has been designed to solve two site constraints creatively: the need to raise the elevations over substantial portions of the site, and the need to collect, convey, and discharge runoff from the watershed in a safe manner that will not impact upstream or downstream owners, including important offsite vernal pools to the southwest. Approximately 500,000 cubic yards of soil was previously proposed to be hauled to the site to provide appropriate site elevations. The size and depth of the storm drain channel has been designed so that the excavated soil can be used onsite to balance the amount of cut and fill required for grading. Timing of excavation of the drainage channel is flexible based upon the sequence in which portions of the site are developed. Refer to Table 5-5, *Storm Drainage Phasing Plan* for detailed information regarding timing of installation of the easterly and westerly portions of the drainage basin. Figure 5-9, *Grading Phasing Plan* depicts a conceptual plan for timing of the grading.

Ramona Creek's proposed stormwater drainage features are consistent with the West Hemet Master Drainage Plan and will address stormwater runoff for the entire site, except the Myers Phase, which relies on stormwater improvements for Tres Cerritos East, located northeast of the site. The Tres Cerritos East Specific Plan has identified the need for an earthen channel that will extend from the intersection of Devonshire Avenue and Myers Street to the Seattle Basin, south of the intersection of Menlo and Cawston Avenues. The earthen channel, which will have an approximate length of 4,600 feet, will collect offsite runoff and convey flows to the intersection of

Devonshire Avenue and Myers Street. The Ramona Creek proposed culvert system will convey the runoff collected by the earthen channel to the Ramona Creek Corridor basin.

However, until the proposed earthen channel is in place, the upstream runoff will flow through Tres Cerritos along Devonshire Avenue, then pond and overtop Myers Street at the intersection of Devonshire Avenue and Myers. As this occurs, the flow width will be approximately 800 feet at the Ramona Creek Drainage Corridor entrance. As a result, the “Myers Phase” cannot be developed until the upstream flows are collected and conveyed to the basin. Moreover, developing “Myers Phase” after the upstream flows are collected ensures that flows will mimic the existing condition and provide a graded area to direct the runoff to the proposed Ramona Creek Corridor basin without adversely impacting the upstream properties and the other phases.

5.10.2 Phasing of Parks

As indicated above, infrastructure improvements and amenities, including parks, shall be constructed in conjunction with development of each geographical area, or phase. Park space shall be constructed concurrently with development of specific planning areas, or upon reaching a designated number of units project-wide. This approach has been created with the following concerns in mind:

- **Aesthetics:** Phasing parks in step with residential and commercial development ensures that a neighborhood has a unified, “completed” appearance and cohesive feel.
- **Usability:** Parks will be designed to ensure access for maintenance and usability, as determined by topography, geology, access, and availability of other parks in the area.
- **Access:** Parks will be built where they are most needed—near new development. This ensures that residents are near recreational amenities, even if other parts of the Ramona Creek community are still undeveloped.
- **Security and safety:** Placing parks near inhabited residences allows residents to visually monitor those areas.
- **Park requirements:** Parks will be developed in locations and sizes that ensure that, as Ramona Creek develops, each phase meets or exceeds the City’s park requirements, as shown in Table 5-2, *Park Requirements*.

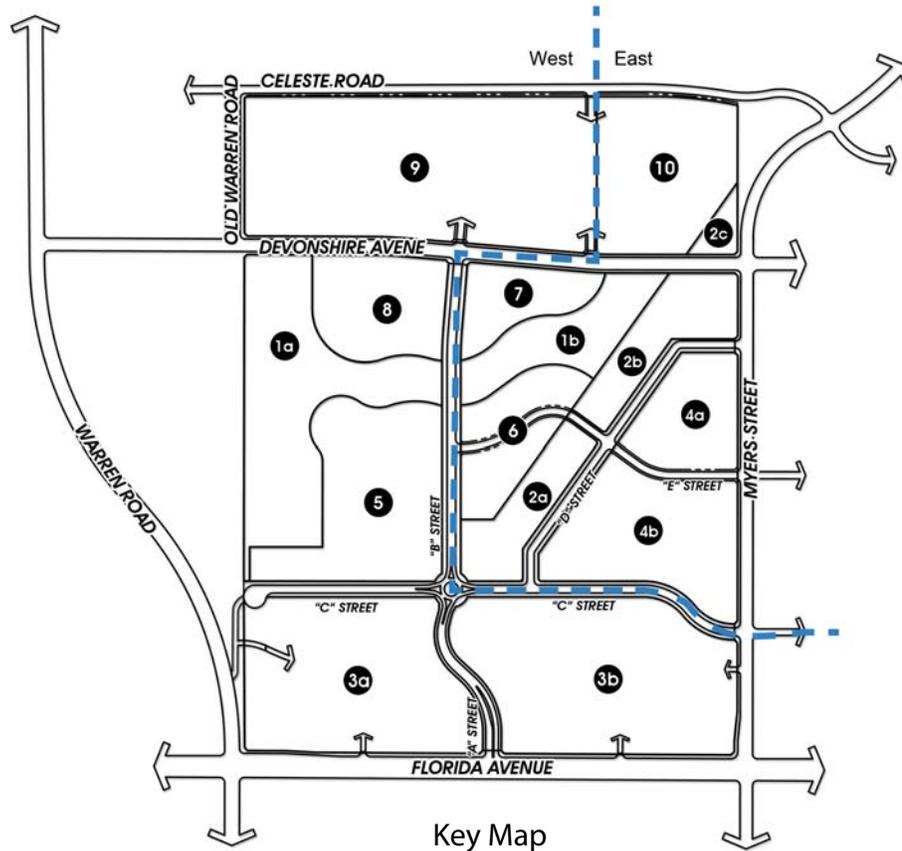
Timing of construction of parks within Ramona Creek is tied to the number of residential units constructed within a designated planning area, the eastern or western half of the Specific Plan area, or the total number of units constructed project wide. For a detailed description of park phasing, refer to Table 5-3, *Open Space, Landscaping, and Signage Phasing Plan*, as well as Figures 5-11A, *Open Space Phasing Plan-West*, and 5-11B, *Open Space Phasing Plan-East*.

**Table 5-2
Park Requirements**

Phase(PA)	Potential Total Units	2 or Fewer BR Units	Number Residents	3+BR Units	Number Residents	Total Residents	Required Park Acres¹	Proposed Park Acres(PA)
MDR (6,7,8)	250	158	316	92	276	592	2.96	6.45 (1b)
LMDR (9)	182	0	0	182	546	546	2.73	10.18 (1a) excludes detention basin
LMDR School Overlay (10)	72	0	0	72	216	216	1.08	1.16 (2c)
VR (4a,4b, 5)	573	573	1,146	0	0	1,146	5.73	11.03 (2a,2b)
Total	1,077	731	1,462	346	1,038	2,500	12.5	28.82

Notes: Table based on a theoretical assumption of the bedroom mixture that was developed for analytical purposes only. The mixture of bedrooms assumed is not compulsory, and the final bedroom mixture and park requirement will be determined at the building permit stage.

¹ Based on the City's standard of 5 acres of parkland per 1,000 residents.



**Table 5-3
Open Space, Landscaping, and Signage Phasing Plan**

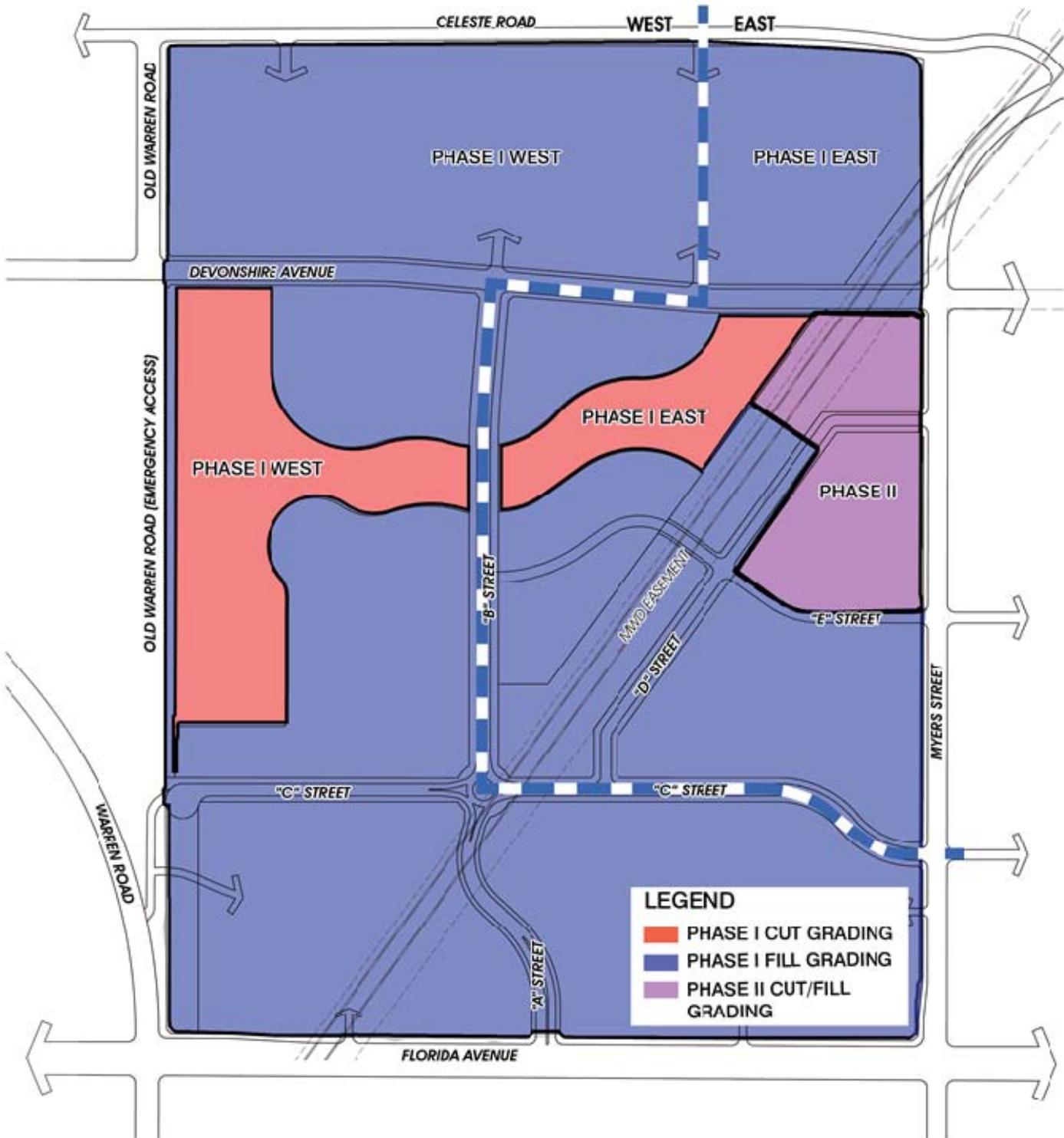
<i>Improvement Area</i>	<i>Timing</i>
OPEN SPACE / DRAINAGE AREA	
Open Space Area 1a:	
Master Landscape Plan: grading, drainage, access	Prior to 1 st final map of western portion of SP
Grading & ground stabilization	Prior to 1 st residential building permit of western portion of SP (only the water quality basin is required for the retail area)
Pedestrian landscape improvements (trees, shrubs, pathways, benches, lighting, etc.)	Prior to 200 th residential building permit in western portion of SP
Open Space Area 1b:	
Master Landscape Improvement Plans for grading, drainage & access	Prior to 1 st final map of eastern portion of SP
Grading & ground stabilization	Prior to 1 st residential building permit in eastern portion of SP
Pedestrian landscape improvements i.e. trees, shrubs, pathways, benches, lighting, etc.	Prior to 200 th residential building permit in eastern portion of SP
PARK / RECREATION AREA	
Park Development Agreement	Prior to 1 st final map of the SP
Master Park Plan	Prior to 1 st final map of the SP
Park Area 2a (4.76 ac.) with Community Center:	
Improvement & building plans	Prior to final map for PA 4b or PA 6, or prior to the 200 th residential permit in western portion of SP.
Installation of landscaping & community center	Prior to 400 th residential permit project wide, unless City Quimby park requirement is satisfied in developed areas not adjacent to PA 2a (i.e. PA 7,8,9, & 10), in which case improvement of PA 2a would be done in conjunction with either PA 4b or PA 6 whichever occurs first. Regardless of phasing, improvements to be complete prior to 700 th residential permit project wide.
Park Area 2b (6.27 ac.):	
Improvement plans	Prior to final map for PA 4a or PA 7, or prior to the 200 th permit project wide, whichever comes first
Installation	Prior to 550 th residential permit project wide, unless Quimby park requirement is satisfied in developed areas not adjacent to 2b, in which case improvements of PA 2b would be constructed in conjunction with PA 4a or PA 7. Regardless of phasing, improvements to be complete prior to the issuance of the 750 th residential building permit project wide.
Park Area 2c (1.16 ac.):	
Improvement plans	Prior to final map for PA 10, or 200 th res. permit project wide.
Installation	Prior to issuance of 50 th residential permit in PA 10 or 750 th permit project wide or school facility in PA 10, whichever comes first.
COMMUNITY LANDSCAPE / STREETScape	
Master Streetscape Plans for backbone streets (street trees, theme walls, street furniture)	Prior to the first final map adjacent to applicable street section
Major entry signage/landscape master plan	Prior to the first final map
Guest builder entry signage and landscape plan	Prior to the applicable Guest Builder final map
Commercial pedestrian plaza design plan	In conjunction with the first SDR for PA 3b
SIGN PROGRAM	
PA 3a & 3b retail monument signage program	In conjunction with the first SDR for PA 3a or 3b
Tenant Sign Program (onsite directional signs, etc.)	In conjunction with the first SDR for PA 3a or 3b

**Table 5-4
Circulation and Utilities Phasing Plan**

<i>Construction Phase</i>	<i>Timing</i>
RETAIL PHASE (PA 3a & 3b)	
Retail Area 3a	
"A" Street, "C" Street west of "A" Street, half section of Florida west of "A" Street, and half section of Warren Road from retail connection to Florida Avenue including full medians and traffic signal at W. Florida Avenue and "A" Street.	Prior to 1 st building permit
Utilities (see Figure 5-12A.1)	Prior to 1 st building permit
Retail connection to Warren Road	Prior to PA 3a occupancy permit
Retail Area 3b	
"A" Street, "C" Street east of "A" Street, half sections of Florida east of "A" Street, and half section of Meyers south of "C" Street including full medians and traffic signal at Florida and "A" Street.	Prior to 1 st building permit
Utilities (see Figure 5-12A.1)	Prior to 1 st building permit
Half section of Meyers Street south of "C" Street including full median and signal	Prior to building permit
Meyers Street north of "C" Street	Maintain one lane in each direction (no improvement)
VILLAGE PHASE (PA 4b, 5, & 6, Excludes PA 4a)	
"B" Street south of Ramona Creek Corridor, "C", and "E" Streets, and "D" Street south of "E" Street	Prior to 1 st building permit
Half sections of Meyers Street south of "E" Street including full median and signal at Meyers Street and Devonshire Avenue. Old Warren Road EVA included.	Prior to first building permit and when signal warrants are met. Old Warren Road improvement constructed in conjunction with PA 1 and PA 5.
Meyers Street north of "E" Street	Maintain one lane in each direction (no improvement)
Devonshire Avenue	Maintain one lane in each direction (no improvement)
Utilities (see figure 5-12B.1)	Prior to first building permit
MEDIUM DENSITY PHASE (PA 7 & 8)	
Half sections of Devonshire Avenue, Old Warren Road Emergency Access, and "B" Street north of Ramona Creek Corridor including signal at "C" Street and Devonshire Avenue.	Prior to 1 st building permit & when signal warrants are met.
Utilities (see figure 5-12C.1)	Prior to 1 st building permit
LOW MEDIUM DENSITY PHASE (PA 9)	
Half Sections of Celeste Road, Devonshire Avenue, and Old Warren Road between Celeste & Devonshire including signal at "B" Street and Devonshire Avenue.	Prior to 1 st building permit & when signal warrants are met.
Utilities (see figure 5-12D.1)	Prior to 1 st building permit
LOW MEDIUM DENSITY / SCHOOL PHASE (PA 10)	
Half Sections of Celeste Road, Devonshire Avenue, and Meyers between Celeste & Devonshire including full median and signal at "B" Street and Devonshire Avenue.	Prior to 1 st building permit & when signal warrants are met.
Utilities (see figure 5-12E.1)	Prior to 1 st building permit
MEYERS PHASE (PA 4a)	
Half section of Meyers between "E" Street and Devonshire, including full median, Devonshire east of Ramona Creek Corridor, full sections of "D" Street and "E" Street adjacent to parcel	Prior to 1 st building permit
Meyers Street south of "E" Street	Maintain one lane in each direction (no improvement)
Utilities (see figure 5-12F.1)	Prior to 1 st building permit

**Table 5-5
Storm Drainage Phasing Plan**

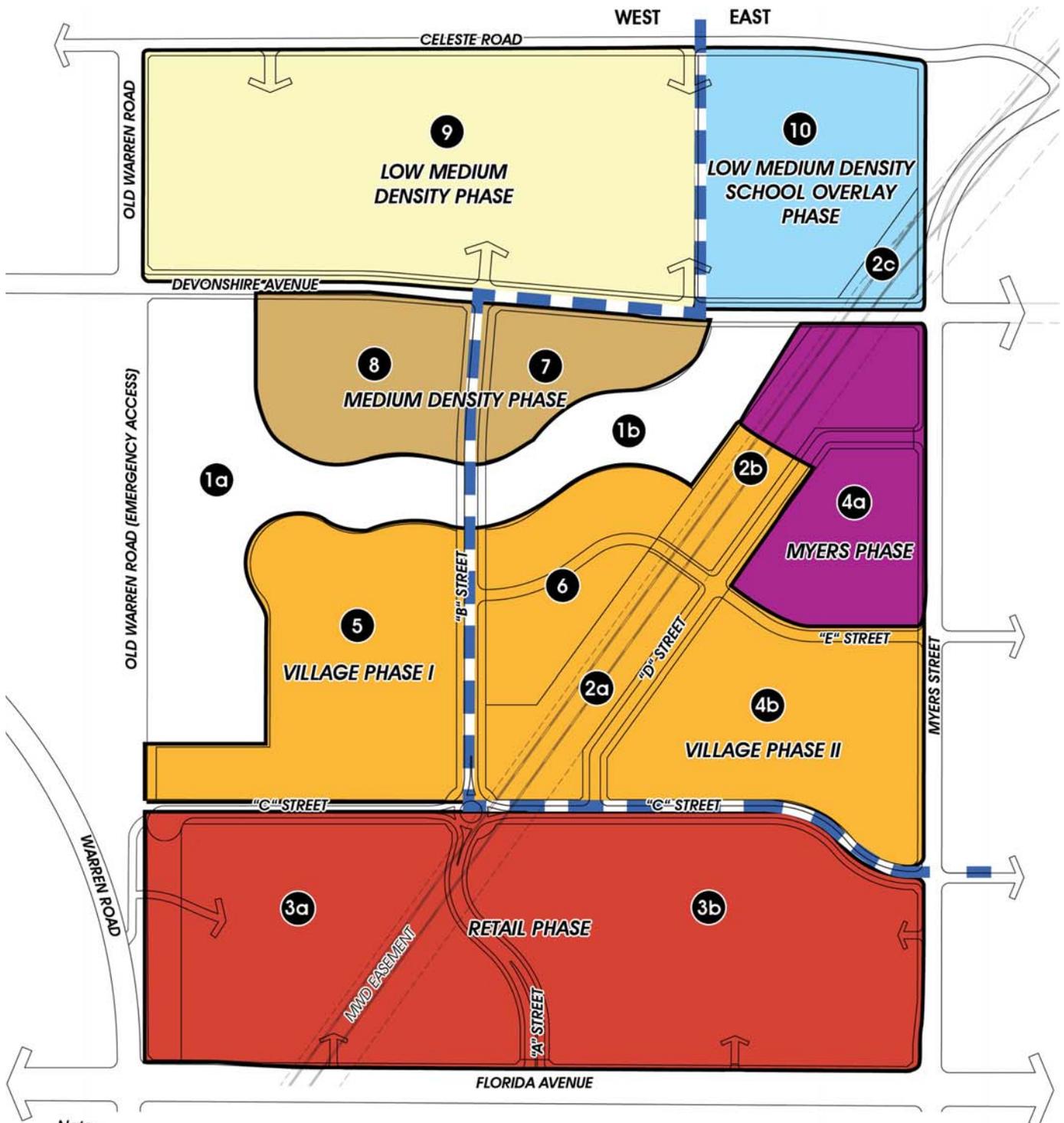
<i>Planning Area</i>	<i>Land Use Designation</i>	<i>Storm Drain Infrastructure</i>	<i>Infrastructure Description</i>
Ramona Creek Westerly Phase			
9	Low Medium Density Residential	Westerly basin with water quality Lines: AB, AD, A4-Reach 1&2, Lateral A4 Lines A6-Reach 1, A6-Reach 2	5 storm drain systems required for flood protection. The westerly basins will mitigate increased runoff and treat water quality flow rate. An interim solution for the 650' downstream portion of Line A6 may be viable. As a result, the total Line A6 may not be required if an alternative interim system is approved.
7,8	Medium Density Residential	Westerly basin with water quality Lines: A3, A4-Reach 1 & 2 Lines: A6 – Reach 1, A7	4 storm drain systems required for flood protection. The westerly basins will mitigate increased runoff and treat water quality flow rate. Only Line A6 Reach 1 is required to protect the project from northerly flows. In addition, interim solutions are required to collect and convey runoff north of Devonshire Avenue to the westerly basin.
5	Village 1	Westerly basin with water quality Lines AB, A1, A2, A5-Reach 1 & 2	4 storm drain systems required for flood protection. The westerly basin will mitigate increased runoff. Based on design of adjacent streets, a viable option is to build an interim drainage solution for Line A5.
3a, 3b	Retail	Westerly basin with water quality Lines AA, A1, BA, BB-Reach 1-6 Lines B1, B2, B3, B4, B5	9 storm drain systems required for flood protection. A portion of the westerly basin area will serve as an interim basin to mitigate increased runoff and treat water quality flow rate. Should 3B be constructed alone, the project has other potential interim drainage solutions such as substituting Line AA, Line BA, Line BB Reach, 1, Line BB Reach 2, Line B1, and Line B2 with an interim basin located outside of the westerly basin area.
Ramona Creek Easterly Phase			
4b,6	Village 2	Westerly basin with water quality Lines AB, A5-Reach 1 & 2 Lateral A5, Line A-Reach 1&2 Lateral A8	4 storm drain systems required for flood protection. The westerly and easterly basins will mitigate increased runoff and treat water quality flow rate.
10	Low Medium Density / School Overlay	Westerly basin with water quality Easterly Basin Lines AB, AC, A6-Reach 1 & 2 Line A6-Reach 3	5 storm drain systems required for flood protection. The westerly and easterly basins will mitigate increased runoff and treat water quality flow rate.
4a	Meyers	Westerly basin with water quality Easterly basin Line AB Line A8-Reach 1 & 2 Line A9	4 storm drain systems required for flood protection. The Tres Cerritos East Project must construct the proposed earthen channel located along Devonshire Avenue and Cawston Road before development of PA 4a.



Note: This phasing plan is conceptual in nature and shows the physical areas likely to develop as a group. The primary cut and fill areas have been delineated to emphasize the mass grading concept.

Figure 5-9. Grading Phasing Plan





Note:

1. See Figures 6-2B.1 through 6-2F.2 for improvements associated with the development of each phase.
2. The conceptual phasing plan is not chronological in nature and instead shows the physical areas likely to develop as a group based upon drainage and the availability of infrastructure.
3. See Tables 2-2 and 2-3 for the timing of construction of circulation, utilities, public realm landscaping, open space, and parks.

Figure 5-10. Conceptual Phasing Plan



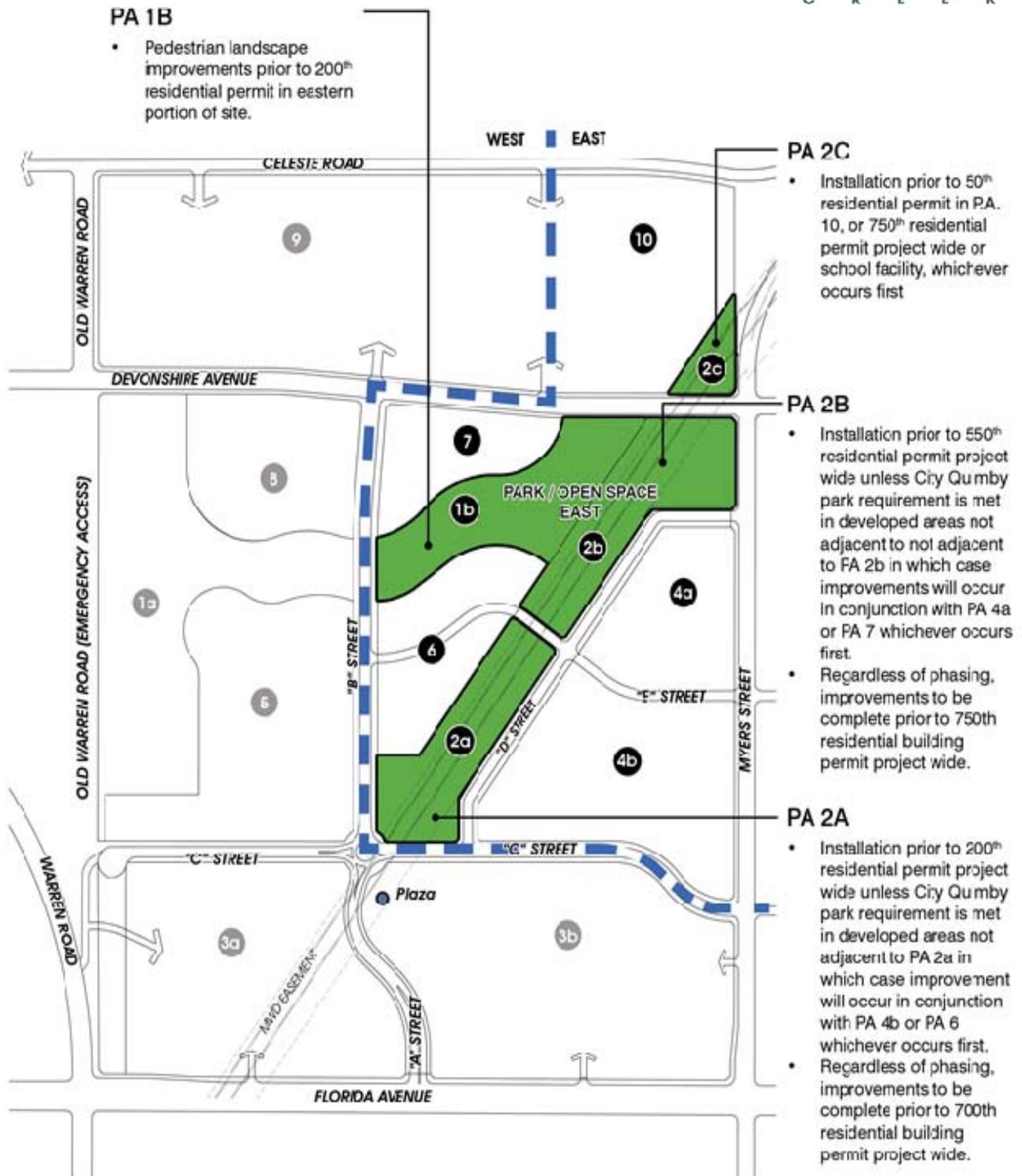


NOTES:

1. Master Park Plan to be completed prior to the 1st final map of the Specific plan area.
2. Master Streetscape Plans to be completed prior to first final map adjacent to the applicable street section.
3. See Table 5-3, Open Space, Landscaping, and Signage Phasing Plan for requirements regarding timing of preparation of improvement plans and installation of amenities within open space areas of Ramona Creek.

Figure 5-11A. Open Space Phasing Plan - West



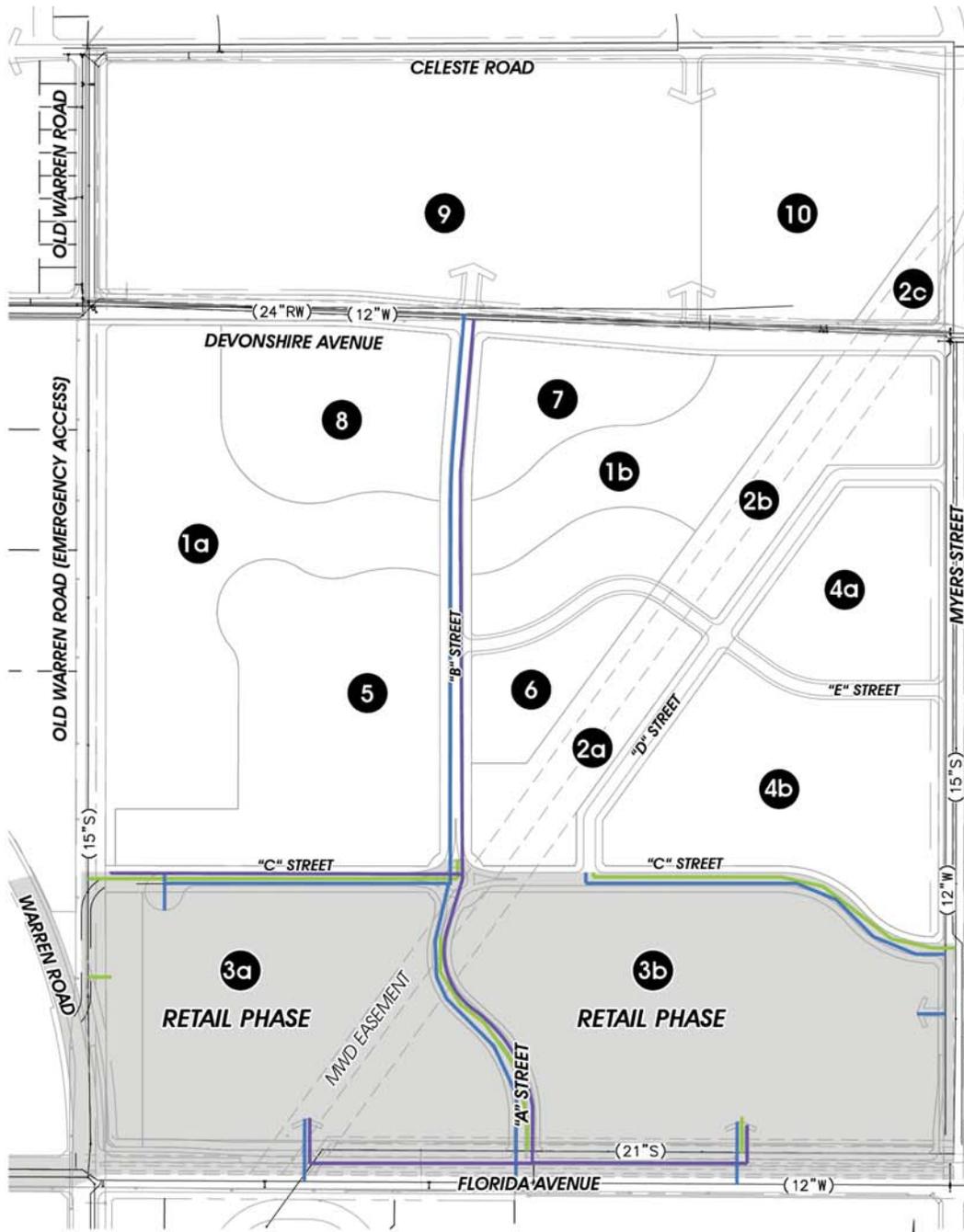


NOTES:

1. Master Park Plan to be completed prior to the 1st final map of the Specific Plan area.
2. Master Streetscape Plans to be completed prior to first final map adjacent to the applicable street section
3. See Table 5-3, Open Space, Landscaping, and Signage Phasing Plan for requirements regarding timing of preparation of improvement plans and installation of amenities within open space areas of Ramona Creek.

Figure 5-11B. Open Space Phasing Plan - East





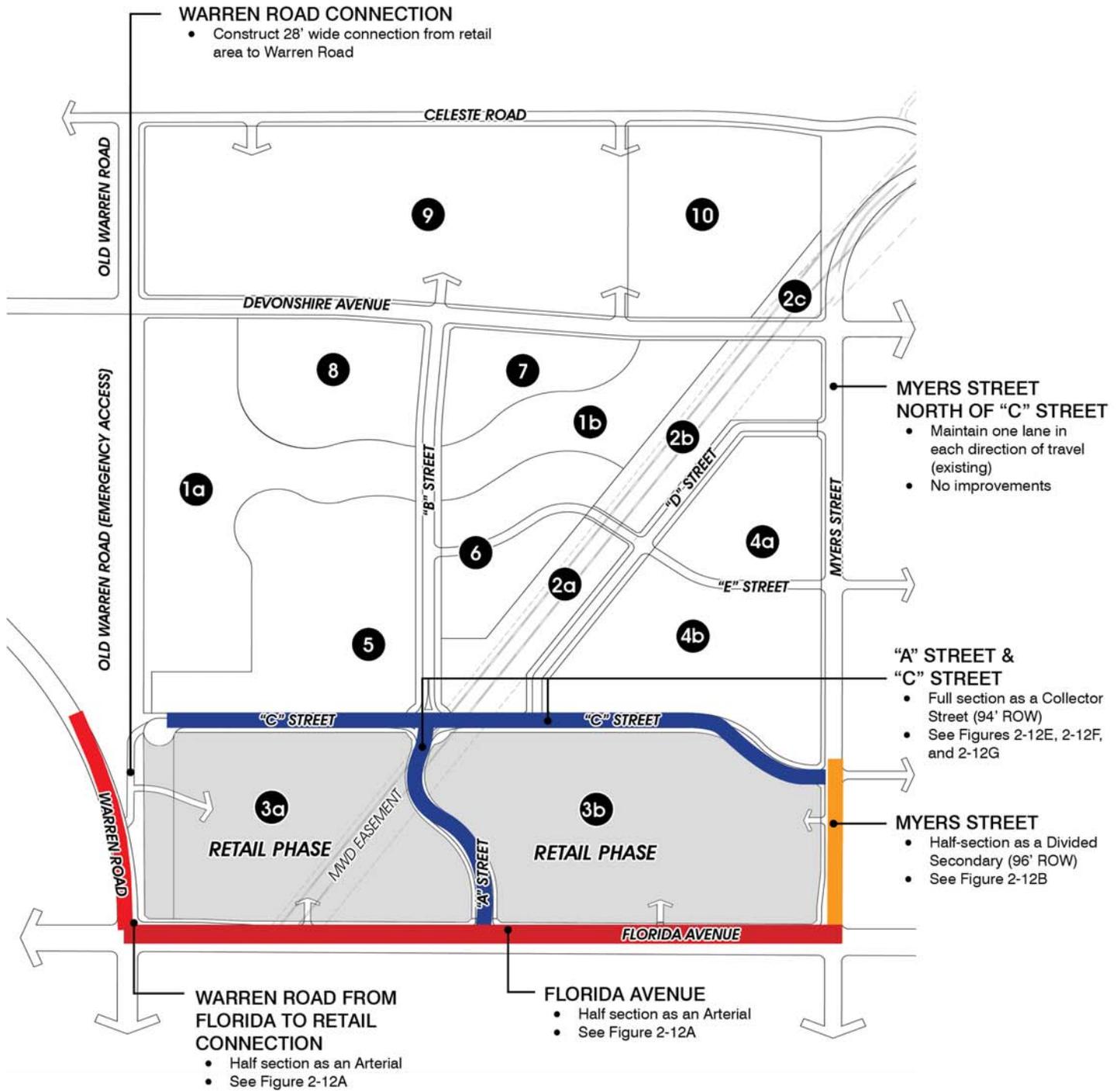
LEGEND

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| —(S)— EXISTING SEWER | —(W)— EXISTING WATER | —(RW)— EXISTING RECYCLED WATER | — SEWER | — WATER | — RECYCLED WATER | ■ PHASE | ● PLANNING AREA |
|----------------------|----------------------|--------------------------------|---------|---------|------------------|---------|-----------------|

Source: RBF Consulting

Figure 5-12A.1. Retail Phase: Conceptual Utility Plan

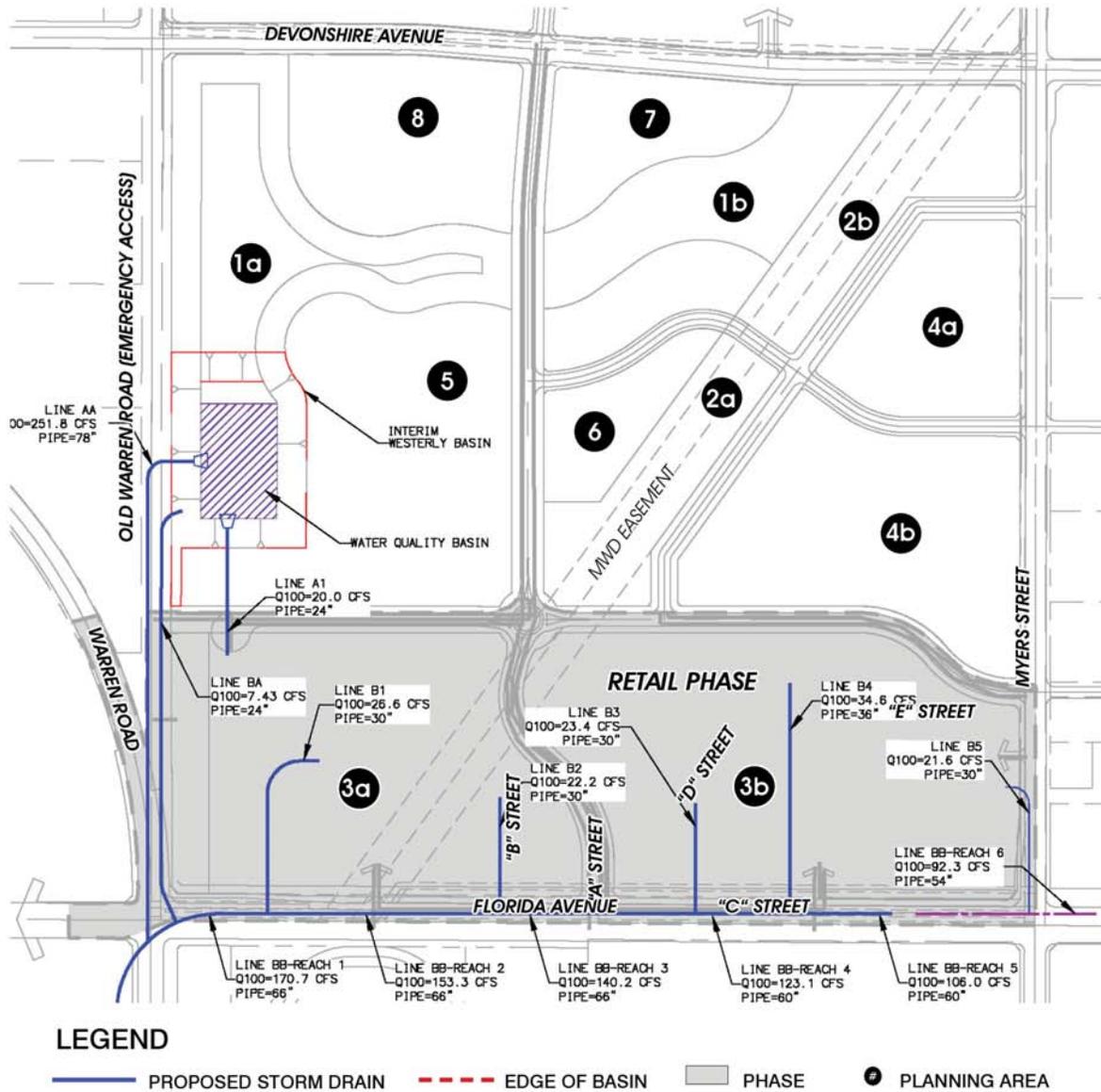




Source: Urban Crossroads

Figure 5-12A.2. Retail Phase: Conceptual Circulation





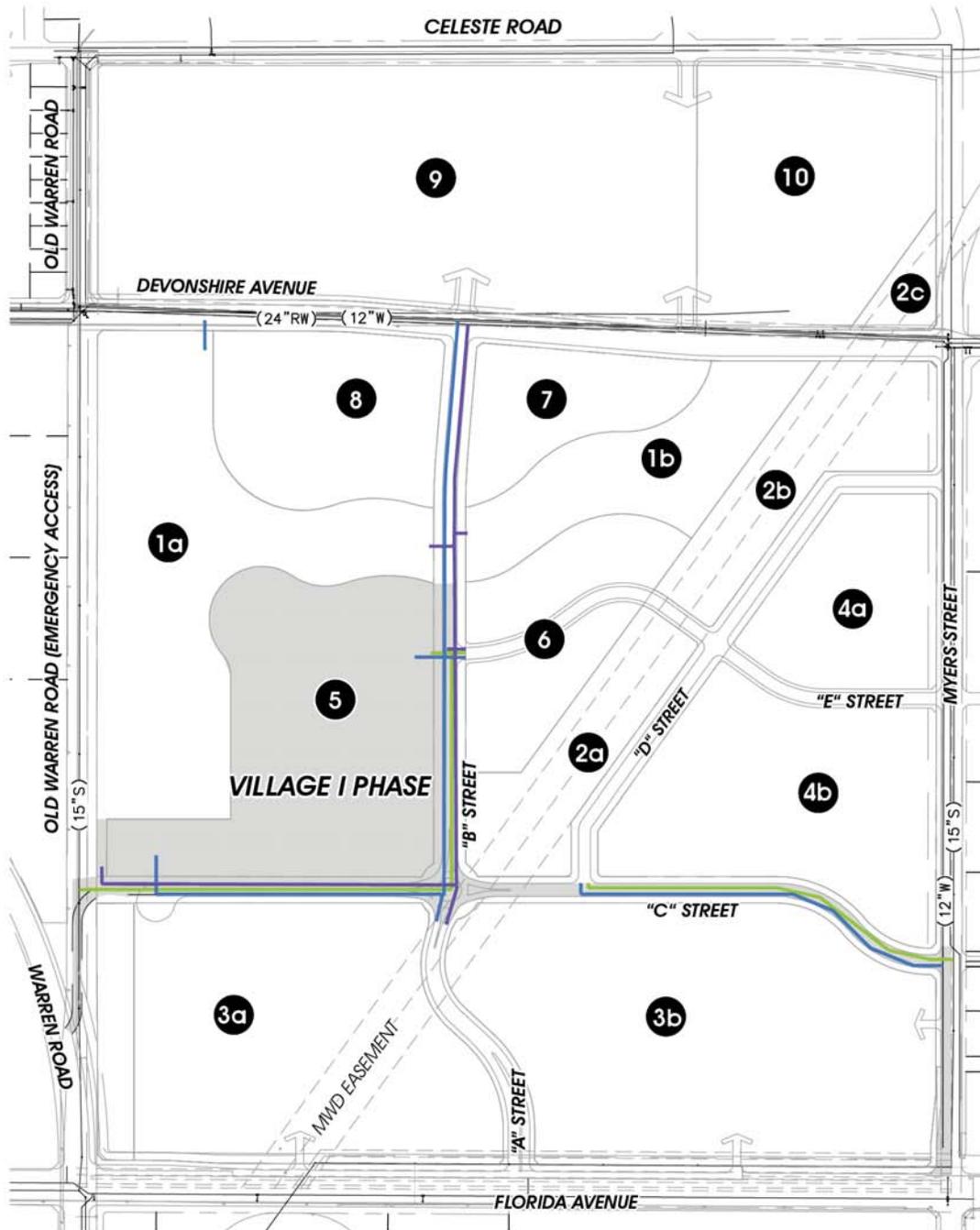
NOTES:

1. The Retail Phase will require 9 storm drain systems to provide flood protection.
2. The Retail Phase will utilize a portion of the Westerly Basin (PA 1A) to construct an interim basin to mitigate increased runoff and the treat the water quality flow rate emanating from the project site.
3. Should 3B, the easterly retail area be developed solely, the project has other potential interim drainage solutions, such as not constructing an increased water quality basin or Line AA, Line BA, Line BB Reach 1, Line BB Reach 2, Line B1, and Line B2.
4. An interim basin could be located outside of the Westerly Basin Area (PA 1A).
5. The interim drainage solutions would need to provide adequate flood protection and address water quality.
6. The interim system would be substituted for Line AA, Line BA, Line BB Reach 1, Line BB Reach 2, Line B1, and Line B2.
7. It should be noted that the final design of the Retail Phase has feasible interim basin locations outside of the Westerly Basin (PA 1A)..

Source: JLC Engineering & Consulting

Figure 5-12A.3. Retail Phase: Conceptual Storm Drainage





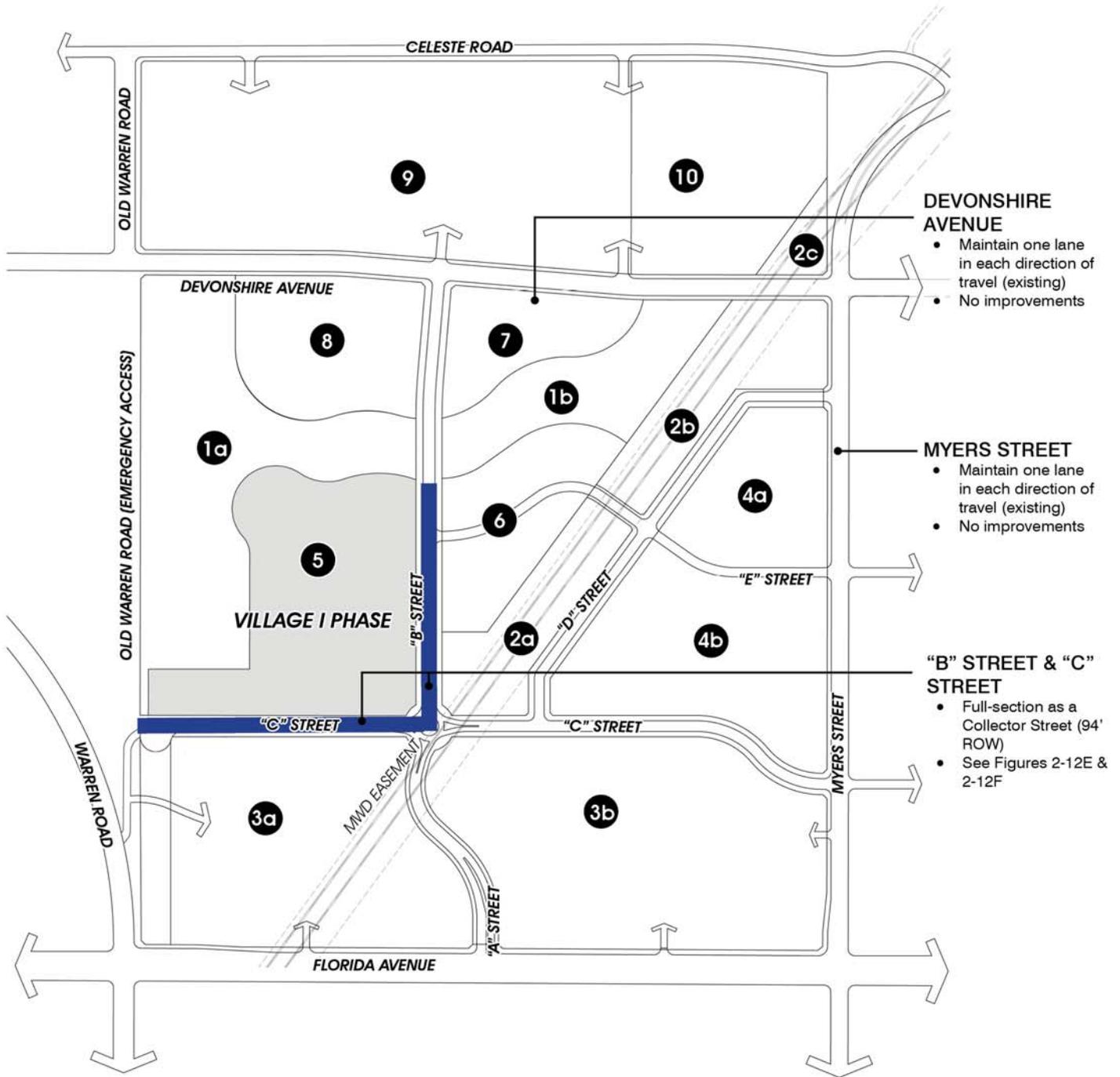
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| —(S)— EXISTING SEWER | —(W)— EXISTING WATER | —(RW)— EXISTING RECYCLED WATER | — SEWER | — WATER | — RECYCLED WATER | ■ PHASE | ● PLANNING AREA |
|----------------------|----------------------|--------------------------------|---------|---------|------------------|---------|-----------------|

Source: RBF Consulting

Figure 5-12B.1a. Village I Phase: Conceptual Utility Plan





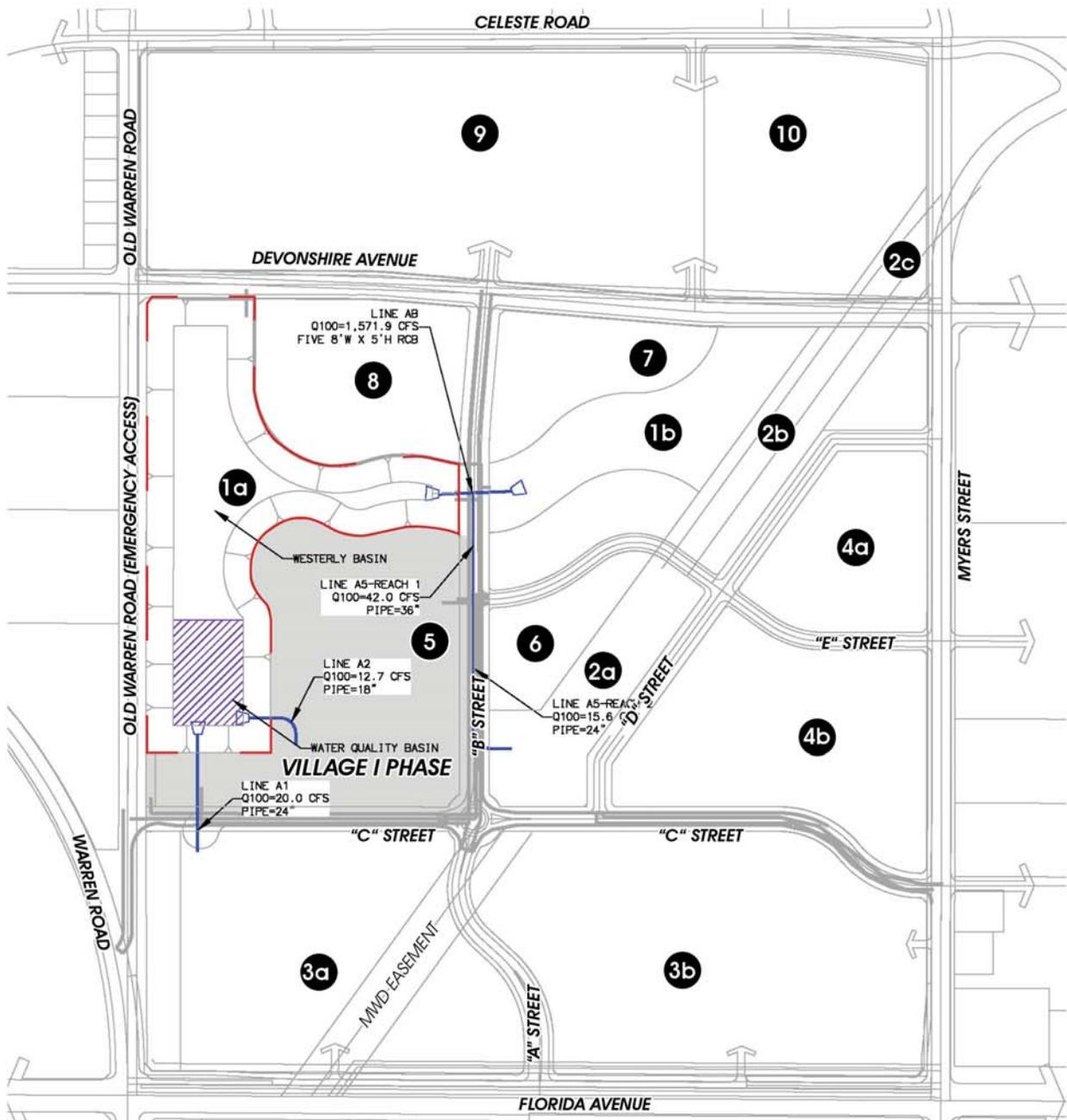
LEGEND

- PHASE
- PLANNING AREA

Source: Urban Crossroads

Figure 5-12B.2a. Village I Phase: Conceptual Circulation





LEGEND

- - - EDGE OF PROPOSED BASIN
- PROPOSED STORM DRAIN
- PHASE
- # PLANNING AREA

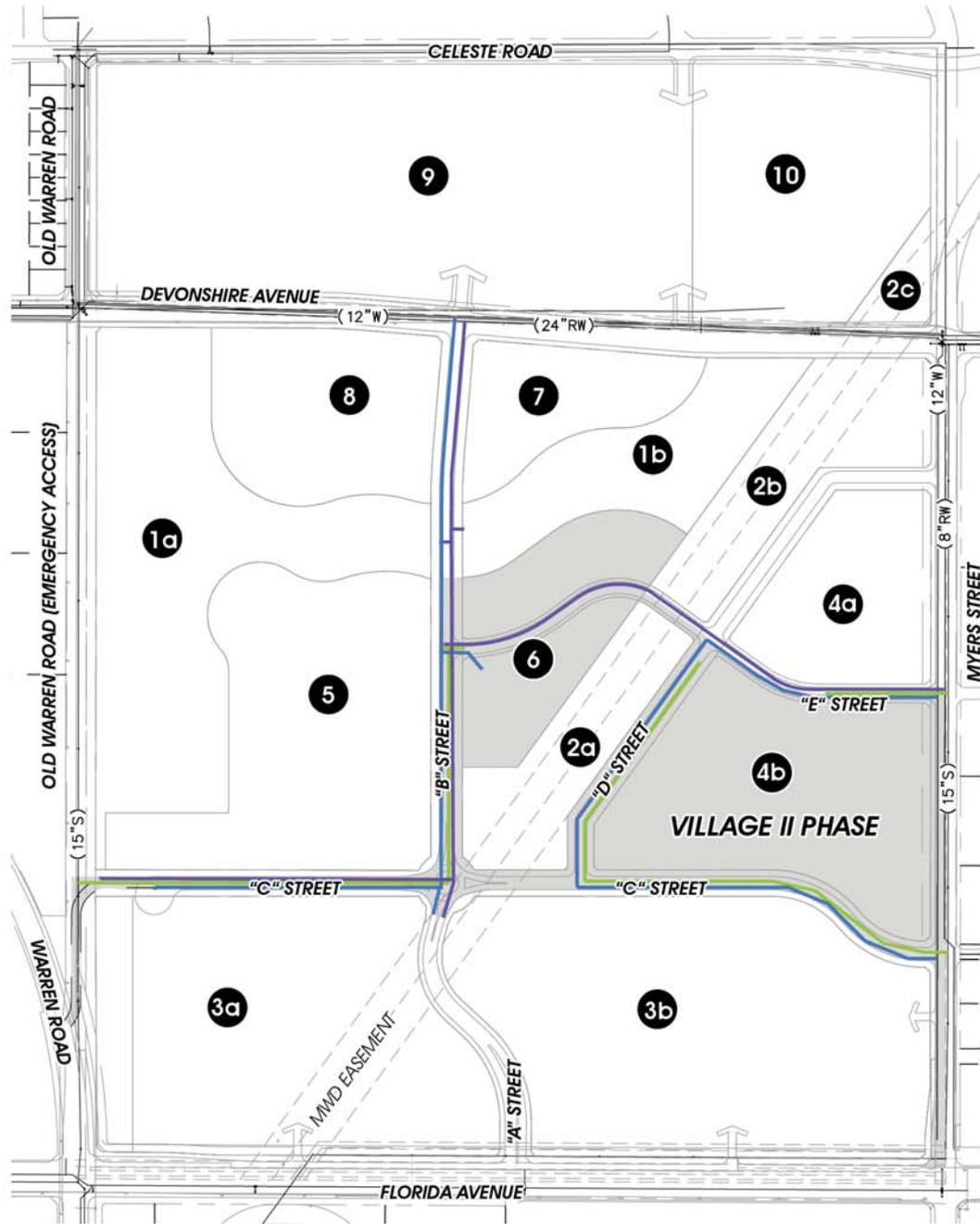
NOTES:

1. The Village I Phase will require 4 storm drain systems to provide flood protection.
2. Phase Village I will utilize the Westerly Basin (PA 1A) to mitigate increased runoff and to treat the water quality flow rate emanating from the project site.
3. Based on the design of the adjacent streets, Phase Village I may have an option to build a viable interim drainage solution for Line A5.

Source: JLC Engineering & Consulting

Figure 5-12B.3a. Village I Phase: Conceptual Storm Drainage





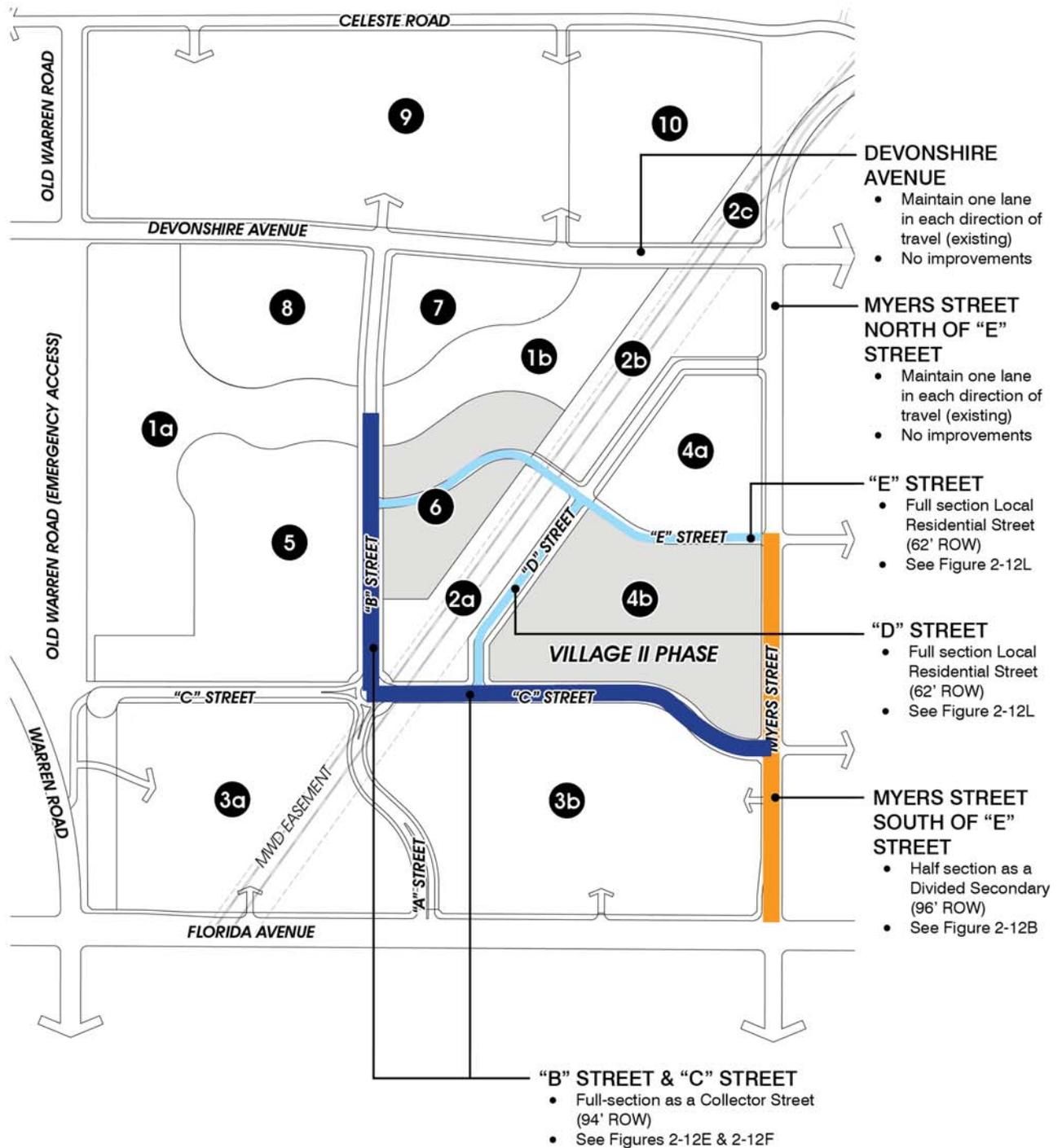
LEGEND

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| —(S)— EXISTING SEWER | — SEWER | ■ PHASE |
| —(W)— EXISTING WATER | — WATER | ● PLANNING AREA |
| —(RW)— EXISTING RECYCLED WATER | — RECYCLED WATER | |

Source: RBF Consulting

Figure 5-12B.1b. Village II Phase: Conceptual Utility Plan

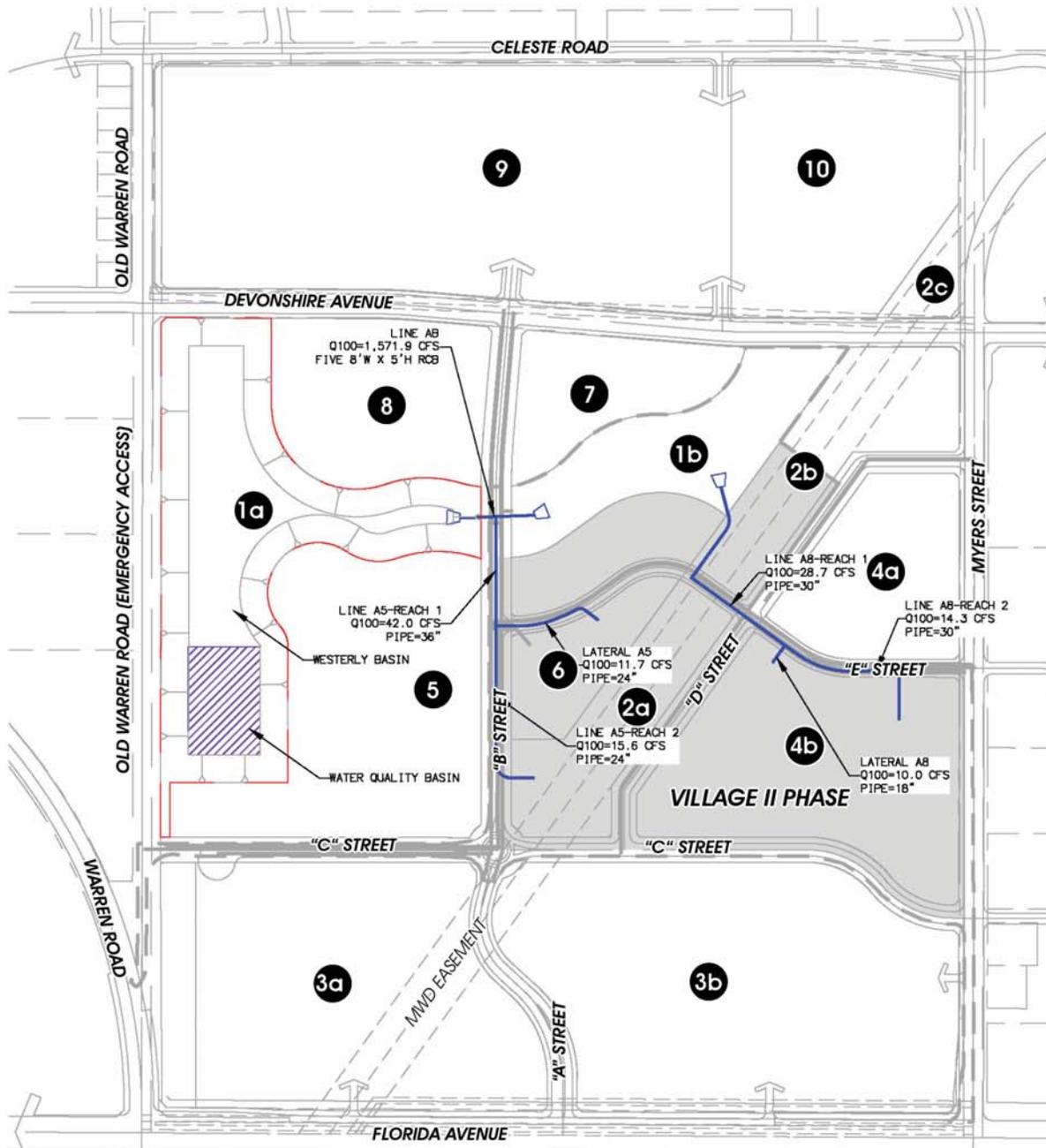




Source: Urban Crossroads

Figure 5-12B.2b. Village II Phase: Conceptual Circulation





LEGEND

- - - EDGE OF PROPOSED BASIN
- PROPOSED STORM DRAIN
- PHASE
- P PLANNING AREA

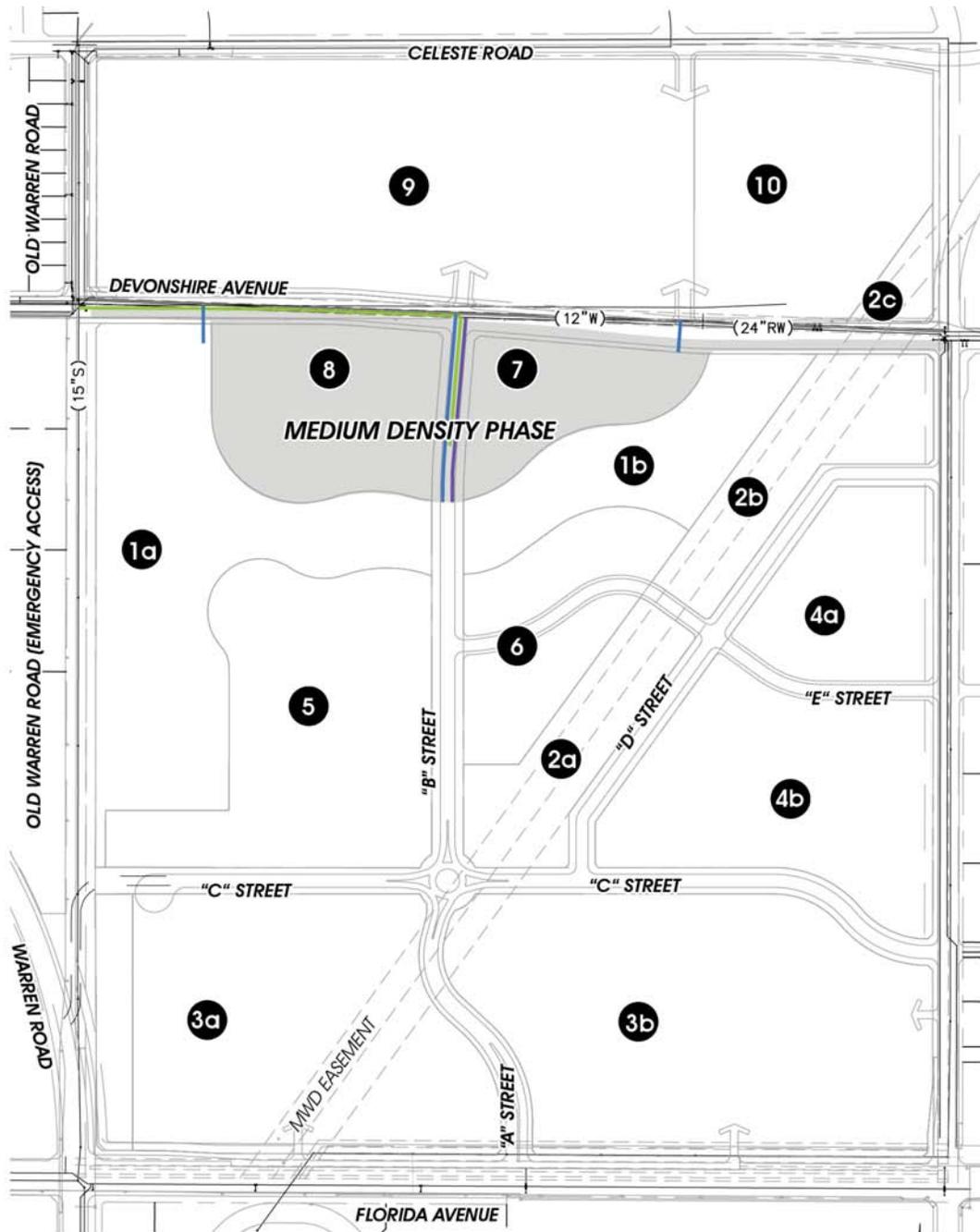
NOTES:

1. The Village II Phase will require 4 storm drain systems to provide flood protection.
2. Phase Village II will utilize the Westerly Basin (PA 1A) and Easterly Basin (PA 1B) to mitigate increased runoff and to treat the water quality flow rate emanating from the project site.

Source: JLC Engineering & Consulting

Figure 5-12B.3b. Village II Phase: Conceptual Storm Drainage





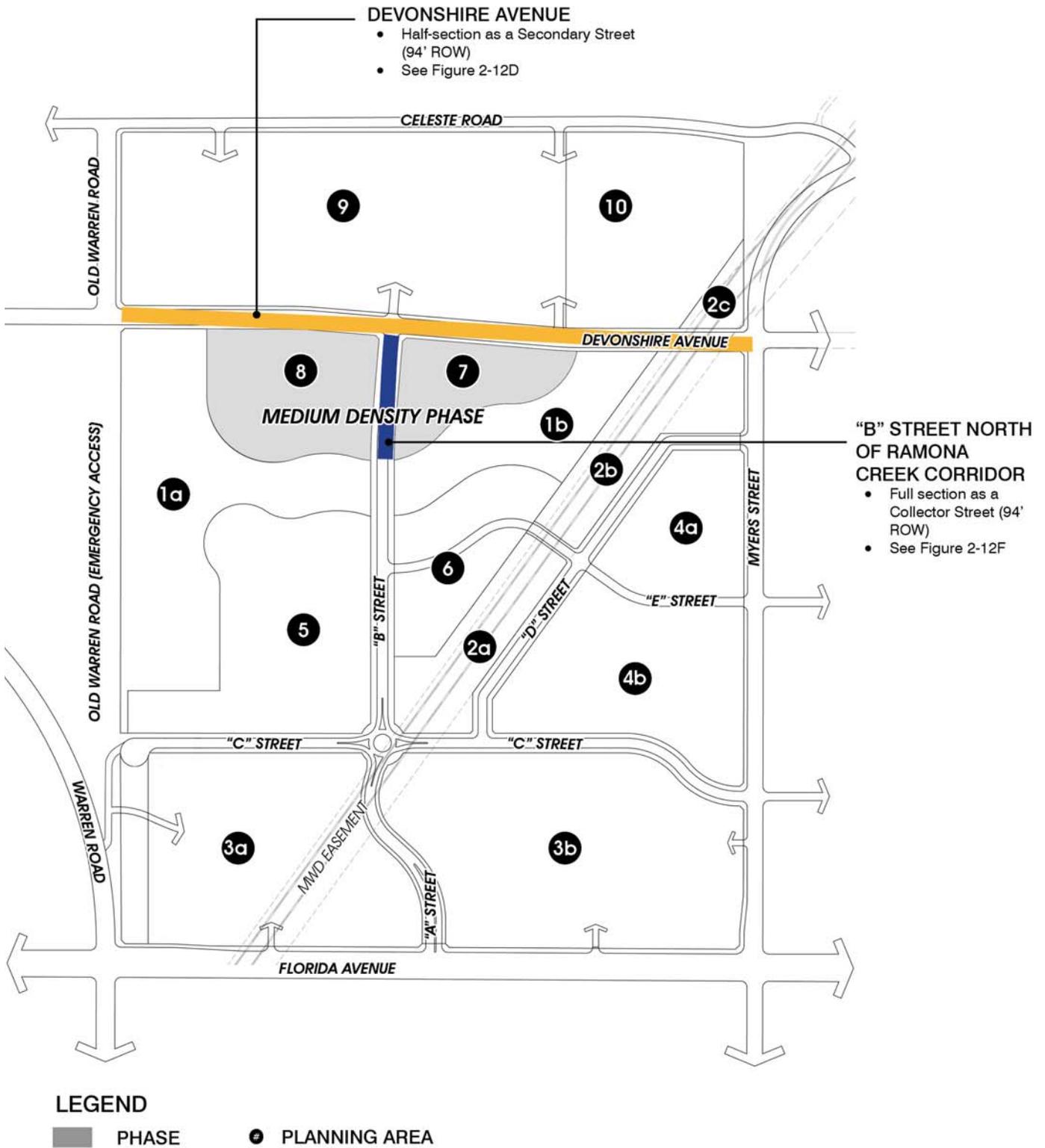
LEGEND

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|--------------------------------|------------------|-----------------|
| —(S)— EXISTING SEWER | — SEWER | ■ PHASE |
| —(W)— EXISTING WATER | — WATER | ● PLANNING AREA |
| —(RW)— EXISTING RECYCLED WATER | — RECYCLED WATER | |

Source: RBF Consulting

Figure 5-12C.1. Medium Density Phase: Conceptual Utility Plan

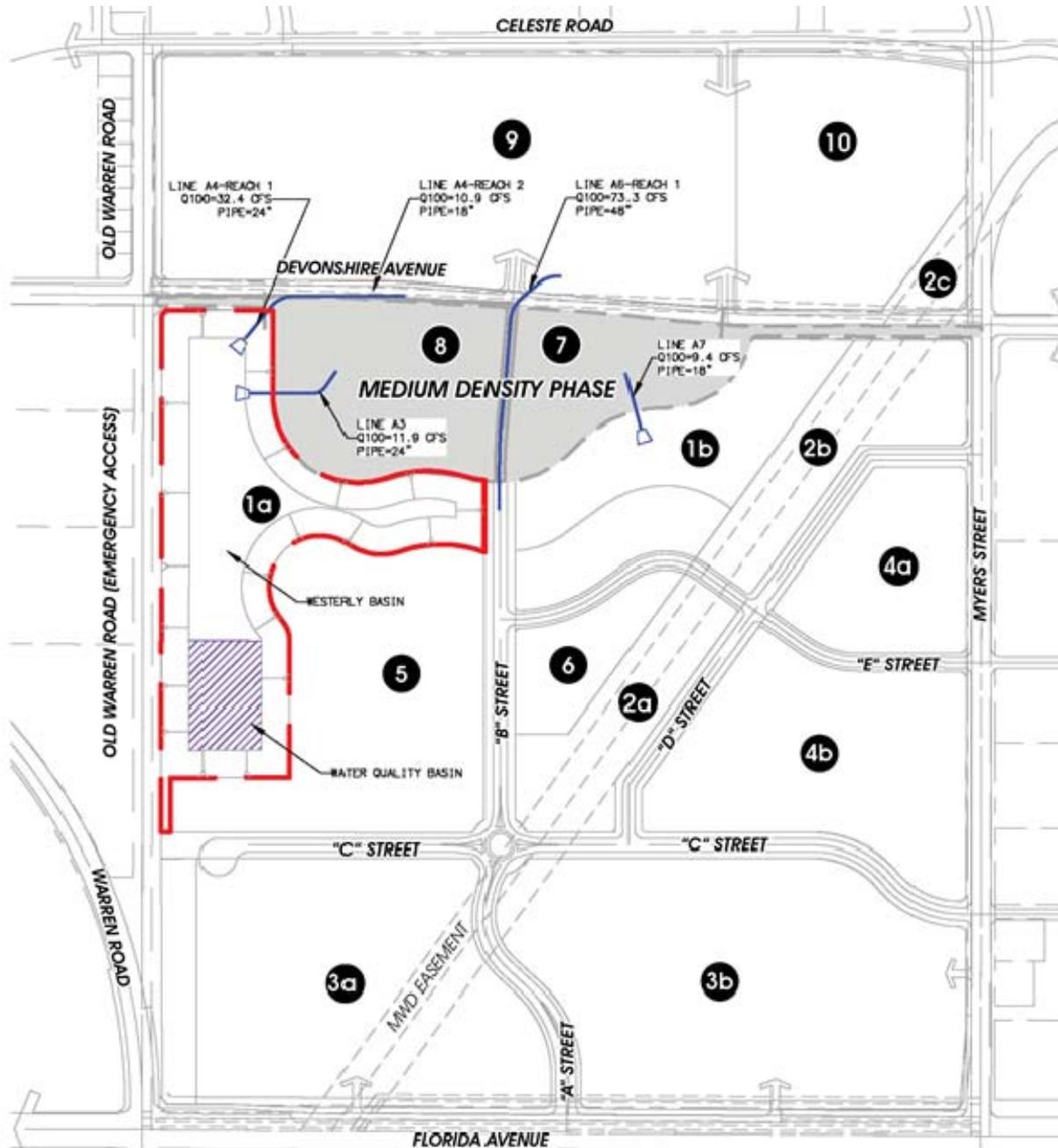




Source: Urban Crossroads

Figure 5-12C.2. Medium Density Phase: Conceptual Circulation





LEGEND

- - - EDGE OF PROPOSED BASIN
- PROPOSED STORM DRAIN
- PHASE
- PLANNING AREA

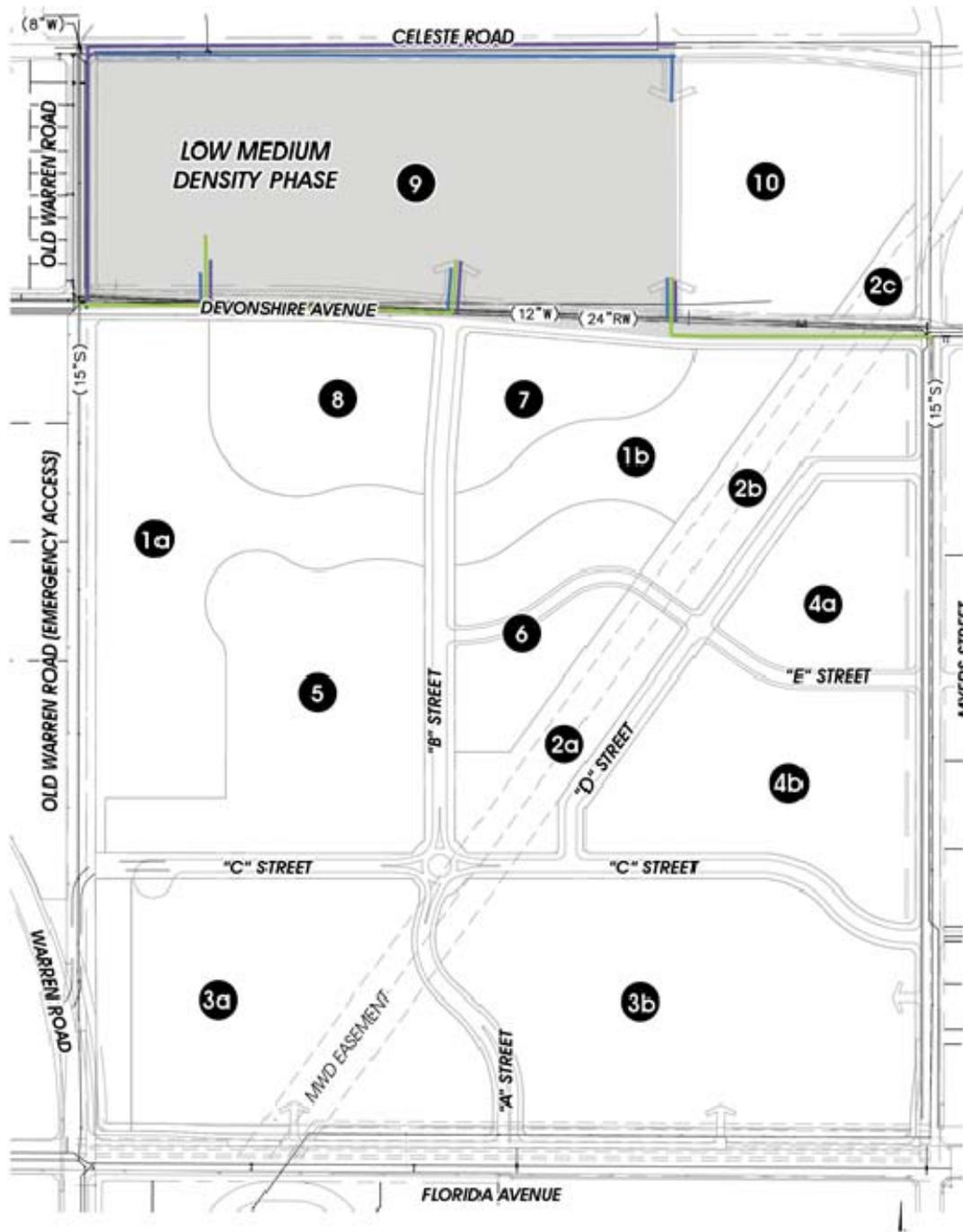
NOTES:

1. The Medium Density Phase will require 4 storm drain systems to provide flood protection.
2. Phase MDR will utilize the Westerly Basin (PA 1A) to mitigate increased runoff and to treat the water quality flow rate emanating from the project site.
3. The project will require Line A6 Reach 1 to protect from northerly flows.
4. In addition, interim solutions are required to collect and convey runoff north of Devonshire Avenue to the Westerly Basin (PA 1A)..

Source: JLC Engineering & Consulting

Figure 5-12C.3. Medium Density Phase: Conceptual Storm Drainage





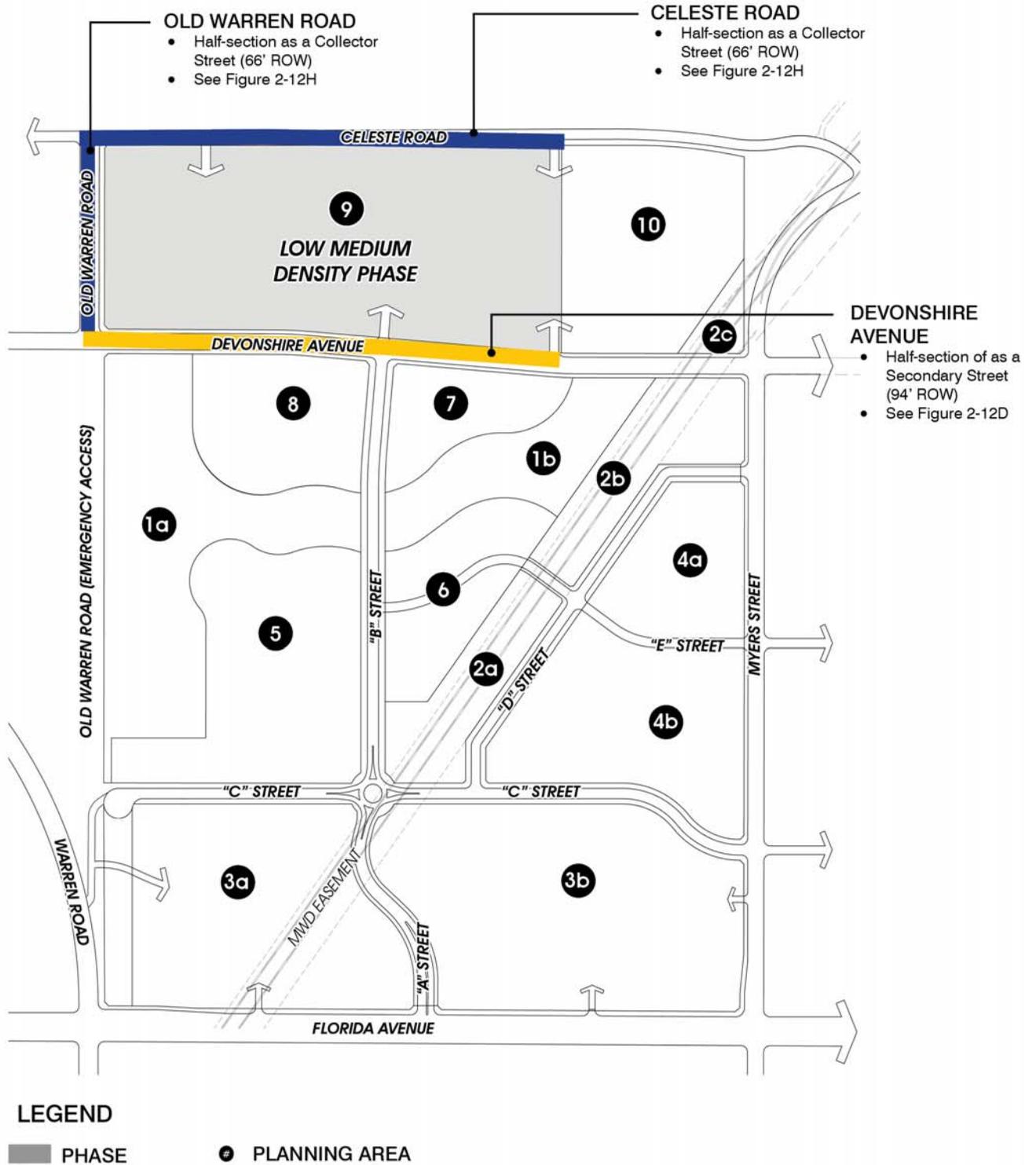
LEGEND

- | | | |
|--------------------------------|------------------|-----------------|
| —(S)— EXISTING SEWER | — SEWER | ■ PHASE |
| —(W)— EXISTING WATER | — WATER | ● PLANNING AREA |
| —(RW)— EXISTING RECYCLED WATER | — RECYCLED WATER | |

Source: RBF Consulting

Figure 5-12D.1. Low Medium Density Phase: Conceptual Utility Plan

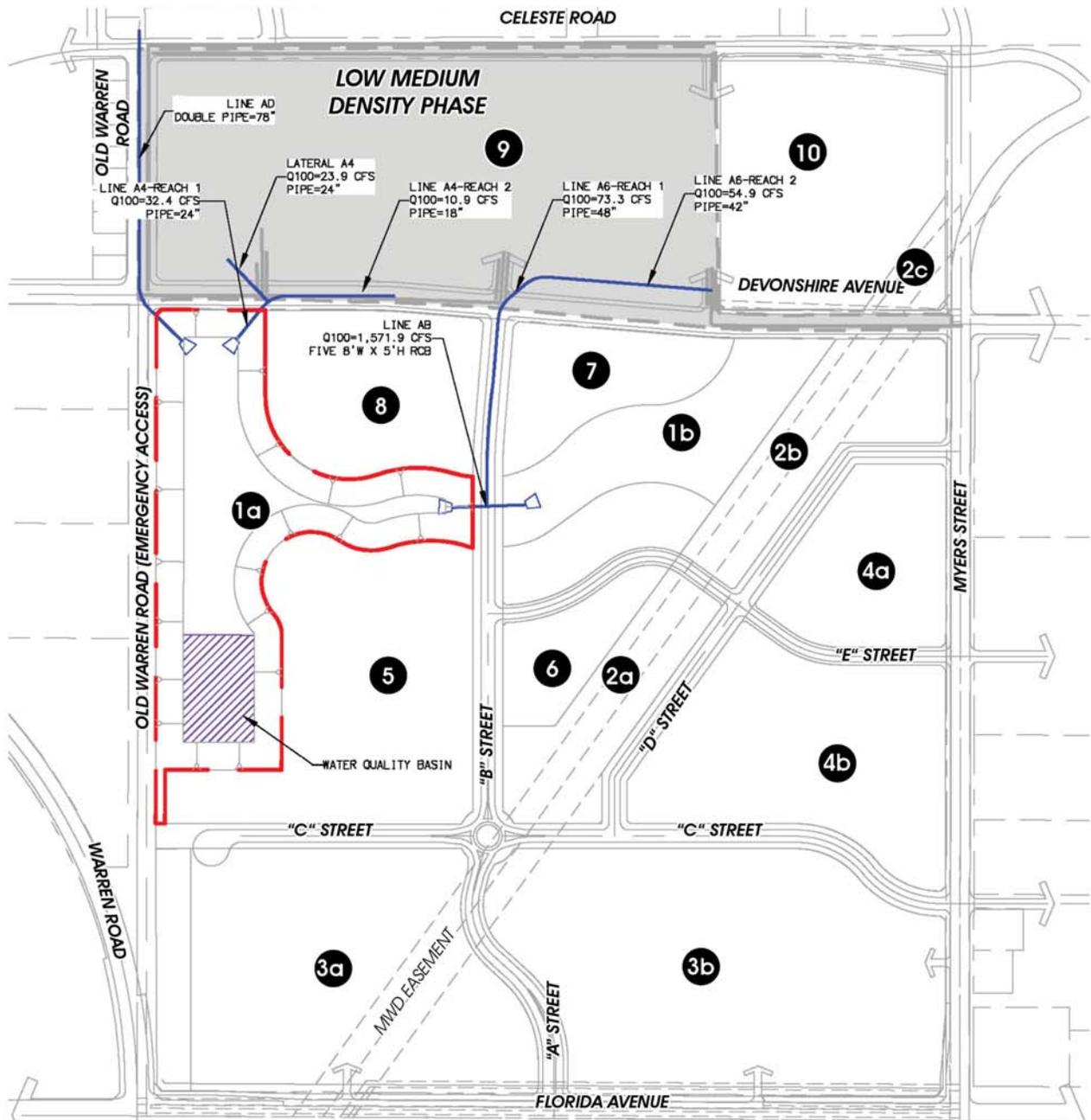




Source: Urban Crossroads

Figure 5-12D.2. Low Medium Density Phase: Conceptual Circulation





LEGEND

- - - EDGE OF PROPOSED BASIN
- PROPOSED STORM DRAIN
- PHASE
- PLANNING AREA

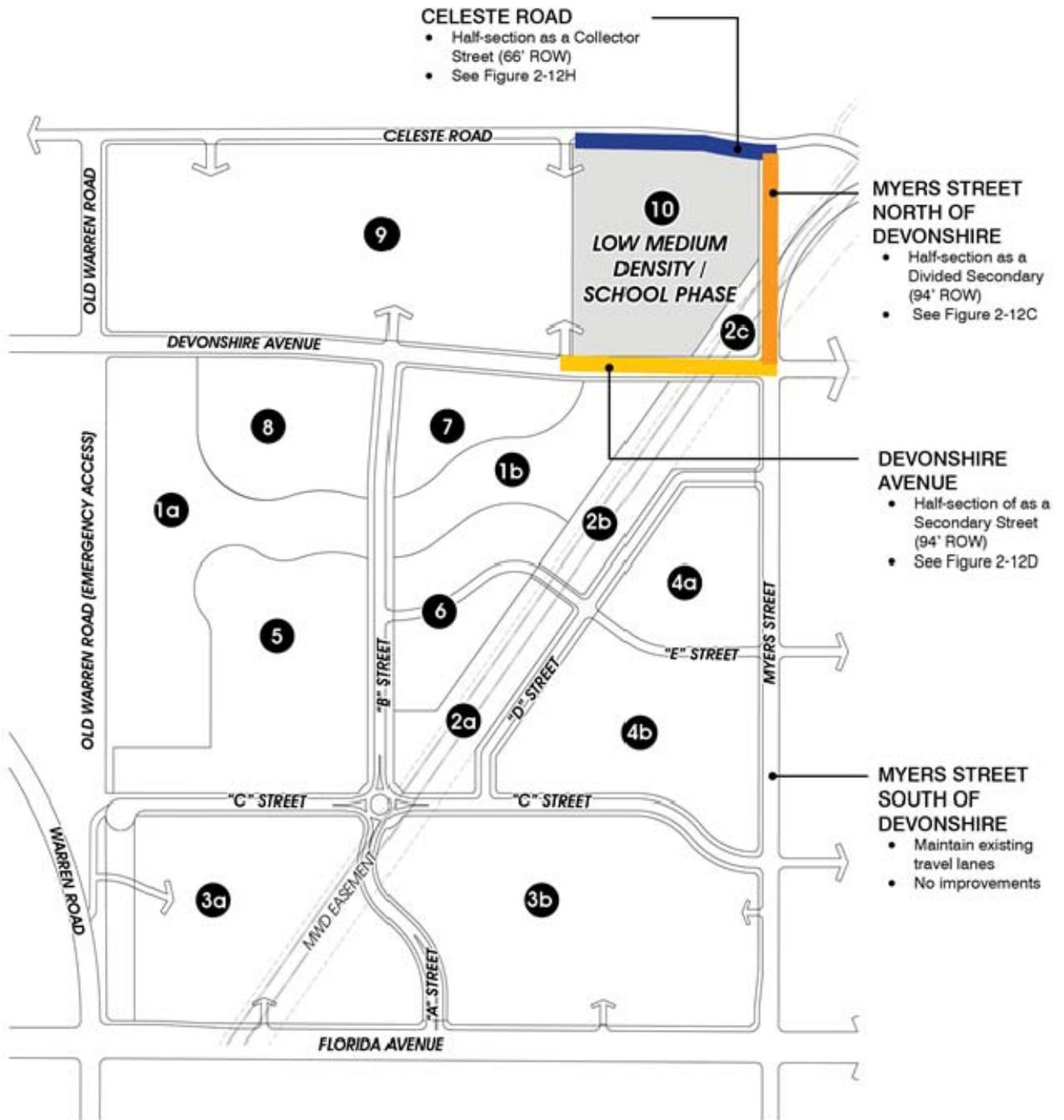
NOTES:

1. The Low Medium Density Phase will require 5 storm drain systems to provide flood protection.
2. Phase LMDR will utilize the Westerly Basin (PA 1A) to mitigate increased runoff and to treat the water quality flow rate emanating from the project site.
3. An interim solution for the first 650 feet downstream portion of Line A6 may be viable. As a result, Line A6 may not be required if an interim system is designed and approved.

Source: JLC Engineering & Consulting

Figure 5-12D.3. Low Medium Density Phase: Conceptual Storm Drainage





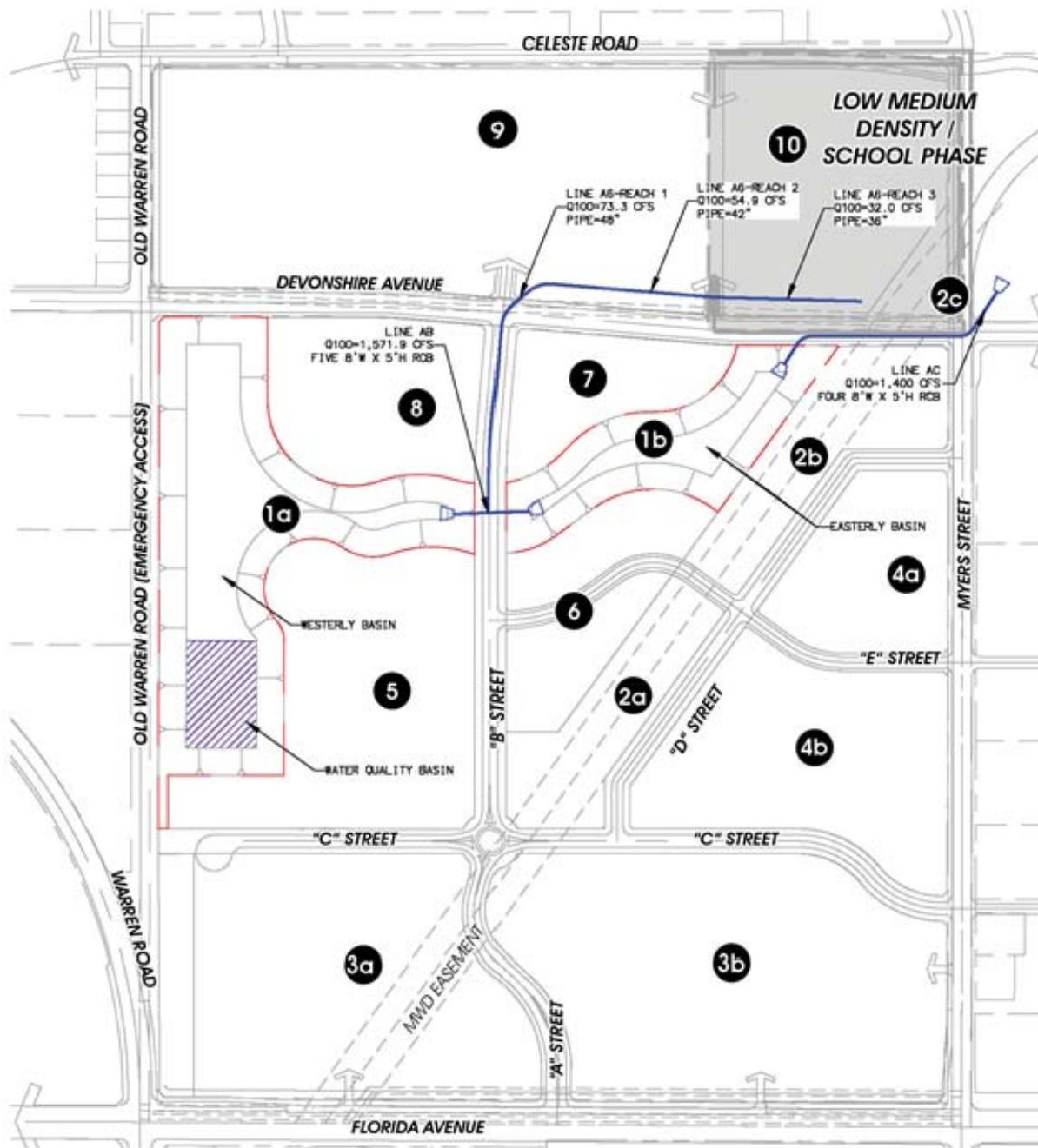
LEGEND

- PHASE
- PLANNING AREA

Source: Urban Crossroads

Figure 5-12E.2. Low Medium Density and School Phase: Conceptual Circulation





LEGEND

- EDGE OF PROPOSED BASIN
- PROPOSED STORM DRAIN
- PHASE
- PLANNING AREA

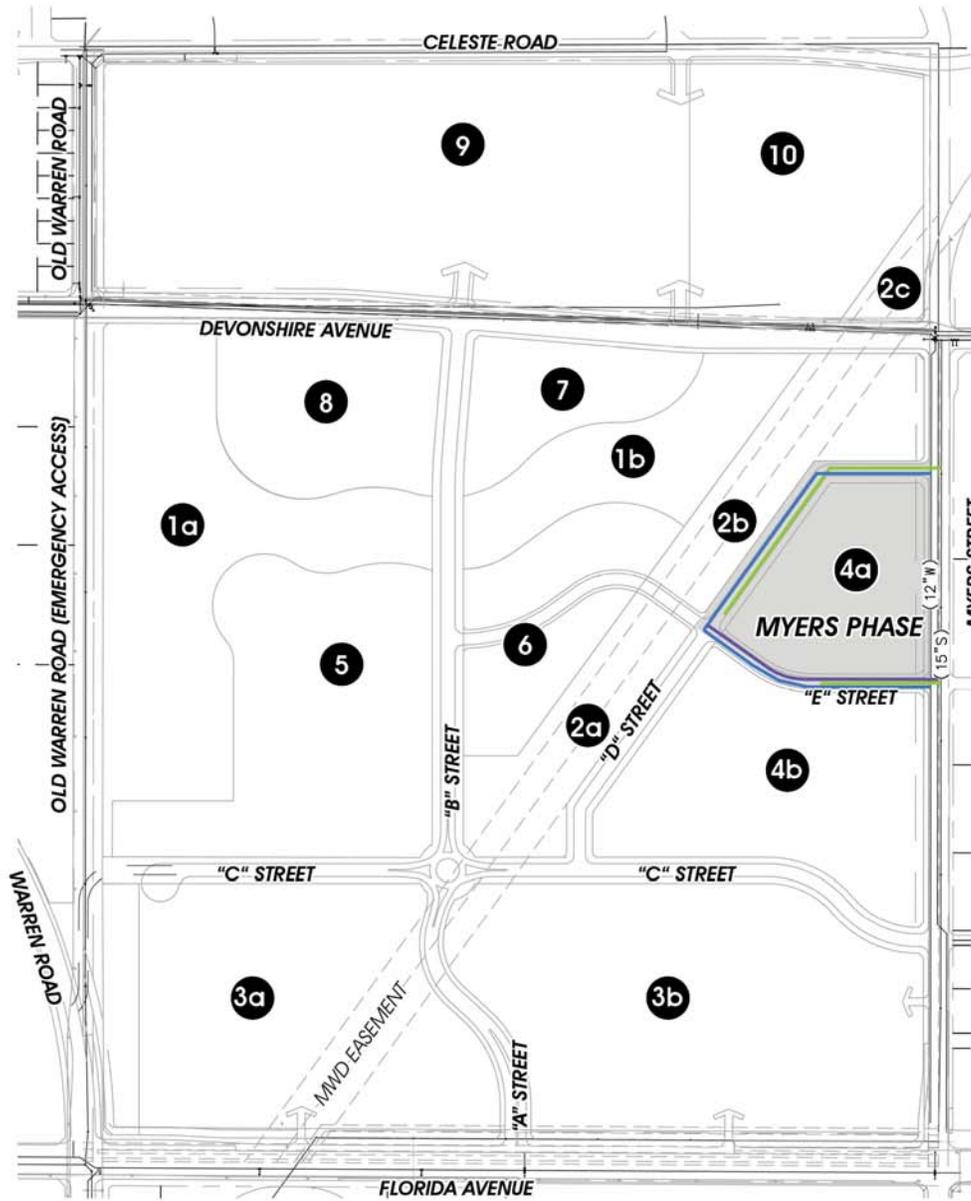
NOTES:

1. The Low Medium Density Phase will require 5 storm drain systems to provide flood protection.
2. Phase LMDR / SCH will utilize the Westerly Basin (PA 1A) and Easterly Basin (PA 1B) to mitigate increased runoff and to treat the water quality flow rate emanating from the project site.

Source: JLC Engineering & Consulting

Figure 5-12E.3. Low Medium Density and School Phase:
Conceptual Storm Drainage





NOTE

See the phasing related to off-site drainage improvements' section for a detailed discussion on off-site drainage impacts.

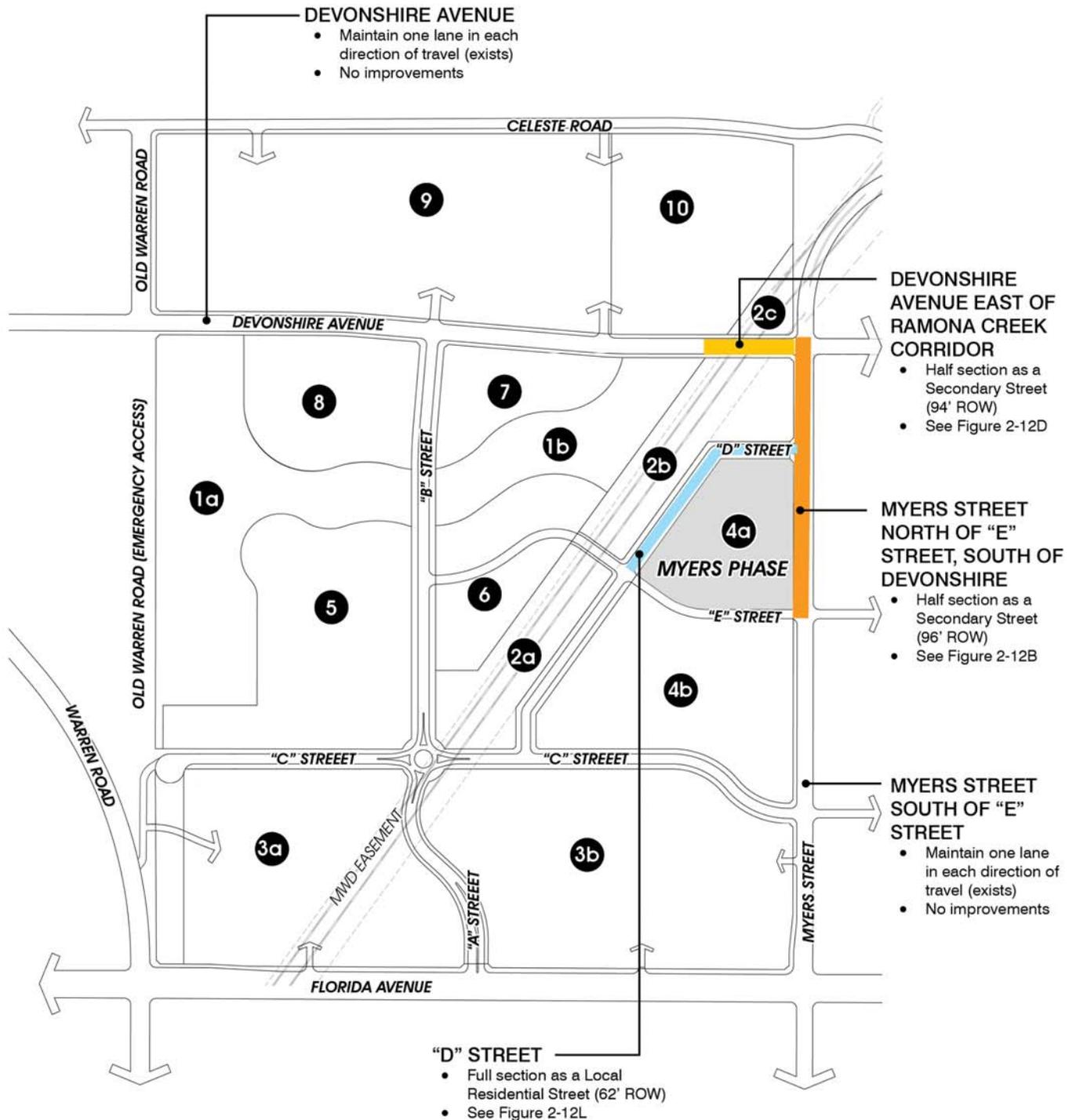
LEGEND

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| —(S)— EXISTING SEWER | —(W)— EXISTING WATER | —(RW)— EXISTING RECYCLED WATER | — SEWER | — WATER | — RECYCLED WATER | ■ PHASE | ● PLANNING AREA |
|----------------------|----------------------|--------------------------------|---------|---------|------------------|---------|-----------------|

Source: RBF Consulting

Figure 5-12F.1. Myers Phase: Conceptual Utility Plan

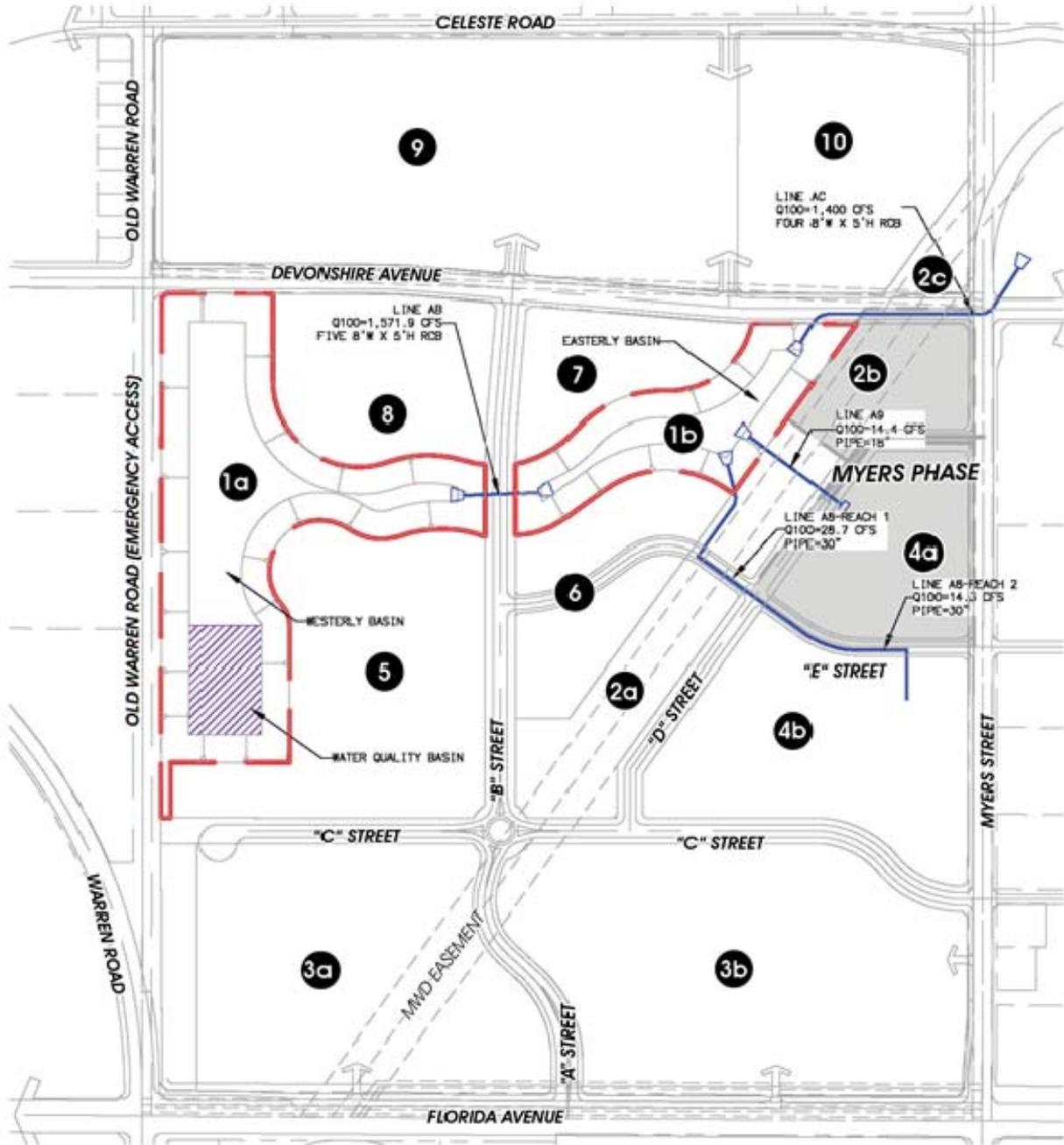




Source: Urban Crossroads

Figure 5-12F.2. Myers Phase: Conceptual Circulation





LEGEND

- - - EDGE OF PROPOSED BASIN
- PROPOSED STORM DRAIN
- PHASE
- PLANNING AREA

NOTES:

1. The Myers Phase will require 4 storm drain systems to provide flood protection.
2. It should be noted that Myers Phase must wait for the Tres Cerritos East Project to construct the proposed earthen channel located along Devonshire Avenue and Cawston Road.

Source: JLC Engineering & Consulting

Figure 5-12F.3. Myers Phase: Conceptual Storm Drainage



6.0 Appendices

Chapter 6

Appendices

APPENDIX A: General Plan Consistency

A discussion of the relationship between the applicable City of Hemet General Plan policies and the proposed project as described in the Ramona Creek Specific Plan is outlined below. Because many General Plan policies are interrelated, the discussion of consistency with the General Plan is organized into categories of related goals and policies. Specifically, the following analysis lists the General Plan element from which the primary policies related to a particular topic can be found, along with related policies from other elements of the General Plan. This grouping of related policies allows for a more comprehensive discussion of the Specific Plan's consistency with each category of General Plan policies.

As described in more detail below, with the exception of the following specific General Plan amendments proposed as part of the Project, the Ramona Creek Specific Plan is consistent with and supportive of the goals and policies of the City of Hemet General Plan.

The Project includes the following proposed project-specific General Plan Amendments (GPA 12-005) to: (i) amend the development capacity allowed in the Florida Avenue Commercial Mixed-Use Area #1 as shown on Table 2.3 of the General Plan, and as described in Section 2.6.4 of the 2030 General Plan; (ii) increase the base maximum allowed density north of Devonshire Avenue (Planning Areas 9 and 10) from a maximum of 5.0 du/acre to 6.0 du/acre; and (iii) increase the allowed maximum density in Planning Area 9 up to 8.0 du/acre if necessary to accommodate the potential transfer of residential units in the event the Hemet Unified School District does acquire the School Overlay (Planning Area 10).

6.1.1 Land Use Element

Policies Related to Residential Housing Opportunities and Varieties

- LU-1.3 **Housing Opportunities.** Create a broad range of housing opportunities for all segments of the community and ensure that a balance of housing types and densities are available for existing and future residents.
- LU-3.1 **Residential Variety.** Encourage a variety of residential development types which are physically and functionally compatible with surrounding neighborhoods.

Also:

- CD-5.10 **Residential Variety.** Encourage a variety of residential development types which display attractive design features and amenities, and are physically and functionally compatible with surrounding neighborhoods.

Consistency Analysis

At full build-out, Ramona Creek will contain up to 954 (or up to 1,077 if no school is developed) residential units. The Ramona Creek Specific Plan accommodates housing types that serve a range of lifestyles, including first-time buyers, young singles and couples, families, empty-nesters, active adults, and seniors. The Specific Plan allows for the development of both attached and detached housing, configurations, and prices.

Housing variety in Ramona Creek is required by Specific Plan Chapter 2, *Development Plan*, related to variation in architectural products. Residential neighborhoods are required to have multiple elevation styles, material palettes, and color palettes. Additional standards require variation in the design and orientation of floor plans and in garage placement.

Policies Related to Mixed Use Neighborhoods

- LU-1.1 **Land Use Mix.** Encourage a diverse mix of land uses throughout the City and within large master planned communities to provide opportunities for housing, commerce, employment, recreation, education, culture, social, civic and spiritual activity in balance with natural open spaces and adequately supported by public services and infrastructure.
- LU-1.13 **Build a Strong Community.** Support the development of a strong, socially connected and ethnically diverse community, by working to provide a balance of jobs and housing within the City, reducing commute times, promoting community involvement and activities, enhancing public safety, and providing a wealth of educational, cultural and recreational opportunities.
- LU-1.14 **New Residential Communities.** Design new residential communities to complement existing neighborhoods and assure a high level of livability. Establish cohesive development patterns united by a landscape and architectural design framework, and recreational amenities that create a distinct sense of place.
- LU-2.5 **Interconnected Neighborhoods.** Support the development of compact neighborhoods that locate stores, offices, residences, schools, recreational spaces and other public facilities within walking distance of each other and that facilitate social interaction and alternative modes of transportation.
- LU-3.6 **School Site Compatibility.** Ensure that new development is compatible with the location of existing and planned school sites, particularly in relation to senior housing projects or nonresidential uses.

- LU-5.1 **Siting of Mixed Use Districts.** Encourage the development of mixed use and higher intensity residential, commercial, and employment centers along major transportation corridors and near future Metrolink rail stations.
- LU-5.2 **Land Use Connections.** Promote employment and shopping centers in close proximity to residences in mixed use or transit-oriented development areas, and integrate with attractive and walkable pedestrian paths.
- LU-5.4 **Multi-Family Residential in Commercial Mixed-Use District.** Design mixed use districts to avoid an over-concentration of multi-family units of similar density, scale, and architecture; and enhance the visual quality and character of the development with extensive landscape features and architectural diversity.
- LU-5.7 **Land Use Flexibility.** Accommodate flexibility in the overall form and integration of land uses within the mixed use districts provided that the district conforms to the purpose and principles of mixed use and smart growth concepts as embodied in the General Plan and implementing plans and ordinances.
- LU-15.1 **Balance of Land Uses.** Through the General Plan Land Use and Zoning Maps, establish a balance of land use opportunities for jobs, housing, and services within the community that help achieve the mobility, access, open space, and air quality goals and policies of the City.

Also:

- CD-10.1 **Mixed Use Development.** Mixed use development should:
 - a. Encourage pedestrian activity by providing sidewalks with ample width, encourage on-street parking, include street furniture sited adjacent to the curb as a barrier to auto traffic, and encourage commercial spaces featuring frequent sidewalk entrances.
 - b. Create a credible residential environment by making commercial uses visually distinct from residential spaces. Dwelling units should exhibit a residential character, and residential entrances should read differently from entrances to commercial businesses.
 - c. Include public plazas that attract visitors to the public portions of the development, and offer private open space areas that limit intrusion by nonresidents.
 - d. Encourage the use of outdoor dining and gathering areas to provide street activity.
 - e. Incorporate transit systems and amenity within or serving the project, such as local jitney services, shuttle loops, or non-motorized vehicular trails within the project area.
 - f. Inclusion of special landscape design improvements such as: streetscape design in the public right-of-way, pedestrian plazas, courtyards, sidewalk cafes and overall landscape design of project open space.
 - g. Provision of public park facilities, pedestrian connections and easements, bicycle routes that link activity centers and other mixed use areas.

- OS-8.3 **Mixed Use Development.** Support mixed-use commercial-residential development in accordance with the Land Use Element as an opportunity to improve the City’s current jobs-housing ratio and work-live balance.

Consistency Analysis

Ramona Creek is a mixed use community that locates residential, commercial, and recreational land uses close together. The site is arranged to allow residents to easily walk between uses and therefore reduce dependence on the automobile and promote a healthy lifestyle. Special attention to adjacencies of uses is outlined in Specific Plan Chapter 2, *Development Plan*, and Chapter 3, *Design Guidelines*. In particular, the Community Green and Recreation Spine together create a continuous pedestrian connection between the Commercial Mixed Use District and residential uses. All Ramona Creek residents are within ¼ mile of a park or open space area and can access those amenities via trails and bikeways identified in Specific Plan Figure 2-8, *Mobility Plan*. See also responses for the Community Design and Circulation Elements for detailed compliance with policies related to the design of mixed use communities.

The mixed-use nature of Ramona Creek is reflected in its balance of residential and nonresidential uses, as well as in the flexibility allowed within those categories. The Low Medium Density Residential (LMDR), Medium Density Residential ("MDR"), and Village Residential land use classifications feature density ranges that allow a variety of housing types, both detached and attached (see Specific Plan Table 2-1, *Permitted Uses*). A broad range of nonresidential uses are permitted in the Commercial Mixed Use District, including retail (including big box retail), restaurant, entertainment, office, medical and institutional uses (see Specific Plan Table 2-1). The Mixed Use Overlay and School Overlay further broaden the community’s land use flexibility by accommodating live-work units in select areas of the site and a potential K–5 elementary school in the northeast corner of the site.

Policies Related to Commercial Districts and Economic Growth

- LU-1.2 **Job Creation.** Promote job growth within Hemet by establishing land use patterns that encourage commercial and industrial growth opportunities, improve the City’s job-housing balance, reduce commute distances and time, lower vehicle emissions, and provide economic growth and stability for all segments of the City’s population.
- LU-6.1 **Commercial District Diversity.** Maintain a land use pattern that accommodates a diversity of commercial districts that avoids unnecessary competition and are differentiated by their function, customer base, and physical character.
- LU-6.2 **Integrated Commercial Centers.** Promote the establishment of new commercial development as integrated centers rather than disjointed, small strip commercial projects. Concentrate driveway locations, integrate pedestrian access, parking, architectural design landscape themes and signage throughout the center to unify the development.

- LU-6.3 **Commercial Growth.** Encourage the establishment of retail and other support and entertainment uses that provide a broader selection of high-quality goods and services for residents, workers, and tourists to enjoy, and to minimize sales leakages to other communities.
- LU-6.5 **Joint Use Parking.** Promote reciprocal access and parking agreements between adjacent commercial centers and businesses to facilitate improved traffic safety and flow and to minimize land area devoted to surface parking lots.
- LU-6.6 **Regional Access.** Facilitate the location of major transportation facilities and convenient highway access to regionally serving commercial and mixed use centers to encourage a regional customer base.
- LU-8.1 **Desirable Commercial Uses.** Promote and recruit desirable commercial and office uses within the Florida Avenue Corridor that serve a citywide or regional customer base.
- LU-11.1 **Attract New Businesses.** Support existing businesses and seek to attract new business and industries which strengthen and diversify Hemet’s tax revenue base, improve wage and salary levels, increase the variety of job opportunities, and employ the resident labor force.
- LU-11.3 **SR 79 Development Corridor.** Require development of high quality, attractive development surrounding the new alignment of SR 79 to attract businesses and visitors to Hemet and provide positive economic development outcomes to the City, its residents, and business community.
- LU-11.7 **Recruit New Business.** Pro-actively recruit new businesses that are currently under-represented in the City, and will create synergy in attracting other retailers to locate in the City.
- LU-12.2 **Hospitality Oriented.** Encourage the retention and development of hospitality uses such as hotels, dinner house restaurants, entertainment venues, golf courses, and other visitor serving uses.

Consistency Analysis

The Commercial Mixed Use District planned for the southern section of Ramona Creek would create jobs and provide opportunities for diverse business growth in the City. The Commercial Mixed Use District's adjacency to Florida Avenue and the future alignment of SR-79 provides a strategic location for new and expanding businesses, and will provide regional access to retail and office uses developed in the Commercial Mixed Use District. In addition to regional demand, the residential component of Ramona Creek will help create daily demand for goods and services while reducing vehicle miles traveled. The Specific Plan provides that parking is required as specified in the Municipal Code. The Commercial Mixed Use District has been designed so that retail uses are clustered around the Ramona Creek water feature. Parking has been consolidated along Florida Avenue and takes advantage of shared parking arrangements.

A fiscal impact report produced in summer of 2012 concluded that buildout of the Ramona Creek Specific would result in a positive net fiscal impact to the City’s general fund compared to existing

conditions. The report found that retail demand levels in the area are well above retail supply levels, and that there is a continued need for the additional retail accommodated by the Specific Plan. The report determined that retail uses in Ramona Creek would employ approximately 1,221 employees and that residential uses would generate approximately 2,404 residents, creating a positive local jobs/housing ratio of one job per two residents.

Policies Related to Master Planned Development Compatibility with Land Use Districts

- LU-1.9 **Consistency with Land Use Districts.** Require new and infill development to be in conformance with the land use character and development intention of each land use District established in the General Plan and implementing specific plans, ordinances, and design guidelines.

- LU-1.10 **Land Use District Identity.** Encourage the establishment of distinct districts and neighborhoods that have a unique identity and character defined by design elements that include edge and entry treatments, architectural features, landscape palette, streetscape, and community signage elements.

- LU-1.11 **Master Planned Development.** Promote the preparation of Community Area Plans, Specific Plans, and Planned Unit Developments as appropriate to foster comprehensive, cohesive and well-designed residential, commercial, industrial projects and mixed-use projects.

- LU-1.12 **Flexibility Over Time.** Require development to occur within the designated range of density and intensity, but allow for flexibility in the types of uses to account for changes in industrial and employment markets, retail commercial enterprises, and housing needs and characteristics; provided that such uses are consistent with the overall vision, goals, and policy intentions of the General Plan.

- LU-2.4 **Concentrate Land Uses.** Promote efficient use of land resources through compact building design, infill development, and land use patterns that reduce infrastructure costs and make more effective use of existing and planned transportation systems and public facilities, and minimize impacts to natural environmental resources.

- LU-5.3 **Specific Plans.** Promote the use of specific plans as a means to ensure an adequate, integrated, and complementing mix of land uses within mixed use districts that exhibit a high level of quality design and cohesiveness.

- LU-15.6 **Complete Communities.** Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety, and welfare of residents.

Consistency Analysis

Ramona Creek is a comprehensive, cohesive and well-designed, infill, mixed-use community that locates residential, commercial, and recreational land uses in close proximity. Together, these uses create a “complete community” where people can live, work, shop, and play. The 2030

Hemet General Plan identifies Ramona Creek as part of the Florida Avenue Mixed-Use Area #1, an area near the future site of an SR 74/79 interchange, which is planned as a regional destination providing retail, restaurants, a vibrant office environment, and medium- to high-density residential units integrated through a comprehensive pedestrian and vehicular system which takes advantage of existing transportation systems and infrastructure. The Project implements the overarching land use goals and policies of the General Plan.

The General Plan designates the area between Florida and Devonshire Avenues as Mixed-Use, which allows a high intensity mixture (vertical or horizontal mixture) of residential, commercial, and office uses that provides opportunities to live, work, and shop within a compact area. And, the area between Devonshire Avenue and Celeste Road is designated Low Density Residential (LDR), which allows 2.1 to 5.0 dwelling units per acre. As described above, concurrent with the adoption of the Specific Plan, Project proposes project-specific General Plan amendments to (i) amend the development capacity allowed in the Florida Avenue Commercial Mixed-Use Area #1 as shown on Table 2.3 and as described in Section 2.6.4 of the 2030 General Plan; (ii) increase the base maximum allowed density north of Devonshire Avenue (Planning Areas 9 and 10) from a maximum of 5.0 du/acre to 6.0 du/acre; and (iii) increase the allowed maximum density in Planning Area 9 up to 8.0 du/acre if necessary to accommodate the potential transfer of residential units in the event the Hemet Unified School District does acquire the School Overlay (Planning Area 10).

Policies and Goals Related to Land Use Compatibility with Adjacent Uses

- LU-3.2 **Preservation of Stable, Existing Neighborhoods.** Preserve the integrity, quality and livability of Hemet’s existing residential neighborhoods by requiring that new and infill development be designed to complement existing residential uses, density and character.
- LU-3.3 **Transitional Uses.** Use multi-family development as a transition between commercial to single-family uses where appropriate. Avoid density increases or intrusion of nonresidential uses that are incompatible with existing neighborhoods.
- LU-3.4 **Compatible Residential Development.** Integrate new residential projects into existing neighborhoods so that they are compatible with adjacent structures with respect to scale, neighborhood architectural character, setbacks, and other neighborhood design aspects. Assure that the type and intensity of residential use is consistent with that in the immediate neighborhood.
- LU-3.5 **Buffering of New Development.** Require new development to provide a transition from adjoining development of different land uses and intensity through the use of buffers, setbacks, edge treatments, site design, landscaping and building scale and orientation.
- LU-3.9 **Incompatible Uses.** Prohibit uses that lead to the deterioration of residential neighborhoods, or adversely affect its safety or residential character.

- LU-5.6 **Transitions and Buffers.** Provide appropriate transitions and buffers to minimize the potential incompatibilities of mixed use or transit oriented developments on adjacent neighborhoods and land uses.
- LU-6.4 **Parcel Consolidation.** Encourage the consolidation and assemblage of adjacent commercial parcels to provide more viable commercial development opportunities.
- LU-6.7 **Regulate Sensitive Land Uses.** Appropriately control the location, concentration and number of community sensitive land uses such as alcohol sales, tobacco products, adult businesses, medical marijuana dispensaries, and entertainment venues, and require operational measures to prevent adverse impacts to adjoining residences, businesses, schools, parks, medical facilities, and religious facilities consistent with City, State and Federal laws.
- LU-15.12 **Freeway/Highway Adjacent Sensitive Land Uses.** To protect sensitive land uses from air pollution generated by freeways, highways, and truck routes, establish a buffer-area between the sensitive land uses and freeways, highways and truck routes.
- CD-5.11 **Buffers.** Require the provision of adequate buffers along the edges between industrial/commercial and residential areas, between professional office uses and single-family area and between multi-family and single-family areas and single-family areas of varying densities.

Consistency Analysis

Ramona Creek has been master planned through the Specific Plan to ensure that complementary uses are sited adjacent to each other and that buffers (consisting of local streets, landscaping, and open spaces) separate uses that are not complementary. The land use pattern in Ramona Creek reflects the surrounding development and is consistent with what is prescribed in the Hemet General Plan. Ramona Creek features a vibrant, horizontal Commercial Mixed Use retail destination along Florida Avenue and residential neighborhoods that are progressively lower in density moving northward. This pattern is consistent with surrounding developments that also feature commercial and other nonresidential uses are near Florida Avenue with lower-density residential uses are sited near and north of Devonshire Avenue. Such uses will ensure compatibility with the existing Montero single-family residential development to the west of Ramona Creek and the planned Tres Cerritos West neighborhood to the north. Planning Areas 9 and 10 are also separated from surrounding areas designated for Low Density Residential uses by public streets and perimeter landscaping/walls on both sides of the street that effectively screen and separate the two areas and any minor variation in building density.

The Specific Plan prohibits uses that are not compatible. Residential neighborhoods are separated by open spaces (the Recreation Spine and Ramona Creek Corridor), creating unique and distinctive enclaves. However, they are linked by an extensive network of streets, sidewalks, and paths and unified by common landscaping, entry monumentation, street lighting, and street furniture.

Policies Related to Public Facilities

- LU-2.10 **Master Planning of Public Facilities.** In specific plans and master planned communities, identify and reserve sites for public facilities, schools, recreation, and civic uses, and integrate recreational opportunities with natural open space.
- LU-5.5 **Public Spaces.** Establish interesting and attractive focal points, public spaces or community uses within mixed use and transit oriented developments that are within walking distance and provide a source of activity and identity for the district.
- LU-15.7 **Public Spaces.** Support the creation of public spaces that foster positive human interaction and healthy lifestyles such as public plazas, sidewalk and other outdoor dining opportunities, public art displays, and central gathering and meeting spaces.

Consistency Analysis

The Ramona Creek Specific Plan identifies specific areas to be dedicated for passive and active recreation, including the Community Green, Recreation Spine, and Ramona Creek corridor. These spaces, which are centrally located and connected to all parts of the community, will encourage residents to exercise and interact. Outdoor gathering spaces such as the pedestrian plaza in the Commercial Mixed-Use District will offer outdoor dining opportunities, include public art, and be connected to the community’s pedestrian network. The Community Green will accommodate community uses such as an amphitheater and community room. This space is intended to host outdoor concerts, plays and events. The Recreation Spine also connects Ramona Creek’s recreational amenities with natural open space areas in the Tres Cerritos Foothills to the north. Ramona Creek provides approximately 36 acres of park and open space areas, far exceeding the 12.5 acres required by the City standard of 5 acres per 1,000 residents.

Since the Recreation Spine is largely located on the existing MWD easement, permanent structural improvements, such as restrooms and the amphitheater stage, has been designed to be located outside of the easement area.

The Specific Plan accounts for future public facility needs by accommodating institutional uses such as higher-learning campuses, satellite colleges, and technical colleges in the Commercial MixedUse District. In addition, the plan identifies an appropriate site for a 12-acre elementary (K-5) school and provides provisions to address the transfer of units from the school site, should it develop, into other residential areas.

Policies Related to Public Services and Infrastructure

- LU-1.8 **Balance Land Uses with Services.** Accommodate and locate the types, densities, and appropriate mix of land uses that can be adequately supported by the associated

transportation network, utility infrastructure and public services such as schools, parks and emergency services.

- LU-2.1 **Adequate Infrastructure.** Ensure that growth in developing areas of Hemet proceeds with the appropriate addition of infrastructure, public services and facilities to serve the new land uses and population. Ensure that infrastructure improvements are in place prior to, or concurrently with, new development
- LU-2.2 **Public Service Levels.** Ensure that new development does not lower service levels for parks, schools, fire, police, libraries medical facilities, sewer, water, and flood control facilities, and impacts to these services are appropriately mitigated.
- LU-2.3 **Public Improvement Costs.** Require all developments to construct or pay their fair share cost for public improvements that are specifically and originally attributed to a single development, development area, or business.
- LU-2.7 **Capital Improvement Plans.** Ensure that the provision of infrastructure master plans and capital improvement programs to serve new development are in place in anticipation of development demands, in order to facilitate the viability and quality of new residential, commercial and industrial development.
- LU-2.12 **Use of Recycled Water Systems.** Require connections and use of recycled water facilities where possible to irrigate public landscapes and create water elements that will add to community value.
- LU-2.14 **Maximize Existing Infrastructure.** Promote the use and reuse of existing developed areas with available infrastructure and service systems, and reinvest in the maintenance, rehabilitation and expansion of existing infrastructure to serve new development.

Also:

- CD-11.15 **Property Maintenance.** Proper levels of property maintenance, graffiti abatement, and trash disposal need to be encouraged and enforced through notification, education, and code compliance efforts.
- RC-2.6 **Benefit Assessment Districts.** Promote the creation of benefit assessment districts and property owner associations for park and trail development and maintenance.
- CSI-2.1 **Agency Coordination.** Coordinate with the Eastern Municipal Water District and Lake Hemet Municipal Water District to meet the projected water demand and to ensure reduction of existing and projected water supply impacts.
- CSI-2.2 **Water Supply Assessments.** Require evidence of adequate water supply, or a water supply assessment when appropriate pursuant to state law, to support proposed development.
- CSI-3.1 **Performance Standards.** New development shall install sufficient sewer facilities needed to meet performance standards established by the site’s wastewater collection agency.

- CSI-4.1 **Sufficient Service.** Ensure sufficient levels of stormwater drainage are provided to protect the community from flood hazards and to minimize the discharge of materials into the storm drain system that are toxic or that would obstruct flows.
- CSI-4.2 **100-Year Storm Flows.** Provide public storm drainage facilities to adequately accommodate expected 100-year flood flows. Ensure that roadways remain passable for at least one lane in each direction. Coordinate with the Riverside County Flood Control District regarding the preference and requirements for District maintenance of regional and master planned drainage facilities.
- CSI-4.3 **Pollutant Discharge.** Prevent pollutant discharge into storm drain systems and natural drainages and aquifers by cooperating in regional programs with stakeholders and the Regional Water Quality Control Board to implement the National Pollutant Discharge Elimination System program, Storm Water Pollution Prevention Plans, Water Quality Master Plans, comply with the requirements of the Lake Elsinore Canyon Lake TMDL to reduce nitrogen and phosphorous in the San Jacinto River Watershed, and provide education on best management practices for the public and the development community.
- CSI-4.5 **Drainage System Mitigation.** In accordance with the City's performance standards for drainage facilities mandated by Measure C, require any significant impacts on local and regional storm drain systems associated with proposed development or redevelopment to be mitigated including the preparation of downstream drainage mitigation plans when appropriate to the scale and location of the project.
- CSI-4.6 **Aesthetic Design.** Require use of landscaped swales and detention areas that provide percolation to the greatest extent possible using best management practices in order to promote sensitive and aesthetic design solutions for retaining on-site the incremental increases in runoff from a development site.
- CSI-4.10 **Low Impact Development.** Limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff at the source.
- Use the following principles in development design:
1. On undeveloped sites proposed for development, promote on-site stormwater infiltration through design techniques such as pervious paving, draining runoff into bioswales or properly designed landscaped areas, preservation of natural soils and vegetation, and limiting impervious surfaces;
 2. On previously developed sites proposed for major alteration, provide stormwater management improvements to restore natural infiltration to the extent practicable;
 3. Provide flexibility for design standards on impervious surfaces when it can be shown that such reductions will not have a negative impact and will provide the benefits of stormwater retention, groundwater infiltration, reduction of heat islands, enhancement of habitat and biodiversity, and other environmental benefits.

4. Encourage and promote the use of new materials, Best Management Practices, and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.
 5. Integrate detention and retention basins into the landscape design of development sites using methods such as a network of small ephemeral swales treated with attractive planting.
 6. Discourage the use of mounded turf and lawn areas that drain onto adjacent sidewalks and parking lots; replace these areas with landscape designs that retain runoff and allow infiltration.
- CSI-5.1 **Telecommunication Facilities.** Facilitate provision and enhancement of telecommunications services throughout the Planning Area while promoting collocated and/or “stealthed” wireless communications antenna facilities and the provision of new technology to minimize cell towers.
- CSI-5.2 **Utility Facilities.** Promote the availability of reliable and reasonably priced utilities necessary for businesses and residences to prosper.
- CSI-5.3 **Energy Services.** Ensure the provision of reliable, quality energy services and promote energy conservation throughout the City.
- CSI-5.5 **Energy Efficient Design.** Encourage the efficient use of energy resources by residential, commercial, and industrial users by requiring project proposals to incorporate energy efficient products and techniques into their designs in accordance with adopted California Green Building Standards Code standards and other adopted development standards.
- CSI-6.1 **Solid Waste System.** Promote efficient, economical, and environmentally sound waste collection, management, and disposal.
- CSI-7.1 **City/School Districts Coordination.** Coordinate development activity between the City and area school districts to adequately provide for the needs of the school districts through the collection of development fees and the appropriate location of school sites.
- CSI-8.1 **Health Care Facilities.** Encourage the establishment of a broad range of health care facilities and associated hospitals, acute care facilities, medical offices, businesses, and medical educational and research facilities.
- CSI-9.1 **Library Collections.** Expand and adapt the library collection to meet the changing needs of the community for different formats and interests while preserving a core collection of materials of continuing value.
- CSI-10.1 **Service Provision.** Recognize that the City has a diverse population with specialized needs, and provide for the needs of the citizenry through public, nonprofit, and private assistance organizations.

Consistency Analysis

Ramona Creek is master planned with utility and service infrastructure that is appropriately scaled for the land uses and building intensities planned for the site. One of the Specific Plan's guiding principles is to plan for improvements and development of new public infrastructure to serve the Project area consistent with applicable master plans and capital improvement plans.

Several regulatory and financing mechanisms, including the City's development impact fee (DIF) programs, are in place to ensure that development in Ramona Creek proceeds with the appropriate addition of infrastructure, public services, and facilities to serve new land uses and population, and that new development does not strain services currently provided in the City of Hemet. The Specific Plan also includes a detailed Phase Plan to ensure the delivery of infrastructure as the Project develops over time. And, in coordination with the school district, in addition to the payment of school fees, the Specific Plan includes a 12-acre School Overlay to allow for the potential development of an elementary (K-5) school.

The site has been carefully designed to balance on-site cut and fill while providing an on-site land-based drainage basin corridor and appropriate water quality measures. The Ramona Creek Corridor not only solves onsite drainage and integrates with and improves the regional drainage system, but also provides an opportunity for an attractive, landscaped area for open space and public recreation.

A Water Supply Assessment has been prepared and approved by the Eastern Municipal Water District. A recycled water system will be provided in Ramona Creek and will connect to existing recycled water lines in Devonshire Avenue and Myers Street.

As detailed in the Specific Plan's *Sustainability* Chapter, the Project features a comprehensive plan of sustainability measures to reduce energy consumption, reduce water consumption, reduce solid waste, and reduce vehicle miles traveled.

A fiscal impact report produced in summer of 2012 concluded that buildout of the Ramona Creek Specific Plan would result in a positive net fiscal impact to the City's general fund compared to existing conditions. The Administration and Implementation chapter of the Specific Plan addresses the Project's Maintenance Plan. Among other mechanisms, the Specific Plan anticipates the creation of benefit districts.

Policies Related to Hemet-Ryan Airport

LU-10.1 **Airport Influence Area.** Ensure that legislative land use decisions within the airport influence area are consistent with the Airport Land Use Plan (ALUP) and General Plan policies. All legislative land use proposals, Discretionary Uses and Incompatible Uses per Table 2.5, *Open Space, Parks, and Recreation Facilities Summary*, that are located within the Airport Influence

Area shall be reviewed by the Riverside County Airport Land Use Commission for consistency with the adopted ALUP. All non-legislated use proposals that are subject to CEQA review by the City of Hemet and located within the Airport Influence Area shall be transmitted to the ALUC staff for review and comment.

LU-10.2 **Airport Land Use Compatibility.** As part of the development review process, ensure appropriate land use compatibility within airport safety zones by utilizing the Hemet-Ryan Airport Comprehensive Airport Land Use Plan and the latest Department of Aeronautics Handbook developed by the State of California, and require an Airport Compatibility Study as warranted for projects within the Airport Influence zones.

LU-10-5 **Residential Density Limitations.** While the 1992 Airport Land Use Plan remains in effect, new Multifamily residential located in the Transition Area and designated as High Density Residential (18-30 du/ac) shall be limited to a maximum of 20 du/ac unless otherwise found consistent by the ALUC.

Consistency Analysis

The Project is within an airport influence zone, and involves General Plan and zoning amendments. Therefore, the Project will require review by the Hemet-Ryan Airport Land Use Commission. An airport compatibility study has been prepared for the Project, which concludes the Project is consistent with the Airport Land Use Plan.

Policies Related to Agricultural Use

LU-2.8 **Agriculture as a Permitted Use.** Allow for the continued production and use of agricultural lands as interim uses preceding urban development, or as a long term use.

LU-15.8 **Rural Residential and Agricultural Areas.** Promote healthy land use patterns by preserving scenic and open space resources, preventing inappropriate development in agricultural and rural areas, and developing or honoring incentives that preserve the economic value of agricultural and open space lands.

Consistency Analysis

While agricultural uses are not planned for the Project area, plant nurseries are a permitted use in the Commercial Mixed Use District under the Specific Plan. Policies to preserve agricultural use are not applicable as the General Plan designated the site for Mixed Use on the majority of the site and Low Density Residential north of Devonshire Avenue.

6.1.2 Community Design Element

Policies Related to Design Principles

- CD-1.1 **Unique Sense of Place.** Require quality site, architectural, and landscape designs that incorporate those qualities and characteristics that make Hemet a desirable place to live and work including: walkable blocks, distinctive parks and open space, tree-lined streets, and varied architectural styles.
- CD-1.2 **Hemet’s Visual Image.** Reinforce and boost Hemet’s visual image regionally by protecting its legendary views of the surrounding mountains.
- CD-1.3 **Focal Points.** Target visually prominent areas of the community, such as the downtown, gateways, and major activity centers, as focal points that receive particular care and civic attention.
- CD-1.5 **Design Excellence.** Require design excellence and compatibility in site planning, architecture, landscape design and signage.
- CD-2.1 **Gateways.** Develop a system of gateways and entrances to the City that include landscaping, walls, signage, and appropriate street furniture. Potential locations are shown in Figure 3.1 of the Community Design Element.
- CD-5.2 **Scale and Character of Development.** New development should reflect the scale and character of the community as a whole, individual neighborhoods, street, site and surrounding buildings.
- CD-5.3 **Scale of Development.** Require new development to follow site planning and architectural design principles that maintain the historic character, scale and integrity of the City’s neighborhoods and districts, where applicable.
- CD-5.4 **Public Space Design.** Encourage design that improves public spaces, encourages pedestrian activity, and enhances sense of place within neighborhoods and commercial districts.
- CD-5.5 **Specific Plans.** Require specific plans to promote cohesive and integrated patterns of development for large undeveloped areas, especially areas designated for mixed use.
- LU-1.5 **Strong Sense of Place.** Foster distinctive, attractive community districts and neighborhoods with a strong sense of place.

Consistency Analysis

The Project has been designed as a western gateway into the City to enhance the Florida commercial corridor space and provides enhanced landscaping and signage along Florida Avenue. The Ramona Creek Specific Plan includes detailed development standards, design guidelines, and signage and landscape provisions that address public and private, residential and nonresidential developments. These provisions ensure a high quality and cohesive aesthetic quality in Ramona Creek. Landscape and setback standards include provisions that promote

visual variety, prohibit design monotony, and screen parking lots. Development standards for both residential and nonresidential uses are based on standards identified in the Municipal Code. The Specific Plan therefore ensures that development in Ramona Creek reflects the scale and character previously planned for the area.

Policies Related to Streetscapes

- CD-3.1 **Public Streetscapes.** Provide public streetscapes that unify the City of Hemet and contribute to the unique identity of its neighborhoods, districts, open space corridors, and public places.
- CD-3.4 **Enhanced Pedestrian Environment.** Promote the transformation of existing automobile-dominated corridors into boulevards that are attractive, comfortable, and safe for pedestrians by incorporating the following:
 - wide sidewalks,
 - few curb cuts and driveways,
 - enhanced pedestrian street crossings,
 - building entrances oriented to the street,
 - transparent ground floor frontages,
 - street trees,
 - streetscape furnishings, and
 - pedestrian-scaled lighting and signage.
- CD-3.5 **Variety of Streetscape Design.** Encourage a variety of designs in sidewalks and trails, with respect to alignment and surface materials, separating sidewalks from the curb along arterial streets to provide for a convenient and safe path of travel for pedestrians and bicyclists.
- CD-3.6 **Landscaped Parkways.** Require where appropriate the provision of landscaped parkways and street trees between roadways and sidewalks to create safe and attractive streets for pedestrians and motorists.
- CD-3.7 **Drought Tolerant Landscaping.** Encourage the use of drought tolerant landscape materials in streetscapes that are easy to maintain and that are compliant with the California Friendly Landscape Palette.
- CD-3.8 **Arterial Landscaped Medians.** Provide for landscaped medians along Florida Avenue and other identified arterial corridors that are uniform in design and unique to each, and which would incorporate items such a public art, drought resistant landscaping and wayfinding signs, as appropriate.
- CD-3.10 **Scenic Highway Landscaping.** Require implementation of the scenic highway setbacks and landscaping pursuant to the Community Design Element and the City’s adopted Scenic Highway Setback Manual.
- CD-3.11 **Street Trees.** Select species of trees for parkways and medians that create an attractive visual framework, are large enough to provide shade and identity, are water conserving, and are relatively low maintenance.

Consistency Analysis

Streetscape design and landscaping near Florida Avenue are required to comply with the City's *Scenic Highway Setback Manual*. That document outlines design standards for site amenities in setback areas, including pedestrian and bike paths, walls and fences, street furniture, lighting, entry monuments and irrigation. Areas within the Commercial Mixed Use District but not within the Florida Avenue setback area must be consistent with the City's Commercial Design Guidelines.

Landscaping of streetscapes in Ramona Creek is dictated by Specific Plan Chapter 3, *Design Guidelines*. A plant palette that emphasizes drought-tolerant plant species and references the City's approved street tree list is included in the Specific Plan as Appendix B.

Policies Related to Walkability

- CD-8.3 **Commercial Pedestrian Linkages.** Encourage the provision of pedestrian linkages to and within large commercial sites, where appropriate to the location, scale of the development, and proximity to residential neighborhoods.
- CD-8.4 **Increase Walkability.** Require new development to create walkable, pedestrian scaled blocks, publicly accessible midblock paseos, and pedestrian routes where appropriate, with sidewalks appropriately scaled for anticipated pedestrian use. Walkability can be enhanced by:
- a. Discouraging wide expanses of parking lots.
 - b. Minimizing pedestrian-auto conflicts and ensuring a high-level of safety for pedestrians.
 - c. Providing pedestrian linkages between uses and buildings.
 - d. Creating an appealing street scene through the use of attractive street furniture and landscaping.
 - e. Designing commercial projects to feature a central plaza or main visual focus oriented toward pedestrian and transit connections.
 - f. Designing commercial projects with building façades that are interesting and in scale with the pedestrian. Ground floor elevations should avoid long bland walls. Windows and entrances should be located at frequent intervals.
 - g. Integrating features such as awnings and verandas that shield visitors from the elements.
 - h. Discourage projects that face inward, are surrounded by walls, or have no connection to neighboring uses.
- CD-8.7 **Walkable Streets.** Require design and development of neighborhoods that are pedestrian friendly and include features such as short blocks, broad and well-appointed sidewalks (e.g., lighting, landscaping), tree-shaded streets, buildings that define and are oriented to adjacent streets and public spaces, limited driveways curb cuts, paseos and pedestrian lanes, alleys, traffic-calming features, convenient pedestrian street crossings, and access to transit.

- CD-9.2 **Pedestrian-Orientation.** Ensure that pedestrian orientation is considered in development of the City’s public spaces.
- LU-1.4 **Walkable Neighborhoods.** Create walkable neighborhoods that integrate pedestrian paths and trails into a safe, cohesive and varied transportation system that provides connectivity to nearby land uses and encourages physical activity and less dependence on the automobile.
- LU-15.3 **Pedestrian Linkages and Connectivity.** Encourage a built environment that promotes physical activity and access to goods and services while reducing driving and pollution by directing new commercial growth to existing and planned residential areas, incorporating pedestrian linkages and connectivity between land uses, and requiring development and design standards that create walkable streets and neighborhoods.

Consistency Analysis

Ramona Creek is specifically designed as a cohesive mixed use project to promote walkability. The Plan includes an extensive system of sidewalks, paths, and trails, as shown in Specific Plan Figure 2-10, *Pedestrian and Bicycle Network*. The pedestrian and bicycle circulation system connects important community features, such as the Recreation Spine, Commercial Mixed-Use District, Community Green, and the Ramona Creek Corridor. The interconnected system will allow residents to walk or bike between neighborhood parks, open space, and amenities, encourage use; help to reduce automobile use within the community; and promote healthier lifestyles. The pedestrian circulation system is composed of public on- and off-street trails. On-street trails are depicted in the roadway sections described earlier. The minimum standards for off-street trails are described in Section 2.6.4. Bicycle circulation in Ramona Creek is detailed on Specific Plan Figure 2-9 (A–K).

Policies Related to Design Elements

- CD-6.1 **Sign Design.** Encourage interesting, creative, and unique approaches to sign design with the following:
- a. Signs should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building.
 - b. Signs and monuments should complement a building’s style and materials, and coordinate with the City’s desired street character.
 - c. Signs within the Downtown District should promote retail and street activity and enhance the pedestrian experience.
 - d. Sign fonts should be clear and legible to pedestrians and motorists, and be consistent in style and color.
 - e. Signs and sign monuments should be enhanced with the use of landscaping at their base.

- CD-6.2 **Sign Location.** Ensure that site plans for buildings and development projects identify locations and sizes for future signs.
- CD-6.3 **Sign Programs.** Require the submission of signage programs for all commercial and multi-tenant development.
- CD-7.2 **Walls and Fences.** Installation of solid walls along area roadways should be avoided unless needed for a specific screening, safety, or sound attenuation purpose. Where walls or fences are necessary, the following should be considered:
[See General Plan for full text of policy]
- CD-7.3 **Landscape Design.** Encourage the use of creative landscape design to enhance visual interest, reduce conflicts between different land uses, accommodate stormwater drainage and treatment, and incorporate drought tolerant landscape materials.
- CD-9.1 **Site Furniture.** Provide site furniture in areas with high pedestrian activity and provide for shade trees in pedestrian and plaza areas.
- CD-11.4 **Fences and Walls.** Walls and fences should be designed and placed where adequate visibility of the public rights-of-way can be maintained. Gates serve not only as access control but also as visual access points to public rights-of-way.
- CD-11.5 **Security Fencing.** Security fencing should be designed to be attractive to promote positive neighborhood identity and facilitate emergency access.
- CD-11.6 **Security Grilles.** Security grilles are discouraged in all new and existing development. In instances where the City determines security grilles are necessary they shall be designed and placed in the manner that respects the building architecture and conveys a positive image for the area.
- CD11.7 **Landscaping.** Landscaping should be placed in areas that will not block visibility. Landscaping should be well maintained to avoid overgrowth. Low level plant materials should be used in areas where increased visibility is desired.
- CD-11.8 **Lighting.** Lighting plays a significant role in maintaining a safe environment. Adequate lighting shall be provided along the streets/alleys, parking lot areas, pathways/sidewalks, public and private outdoor areas. Avoid potentially dark or shadowy areas.
- CD-11.9 **Parking.** Provide adequate parking for resident and guest vehicles so that front yards and streets are not overly congested with parked vehicles. Parking lots and garages should be designed to have adequate visibility and lighting from the public right-of-way.
- CD-11.10 **Stairways and Stairwells.** Stairways provide visual accent on building exteriors. Stairways and stairwells should be located in prominent locations that are well lit and in safe locations. Dark, narrow stairwells should be avoided.

Consistency Analysis

Detailed development standards and design guidelines for development in Ramona Creek are included in Specific Plan. These include provisions that dictate the design and placement of

entries and monuments, walls, fences, signs, landscaping, lighting, streetscape, street furniture, stairways and corridors, and parking.

Policies Related to Development Standards

- CD-5.6 **Development Standards.** Continue to provide and update development standards to ensure higher quality building and site design.
- CD-5.9 **Flexible Design Standards.** Promote flexible design standards for commercial development that enhances special identity and visual character.

Consistency Analysis

The development standards identified in Specific Plan Chapter 2, *Development Plan*, are designed to be flexible and accommodate a variety of building types and architectural styles. Landscaping requirements, setbacks, and street widths are established in detail, but items pertaining to visual character and community and identity are flexible. This allows for a unique community character to be developed over time while ensuring that the style and quality of individual developments is consistent with that overall character.

Policies Related to Public Amenities

- CD-1.9 **Iconic Buildings.** Encourage the development of iconic public and private buildings in key locations to create new landmarks and focal features that contribute to the City’s design form and identity.
- CD-7.4 **Public Landscaping.** Improve the appearance of neighborhood areas through public landscaping, location of open space buffers, and special landscape features.
- CD-8.1 **Outdoor Plazas.** Promote the establishment of outdoor plazas and courtyards in commercial centers, office complexes, at public buildings and in the Downtown District.
- CD-8.5 **Neighborhood Amenities.** Encourage appropriately scaled neighborhood–supportive facilities and services to enhance neighborhood identity and provide convenient access within walking and biking distance of city residents.
- CD-9.5 **Multi-purpose Commercial Uses.** Encourage multipurpose facilities within commercial developments that may be provided for a variety of public and private events.
- CD-9.6 **Day and Evening Activities.** Encourage a range of uses within the Downtown District and community-level commercial centers that provide for both day and evening activities.
- CD-9.7 **Common Space in Residential Areas.** Encourage common areas and facilities within residential developments to provide gathering areas for social and recreational activities.
- CD-13.8 **Water Features.** Where possible, water features should be utilized to create focal points relating to the buildings and public open spaces. Seating and landscaping should be placed

at varying distances from water features to provide additional interest. Water features shall incorporate energy and water conservation measures.

Consistency Analysis

Ramona Creek has been designed as a western gateway into the City. Ramona Creek is intended to be a vibrant and lively neighborhood and is designed around the placement of meaningful gathering places. At the core of the community are the Community Green, a multipurpose space for events and informal gatherings, and the pedestrian plaza in the Commercial Mixed Use District, which includes an iconic water feature and restaurants with outdoor dining. The Community Green is intended to be used to host outdoor concerts, plays and events. Community-wide public landscaping and a network of sidewalks and paths will visually unify these amenities with residential areas that surround them. The close proximity of retail and recreational uses to residential areas will also promote evening activity in the Commercial Mixed Use District, with restaurants and well-lit walking paths accessible to residents after work or school.

In addition, the site has been carefully designed to balance on-site cut and fill while providing an on-site land-based drainage basin corridor and appropriate water quality measures. The Ramona Creek Corridor not only solves onsite drainage and integrates with and improves the regional drainage system, but also provides an opportunity for an attractive, landscaped area for open space and public recreation.

Policies Related to Public Navigation and Wayfinding

- CD-5.14 **Buildings that Front Streets.** Encourage buildings to be oriented to and actively focus on the public streetscape incorporating such features as building orientation, setbacks, façade articulation, ground-floor transparency, and location of parking.
- CD-5.15 **Screening of Off-Street Parking.** Reduce the visual prominence of parking by requiring off-street parking to be located behind structures or landscape features.
- CD-6.3 **Sign Programs.** Require the submission of signage programs for all commercial and multi-tenant development.
- CD-6.4 **Public Wayfinding.** Establish a comprehensive public signage plan for public wayfinding that identifies the following:
 - city entries,
 - street names,
 - public/community facilities,
 - parks, trails and other recreational amenities,
 - key districts such as downtown,
 - public transit stations and stops,
 - directional (wayfinding) information, and

- traffic control and parking.
- CD-8.2 **Residential Pedestrian Connections.** Require the provision of safe, walk-able connections between residential developments, schools and park sites.
- CD-9.8 **Public Wayfinding.** Include the development of public wayfinding programs when designing public open space.
- CD-10.2 **Commercial Orientation.** Require that commercial uses be located along the street frontage where sites are developed for mixed-use projects, with housing or offices on the upper levels or to the rear of the commercial uses.
- CD-11.1 **Alleyways.** Alleyways should be designed so that adequate lighting and visibility is maintained.
- CD-11.2 **Corridors.** Narrow exterior corridors should be avoided. Site design should consider visibility and lighting. Dead-end corridors should be avoided.
- CD-11.3 **Building Design.** Structures should be designed to have doorways, windows and porches opening toward the public rights-of-way to provide visibility and surveillance.
- CD-11.12 **Private Space.** Private open space should be well delineated and separated from the public realm.
- CD-11.13 **Public Activity Areas.** Common public activity areas should be centrally located, well lit and highly visible from surrounding areas.

Consistency Analysis

Pedestrian navigation and wayfinding was a primary consideration in the site design of Ramona Creek. For spatial representations of the community's pedestrian infrastructure, see Specific Plan Figure 2-8, *Mobility Plan*, street sections in Figure 2-9 (A–K), and Figure 2-10, *Pedestrian and Bicycle Network*. Specific Plan Chapters 2, *Development Plan*, and 3, *Design Guidelines*, outline standards for signage and entry monuments that will ensure a unified and clear system of navigation for residents and visitors. Residential and commercial uses are oriented to the street so that people may easily find homes and businesses. Uses are transitioned so that commercial and other nonresidential uses are near Florida Avenue with lower-density residential uses sited near and north of Devonshire Avenue. Public spaces such as the Community Green, Recreation Spine, Ramona Creek Corridor and Commercial Mixed Use District pedestrian plaza are centrally located, well lit, and visually distinct from private spaces (which are oriented away from Ramona Creek's network of collector and local streets). Visual nuisances are screened from view with fences, walls, and landscaping, as outlined in Chapter 3 of the Specific Plan. Streetscape design and landscaping near Florida Avenue are required to comply with the City's *Scenic Highway Setback Manual*.

6.1.3 Circulation Element

Policies Related to Complete Streets and Alternative Modes of Transportation

- C-1.1 **Complete Streets.** Support the implementation of complete streets through a multi-modal transportation network that balances the needs of pedestrians, bicyclists, transit riders, mobility-challenged persons, older people, children, and vehicles while providing sufficient mobility and abundant access options for existing and future users of the street system.
- C-1.7 **Connectivity.** Promote the efficient use of the street system by providing convenient connections between and within neighborhoods and adjacent land uses.
- C-1.15 **New Development.** Approval of new development projects shall:
- a. require that all roadways within a new development be constructed to the ultimate right-of-way and that master-planned roadways next to the project site be, at a minimum, constructed to their master planned half-width plus 10 feet, or greater if necessary to maintain adequate traffic flow;
 - b. require new developments to meet roadway and intersection performance standards and/or contribute their fair share toward improvements pursuant to a traffic impact analysis;
 - c. require new developments within designated commercial corridors to acquire or grant reciprocal access and parking agreements to facilitate movement with adjacent commercial uses without affecting the adjacent roadway;
 - d. require dedication and improvement of adequate right-of-way along new roadways to minimize impacts of proposed development projects on the City's circulation system; and
 - e. limit lot development to reverse frontage and/or side-one lots on all arterials.
- C-1.16 **Mixed Use District Street Design.** To facilitate transit and pedestrian-oriented street design in the Commercial Mixed Use District, consider the implementation of off-street shared parking with parking signage improvements, consolidation of driveways, installation of raised landscaped medians, bus turnouts, traffic signal enhancements, special pavement treatments at pedestrian crossings and intersections, curb extensions, enhanced crosswalks, wider sidewalks, and other appropriate measures which enhance traffic flow, transit efficiency, and pedestrian movements. Sustainable Urban Design Promote urban design measures that encourage alternatives to single-occupancy vehicle transportation and direct new growth along transportation corridors as a means of reducing roadway congestion, air pollution, and non-point source water pollution.
- C-4.4 **Neighborhood Electric Vehicles.** Promote the use of neighborhood electric vehicles (NEVs) by using low-speed streets within projects and by ensuring connectivity with adjacent supporting uses such as neighborhood commercial uses.

- C-4.6 **Vehicle Mile Reduction.** Encourage and promote the reduction of vehicle miles traveled for all vehicles and for carbon-based fueled vehicles, and reduce the use of gasoline and diesel fuel for on-road vehicles in accordance with Senate Bill 375 regional and/or subregional targets established by the California Air Resources Board. Create and implement programs that will aid in improving air quality by reducing motor vehicle trips, such as those programs recommended by the Regional Transportation Plan, Riverside County Integrated Project, and the Southern California Air Quality Management Board.
- C-5.1 **Bikeway and Pedestrian Network.** Maintain an extensive trails network that supports bicycles and pedestrians and links residential neighborhoods, schools, commercial centers and employment centers by implementing the City’s Bikeway Circulation Plan and including provision and dedication of bikeways and pedestrian walkways in conjunction with development permits.
- C-5.2 **Expand Bikeway Network.** Seek opportunities to acquire land and build new bikeways, including using floodways, easements, and abandoned rights-of-way and modifying and widening existing roadways and shoulders to accommodate bikeways, in accordance with the Bikeway Circulation Plan.
- C-5.3 **Bike-Friendly Development.** Require the provision of designated bikeways, bicycle racks, lockers, and other bicycle amenities at public parks and buildings, commercial or industrial buildings, shopping centers, and other activity centers as part of discretionary plans for development projects.
- C-5.4 **Roadway Sharing.** Evaluate the needs of bicycle traffic in the planning, design, construction, and operation of all new roadway projects including the provision of sufficient paved surface width to enable bicycle traffic to share the road with motor vehicles.
- Also:
- C-5.5 **Regional Bikeway Interconnectivity.** Require that existing and proposed bikeways within the City connect with those in neighboring jurisdictions and the Riverside County Trails and Bikeway System Master Plan, whenever practicable.
- LU-2.6 **Alternative Modes of Transportation.** Promote alternative modes of transportation and provide street systems that disperse rather than concentrate traffic congestion. Provide short, connecting blocks in residential neighborhoods and utilize traffic-calming design strategies to reduce traffic speeds.
- LU-8.3 **Traffic Diversion.** Complete planned circulation improvements to Devonshire Avenue and Acacia Avenue and divert through trips to these routes to alleviate traffic congestion on Florida Avenue.
- LU-8.4 **Transit Connections.** Establish transit connections along Florida Avenue, and require incorporation of transit- and pedestrian-friendly design features.
- LU-1.7 **Integrate Land Use and Transportation Networks.** Provide a variety of transportation choices to serve adjacent land uses and integrate a comprehensive system of streets, transit, passenger rail, bike paths and pedestrian connections to serve the community.

Consistency Analysis

Ramona Creek features a high level of street connectivity, with roadways that meet the City of Hemet's standards and accommodate pedestrians, bicyclists, and automobiles. As shown in Specific Plan Figure 2-8, *Mobility Plan*, the Ramona Creek Specific Plan's hierarchy of streets includes perimeter secondary streets, collector roads, local streets, alleys, and pedestrian-only thoroughfares. Secondary streets and collector streets are specifically defined to accommodate bike lanes. Local streets are designed to create short, connective blocks, dispersing traffic and aiding pedestrian wayfinding. Public streets, both on- and offsite, will be improved by the developer. The typical street cross-sections and plan views are illustrated in Specific Plan Figure 2-9 (A–K).

The mixed-use nature of the Ramona Creek community promotes nonvehicular transportation. Low-speed local streets accommodate safe movement of bicycles and NEVs, and an extensive network of trails and sidewalks between uses allow residents to walk to and from retail and recreational uses. These features will reduce the overall vehicle miles traveled by residents. Specifically, the proposed increase in residential uses along with the decrease in commercial retail and office uses results in a net decrease in the number of vehicle trips anticipated to be generated by the Project as compared to the number of vehicle trips forecasted for the Project area based on the intensity of uses currently allowed within the Florida Avenue Mixed-Use Area #1 of the General Plan.

Policies Related to Transportation Capacity and Management

- C-1.3 **Traffic Flow.** Maintain Level of Service (LOS) C or better for roadway segment operations, and LOS D or better for peak-hour intersection movements. Portions of Florida Avenue and Sanderson Avenue may operate at or below LOS D on a case-by-case basis.
- C-1.4 **Traffic Management.** Continue to improve signal coordination and advanced traffic management systems at major intersections and along roadway corridors in order to optimize traffic flow through the City and reduce traffic queuing. Mechanisms include adding turn-out lanes at key intersections with transition back to the original number of lanes at mid-block as feasible to reduce bottlenecks.
- C-1.5 **Traffic Control System.** Provide a coordinated traffic control system that moves traffic within and through the City in an efficient and orderly manner. Upgrade systems as technology evolves.
- C-1.6 **Roadway Capacity.** Identify roadways that cannot be widened to their full master-planned width because existing development or other physical constraints prohibit acquisition of full right-of-way and consider parking restrictions, access management, roadway restriping, and intersection improvements as potential methods of increasing roadway capacity.

Consistency Analysis

A detailed *Transportation Impact Analysis* has been prepared by Urban Crossroads, which details the Project's traffic impacts on the local and regional roadway segments and intersections, which identifies the appropriate mitigation to ensure the Project's consistency with the General Plan's Circulation Element.

Policies Related to Access, Medians and Parkways

- C-1.8 **Reciprocal Access.** Require reciprocal accessways and consolidate commercial driveway entries along Florida Avenue, Sanderson Avenue, State Street, San Jacinto Street, and other commercial streets as practical.
- C-1.10 **Center Median Design.** Implement the design and construction of center landscaped medians with appropriate breaks for full turning movements along Florida Avenue, Stetson Avenue, Sanderson Avenue, Domenigoni Parkway, Warren Road, and other arterial corridors consistent with the General Plan's Circulation Map.
- C-1.11 **Parkway Design.** Emphasize the landscaping of parkways, roadways, entries, and gateways consistent with the Community Design Element including replacing any tree removed from the public right-of-way with a California friendly or shade tree of similar size and shape to a suitable location.

Consistency Analysis

The design of streetscapes in Ramona Creek is required to comply with provisions of the Hemet Municipal Code, as outlined in Specific Plan Chapter 2, *Development Plan*. Street trees planted in medians and parkways are required to be consistent with the plant palette included in the Specific Plan (Appendix B) and the City's approved street tree list. Areas of the community along the Florida Boulevard corridor are required to comply with provisions of the City's *Scenic Highway Setback Manual*, which dictates detailed standards for street and streetscape design. Driveways have been consolidated as part of the comprehensive design.

6.1.4 Community Services & Infrastructure Element

Policies Related to Schools

- CSI-7.1: **City/School Districts Coordination.** Coordinate development activity between the City and area school districts to adequately provide for the needs of the school districts through the collection of development fees and the appropriate location of school sites.
- CSI-7.3 **School Siting.** Encourage the siting of schools close to the neighborhoods they are intended to serve, siting to facilitate safe access for students walking, bicycling, or driving to and from school sites, and siting to minimize the extension of infrastructure and services.

Also:

- LU-3.6 **School Site Compatibility.** Ensure that new development is compatible with the location of existing and planned school sites, particularly in relation to senior housing projects or nonresidential uses.

Consistency Analysis

Ramona Creek is designed with the flexibility to accommodate a school in the northeastern corner of the site. This flexibility is provided through a School Overlay land use designation, shown in Specific Plan Figure 2-4, *Land Use Plan*. The 12-acre School Overlay allows for a K-5 school to be sited close to student-generating neighborhoods. Utilization of the overlay would promote safe access to school for students, who could easily walk or bike to the school.

Policies Related to Sustainability

- CSI-5.4 **Solar Energy.** Encourage new buildings to maximize solar access to promote passive solar energy use, natural ventilation, effective use of daylight, an on-site solar generation.
- CSI-8.4 **Green Building.** Through incentives such as expedited review of development projects, promote nonrequired alternative energy practices and Leadership in Energy and Environmental Design (LEED®) certifications.
- OS-6.1 **CALGreen Standards.** Encourage the efficient use of energy resources by residential, commercial, and industrial users by requiring project proposals to incorporate energy-efficient products and techniques into their designs in accordance with adopted California Green Building Standards Code standards and other development standards.
- OS-6.6 **Solar Energy.** Encourage existing or new structures to maximize solar access by promoting passive solar energy design, natural ventilation, effective use of daylight, an onsite solar generation.
- OS-7.8 **Green Building Techniques.** Encourage green building techniques that improve indoor air quality, energy efficiency and conservation in buildings, and utilization of renewable energy sources.
- CD-1.6 **Sustainable Design.** Require new developments to incorporate sustainable design amenities and features including using landscape areas for stormwater management and treatment.
- LU-2.9 **Sustainable Design.** Require that new development be designed to minimize consumption of water, energy and other resources and provide long-term sustainable site and building design features.

Consistency Analysis

Chapter 4 of the Specific Plan, *Sustainability*, addresses sustainable development and operational practices that will be implemented by the Project. Specifically, development in Ramona Creek is

required to meet or exceed requirements of Title 24, Part 6 of the California Energy Code, as adopted by the City of Hemet. Title 24 addresses energy efficiency in buildings and promotes the sustainable use of energy.

6.1.5 Public Safety Element

Policies Related to Public Safety

- PS-2.3 **New Development.** Minimize additional flood risk exposure in developing areas.
- PS-2.5 **Master Planning.** Promote the timely completion of master drainage plans and improvement projects that affect the City.
- PS-3.1 **Safe Pedestrian Design.** Enhance and maintain pedestrian safety through the inclusion of well-designed streets, sidewalks, crosswalks, traffic control devices, and school routes throughout the City.
- PS-7.1 **Fire Service Response.** Assess the impacts of incremental increases in community development density and intensity and subsequent impacts on traffic congestion, municipal infrastructure capacity, fire hazards, and emergency response times. Ensure through the development review process that new development and redevelopment will not result in a reducing fire protection services below acceptable, safe levels with adequate fire flows and response time of five minutes or less for 80 percent of fire and emergency calls on both a citywide and response area basis.
- PS-9.1 **Defensible Space.** Require new developments to incorporate site design that help ensure maximum visibility and security for entrances, pathways, streets, sidewalks, corridors, public and private open space, and parking lots and structures.
- PS-11.1 **Noise Standards.** Enforce noise standards to maintain acceptable noise limits and protect existing areas with acceptable noise environments.
- RC-3.3 **Anti-Crime Design.** Design park and recreation facilities and restrooms to discourage the potential for illicit and illegal activities.

Consistency Analysis

Ramona Creek is designed to maximize the health and safety of residents. The site has been carefully designed to balance on-site cut and fill while providing an on-site land-based drainage basin corridor and appropriate water quality measures. The Ramona Creek Corridor not only solves onsite drainage and integrates with and improves the regional drainage system, but also provides an opportunity for an attractive, landscaped area for open space and public recreation.

Streets and pedestrian routes are designed to be consistent with the Hemet Municipal Code and create a highly-connected network of travel paths, allowing for easy wayfinding and visibility. Building entries and residential neighborhoods in general are oriented to the street, and public

amenities (such as the Community Green, Recreation Spine, and Ramona Creek Corridor) are centrally located and surrounded by residential uses. These site design features ensure visibility between residences, the street, and common areas, creating a secure and defensible built environment.

The plant palette outlined in Appendix B identifies plant species for recreational areas that buffer residential areas from noise-producing sports activities but do not create the kind of full visual obstruction that would limit visibility or endanger security. Compliance with City noise standards is also reinforced by the Commercial Mixed Use District’s location between Florida Boulevard and residential areas of Ramona Creek. The nonresidential uses included in that area will separate residents from the noise and heavy traffic of Florida Boulevard while still providing links to that corridor.

Two City of Hemet fire stations are within a mile of Ramona Creek (stations #3 and #4). Ramona Creek is easily accessible to emergency response teams coming from these stations via major arterial roadways (Devonshire Avenue and Stetson Avenue/Warren Road, respectively). The Project will be required to pay the City's development impacts fees for emergency services.

6.1.6 Open Space & Conservation Element

Policies Related to Resource Protection

- OS-1.4 **Resource Protection in Development Design.** Require appropriate resource protection measures to be incorporated within specific plans and subsequent development proposals. Such requirements may include the preparation of a vegetation management program that addresses landscape maintenance, fuel modification zones, management of passive open space areas, provision of corridor connections for wildlife movement, conservation of water courses, rehabilitation of biological resources displaced in the planning process, and use of project design, engineering, and construction practices that minimize impacts on sensitive species, MSHCP conservation areas, and designated critical habitats.
- OS-1.6 **Habitat Conservation Plans.** Coordinate with Riverside County and other relevant agencies to implement the *Western Riverside County Multiple-Species Habitat Conservation Plan*, the *Habitat Conservation Plan for the Stephens’ Kangaroo Rat in Western Riverside County*, and any other applicable habitat plan.
- OS-2.1 **Development Design.** Encourage the use of clustered development and other site planning techniques to maximize the preservation of permanent open spaces.
- OS-5.4 **Reclaimed Water.** Use reclaimed water to irrigate parks, golf courses, public landscaped areas, and for other feasible applications as service becomes available from local water providers.

- LU-1.6 **Open Space Preservation.** Recognize and preserve open space, prominent landforms, natural beauty and critical environmental areas through creative design and integrate open space and trail networks within the urban fabric to enhance the character and quality of life.
- LU-2.11 **Stormwater Management.** Require a Stormwater Management approach to drainage systems that promotes multiple purposes for flood protection, water quality, groundwater recharge, habitat hydration, and serves as an attractive community amenity. Promote naturalized, soft-bottom channels and basins with landscaped banks and setbacks that incorporate trail systems where appropriate.

Consistency Analysis

Ramona Creek clusters development around the proposed Recreational Spine, Community Green and Ramona Creek Corridor. The Ramona Creek Corridor maximizing the corridor’s ability to facilitate regional drainage, wildlife movement, and groundwater recharge. A recycled water system will be provided and will connect to existing recycled water lines in Devonshire Avenue and Myers Street. The corridor perpetuates flows to offsite vernal pools.

Section 5.6.6, *Fees*, of the Ramona Creek Specific Plan outlines Ramona Creek’s compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). That compliance includes payment of a development mitigation fee that is used to cover costs associated with mitigating the impacts of development on wildlife species and natural ecosystems in Hemet.

6.1.7 Recreation & Trails Element

Policies Related to Parks and Open Space

- RC-1.1 **Diversity of Parks.** Develop a high-quality network of parks and open spaces that meet the needs of families, young adults, adults, seniors, children, and disabled individuals.
- RC-2.2 **Concurrent Development.** Require that development of recreation facilities occur concurrent with other residential development in an area.
- RC-2.3 **Quimby Act.** Continue to implement the Quimby Act to provide park dedication and in-lieu fees for community recreational facilities.
- RC-2.4 **Specific Plan Requirement.** Require a parks and recreation component in specific plans for new residential developments that:
 - identifies public and private park sites in accordance with approved service standards;
 - defines park types, design guidelines, landscape standards, and user demand;
 - integrates parks with neighborhood centers and schools;
 - physically links parkland to residential areas and facilities through an integrated system of green spaces and the City’s off-road and on-road trail system;

- defines design standards and programming needs consistent with the demographic trends of the City; and
- incorporates principles of energy, water, and natural resources conservation.

RC-2.5 **Acquiring or Accepting Parkland.** Establish the following criteria for acquiring or accepting parkland and recreational facilities:

- the City’s need based on current and projected user demands,
- the proximity of existing recreation and sports facilities,
- the preservation of natural resources and historic and cultural areas,
- the capability of the proposed site to accommodate the recreational needs of the population being served with a minimum of 5 acres,
- the capability of the proposed site to accommodate energy and water conservation principles, and
- the commitment of the developer to ensure the park is completed (e.g., a master developer bond).

RC-2.9 **Joint Use Agreements.** Pursue joint use agreements with the Hemet Unified School District, Valley-Wide Recreation and Park District, and Metropolitan Water District of Southern California to address the provision of park facilities, the type and use of facilities, liabilities, and other jurisdictional and user responsibilities.

RC-3.1 **Park Siting.** Situate community parks along major arterials and ensure adequate parking. Site neighborhood parks in high visibility areas on local or collector streets within the neighborhoods they serve and foster pedestrian access.

RC-3.2 **Park Design.** Design new parks and facilities consistent with modern safety and accessibility design codes and practices.

RC-4.1 **Park Design.** Design new parks and redesign existing parks to ensure that site activities, such as sports fields, nighttime lighting and parking areas, do not adversely affect adjacent land uses.

RC-4.2 **Accessibility.** Provide well-designed and easily accessible linkages to pedestrian and bike trails to encourage park users to access the park by nonvehicular means.

RC-5.2 **Open Space Buffers.** Provide open space buffer land in areas where development or recreational uses abuts important or ecologically sensitive natural resource areas in order to protect those resources and reduce potential adverse impacts from development.

RC-5.5 **Sustainable Recreation.** Promote water, energy, and resource conservation and best practices in the design, operation, and maintenance of new and existing parks, trails, and recreational facilities.

RC-6.2 **Development Requirement.** Require new development to provide trails in accordance with the City’s recreation and park master plan, specific plan requirements, and the policies of the General Plan.

- RC-6.3 **Trail Design and Connections.** Design trails for a variety of uses: open space, equestrian, multiple use, and bicycle, as conditions allow. Require that trail designs integrate with the existing and planned Riverside County Regional Trail System and the Diamond Valley Lake Trail System, as appropriate.
- CD-8.6 **Connections to Open Space.** Ensure that new residential neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, bikeways, and other open space networks and are within easy walking distance of residents.
- CD-13.9 **Linear Greenbelt.** Establish a linear greenbelt(s) connecting the public and quasi-public uses in the Downtown District and link with public gathering spaces. The greenbelt should incorporate a meandering sidewalk with trees shrubs and ground cover which create shaded paths visual interest and color. Seating areas should be spaced at reasonable intervals.
- LU-5.8 **Open Space.** Require that adequate open space and for larger projects, recreational or community serving uses, be incorporated in mixed use development to serve the needs of the residents and businesses.
- OS-2.3 **Greenbelts.** Use natural, undeveloped greenbelts as buffers between developments and on the edges of the City to preserve the rural and diverse character of Hemet.
- OS-2.6 **Open Space Accessibility.** As appropriate, create enhance, or improve accessibility to, visibility of, or recreational opportunities in natural and open space areas.

Consistency Analysis

The Ramona Creek community is defined by its open space and recreation amenities. These areas not only provide places for residents to enjoy both passive green space and programmed activity space, but also provide a structure within which to organize residential neighborhoods. These open space amenities integrate the entire community and allow access between residential and nonresidential uses without the use of the automobile. Park amenities are easily accessible to every resident in Ramona Creek.

In all, Ramona Creek provides approximately 36 acres of open space and recreational amenities, far exceeding the 12.5 acres required per the City standard of 5 acres per 1,000 residents, as summarized in Specific Plan Table 5-2.

Ramona Creek utilizes onsite drainage and utility corridors as opportunities to provide recreational amenities and walkable connections, and add value to the community. Both passive (picnic areas, seating areas) and active recreation (ball fields) will be accommodated in the site’s recreational corridors. Descriptions of the Recreational Spine, Community Green, and Ramona Creek Corridor are included in Specific Plan Chapter 2, *Development Plan*.

6.1.8 Art & Culture Element

Policies Related to Public Art and Community Events

- AC-1.1 **Community Identity.** Use public art and cultural programs to enhance the image of Hemet, to help support community identity, and to foster community pride.
- AC-1.2 **Art in Public Places Program.** Encourage the development of a coordinated, flexible, citywide Art in Public Places program for new development or community organizations to provide public art or spaces for art as part of a development project.
- AC-1.3 **Public Spaces and Facilities.** Use artistic elements in coordination with the City’s transportation network and pedestrian linkages, landscaping, lighting, paving, and signage at the City’s gateways and other public spaces to strengthen Hemet’s identity and image.
- AC-1.6 **Specific Plans.** Require an arts and culture component in new specific plans that incorporates public art into its design or support for arts and cultural activities into its programming.
- AC-2.5 **Community Events.** Encourage, promote, and participate in regional, citywide, and neighborhood arts and cultural events that benefit the City in terms of overall image, economic stimulus, and long-term goals.
- CD-1.7 **Public Art.** Promote the use of public art at key intersections and public plazas to enhance the appearance and identity of the community.
- CD-9.4 **Public Plazas.** Encourage public spaces and plazas within commercial developments that can accommodate cultural and social events and function as community gathering places. These gathering areas can include plazas and sidewalk cafes that need to be located adjacent to businesses whose patrons would use the spaces.
- RC-2.8 **Community Facilities.** Integrate community facilities such as community centers, auditoriums, day care centers, and other public and quasi-public uses into or adjacent to park facilities, as appropriate.

Consistency Analysis

The public spaces planned for Ramona Creek, including the Community Green, Recreation Spine, the Ramona Creek Corridor and the Commercial Mixed Use District pedestrian plaza, will be ideal venues for members of the community to congregate and participate in community events (see Specific Plan Figure 2-4, *Land Use Plan*, for locations). The Community Green is especially well suited to host cultural events. The space accommodates amenities such as an amphitheater and/or community room and is intended to host outdoor concerts, plays, and other community events.

Provisions of Specific Plan Chapter 3, *Design Guidelines*, are designed to ensure the creation of a unique and interesting built environment that incorporates artistic and visually-stimulating

features. Chapter 3 contains a specific guideline that encourages the incorporation of public art into outdoor gathering spaces in order to enhance the appearance and identity of the community.

APPENDIX B: Plant Palette

Trees and landscaping shall be planted according to the plant palette below. Tree species not found in the City’s approved street tree list may require approval from the City of Hemet. Species not found in the table below may be planted subject to the approval of the Planning Department and Department of Public Works.

With the exception of certain palm trees, the drip line of all trees must be a minimum of 15 feet from the edge of MWD pipelines. See section 3.2.3 of this Specific Plan for standards related to the placement of trees on or near MWD easements.

In order to limit the spread of invasive species, open space areas must be planted in compliance with provisions of the California Invasive Plant Council’s Invasive Plant Inventory. In addition, areas in or near the Ramona Creek corridor must be planted with plant species that are native to California.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Water Requirement¹</i>
Street Plant Palette		
Street Trees		
<i>Arbutus ‘marina’</i>	Marina Madrone	Medium/Low
<i>Callistemon citrinus</i>	Lemon Bottlebrush	Medium/Low
<i>Cercis occidentalis</i>	Western Redbud	Medium/Low
<i>Chitalpa Tashkentensis</i>	Chitalpa	Medium/Low
<i>Fraxinus angustifolia ‘Raywood’</i>	Raywood Ash	Medium
<i>Fraxinus uhdei ‘Majestic Beauty’</i>	Evergreen Ash	Medium
<i>Geijera parviflora</i>	Australian Willow	Medium/Low
<i>Ginkgo Biloba</i>	Maidenhair Tree, Ginkgo	Medium
<i>Gleditsia triacanthos ‘Sunburst’</i>	Honey Locust	Medium
<i>Jacaranda mimosifolia</i>	Blue Jacaranda	Medium
<i>Koelreuteria paniculata</i>	Goldenrain Tree	Medium
<i>Lagerstroemia indica ‘Muskogee’</i>	Crape Myrtle	Medium
<i>Parkinsonia x ‘desert museum’</i>	‘Desert Museum’ Palo Verde	Medium/Low
<i>Phoenix dactylifera</i>	Date Palm	Medium
<i>Pinus canariensis</i>	Canary Island Pine	Medium/Low
<i>Pistacia chinensis</i>	Chinese Pistache	Medium
<i>Platanus x acerfolia</i>	London Plane Tree	Medium
<i>Phoenix dactylifera</i>	Date Palm	Medium
<i>Prunus cerasifera blireiana</i>	Flowering Plum	Medium
<i>Pyrus calleryana ‘Chanticleer’</i>	Chanticleer Pear	Medium
<i>Pyrus kawakamii</i>	Evergreen Pear	Medium
<i>Quercus agrifolia</i>	Coast Live Oak	Medium/Low
<i>Quercus ilex</i>	Holly Oak	Medium/Low

Botanical Name	Common Name	Water Requirement¹
Quercus suber	Cork Oak	Medium/Low
Ulmus parvifolia	Chinese Elm	Medium/Low
Washingtonia Robusta	Washington Fan Palm	Medium/Low
Zelkova serrata	Japanese Zelkova	Medium
Shrubs and Grasses		
Agave desertii	Desert Agave	Low/Very Low
Baccharis 'Centennial'	Desert Broom	Medium/Low
Baccharis salicifolia	Mule Fat	Medium/Low
Bouteloua gracilis	Blue Grama Grass	Low/Very Low
Calamagrotis x acuiiflora 'Karl Foerster'	Feather Reed Grass	Medium/Low
Callistemon V. 'Little John'	Dwarf Bottlebrush	Medium/Low
Chamaerops Humilis	Mediterranean Fan Palm	Medium/Low
Chondropetalum tectorum	Cape Rush	Medium
Cistus purpureus	Orchid Rockrose	Medium/Low
Dietes grandiflora	Wild Iris	Medium
Festuca O. glauca	Blue Fescue	Medium
Garrya elliptica	Coast Silktassel	Medium/Low
Grevillea 'Noellii'	Noel's Grevillea	Medium/Low
Heteromeles arbutifolia	California Holly, Toyon	Medium/Low
Muhlenbergia rigens	Deer Grass	Medium/Low
Nandina domestica 'Nana'	Dwarf Heavenly Bamboo	Medium
Phormium tenax 'Jack Spratt'	New Zealand Flax	Medium
Phormium tenax 'Tom Thumb'	Dwarf Flax	Medium
Rhaphiolepis indica 'Ballerina'	India Hawthorn	Medium
Rosmarinus officinalis 'Tuscan Blue'	'Tuscan Blue' Rosemary	Medium/Low
Salvia microphylla	Baby Sage	Low/Very Low
Xylosma congestum	Shiny Xylosma	Medium
Groundcover and Vines		
Arctotis acaulis	African Daisy	Medium/Low
Carex buchananii	leatherleaf Sedge	Medium
Ceanothus 'Centennial'	Wild Lilac	Medium/Low
Cistus x skanbergii	Rock Rose	Medium/Low
Coprosma x kirkii	Coprosma	Medium
Distictis buccinatoria	Blood Trumpet Vine	Medium
Erigeron karvinskianus	Mexican Daisy	Medium
Festuca glauca	Blue Fescue	Medium
Hardenbergia Sp.	Lilac Vine	Medium/Low
Lantana montevidensis	Trailing Lantana	Medium/Low
Lonicera subspicata	Southern Honeysuckle	Medium/Low
Myoporum parvifolium	Creeping Boobiella	Medium
Oenothera biennis	Evening Primrose	Medium/Low
Osteospermum fruticosum	Trailing African Daisy	Low
Pittosporum tobira 'Dwarf Variegata'	Dwarf Varietaged Pittosporum	Medium
Senecio mandraliscae	Blue Chalk Sticks	Low/Very Low

Botanical Name	Common Name	Water Requirement¹
Commercial Mixed Use Area/Parks/Recreation Area/Creek Area Plant Palette		
Trees		
Brahea armata	Mexican Blue Palm	Medium
Butia capitata	Pindo Palm	Medium
Cercis occidentalis	Western Redbud	Medium/Low
Chorisia speciosa	Floss Silk Tree	Medium
Geijera parviflora	Australian Willow	Medium/Low
Hymenosporum flavum	Sweet Shade Tree	Medium
Jacaranda mimosifolia	Jacaranda	Medium
Juglans californica	Southern California Walnut	Medium/Low
Koelreuteria bipinnata	Chinese Flame Tree	Medium
Koelreuteria paniculata	Golden Rain Tree	Medium
Lagerstroemia indica 'Tuskegee'	Tuskegee Crape Myrtle	Medium
Lagerstroemia indica 'Watermelon Red'	Watermelon Red Crape Myrtle	Medium
Olea europaea	Olive	Medium/Low
Pinus halepensis	Aleppo Pine	Low/Very Low
Pistacia chinensis	Chinese Pistache	Medium
Prunus cerasifera blireiana	Flowering Plum	Medium
Pyrus callieriana 'Aristocrat'	Callery Pear	Medium
Pyrus kawakamii	Evergreen Pear	Medium
Quercus engelmannii	Engelmann Oak	Medium/Low
Rhus lancea	African Sumac	Medium/Low
Washingtonia filifera	California Fan Palm	Medium/Low
Shrubs and Grasses		
Abelia grandiflora 'Edward Goucher'	Glossy Abelia	Medium
Anigozanthos flavidus	Kangaroo Paw	Medium/Low
Atriplex lentiformis	Quail Bush	Low/Very Low
Baccharis 'Centennial'	Desert Broom	Medium/Low
Baccharis pilularis	Coyote Bush	Medium/Low
Berberis nevinii	Nevin's Barberrry	Medium/Low
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	Medium/Low
Callistemon citrinus	Lemon Bottlebrush	Medium/Low
Cistus x purpureus	Orchid Rock Rose	Medium/Low
Coleonema pulchrum	Breath of Heaven	Medium
Dietes grandiflora	Wild Iris	Medium
Festuca californica	California Fescue	Low/Very Low
Grevillea 'Noellii'	Grevillea	Medium/Low
Hemerocallis	Daylily	Medium
Juniperus californica	California Juniper	Medium/Low
Lavandula stoechas 'Otto Quast'	Lavender	Medium/Low
Lavatera assurgentiflora	Island Tree Mallow	Medium/Low
Leymus condensatus	Giant Wild Rye	Medium/Low
Muhlenbergia capillaris	Pink Muhly Grass	Medium/Low

Botanical Name	Common Name	Water Requirement¹
Muhlenbergia rigens	Deer Grass	Medium/Low
Nandina domestica 'Nana'	Dwarf Heavenly Bamboo	Medium
Nassella pulchra	Purple Needle Grass	Low/Very Low
Osmanthus fragrans	Sweet Olive	Medium
Phormium tenax	New Zealand Flax	Medium
Photinia fraseri	Red Tip Photinia	Medium
Pennisetum setaceum 'Little Bunny'	Dwarf Fountain Grass	Low
Pittosporum tobira	Japanese Mock Orange	Medium
Rhaphiolepis indica 'Dancer'	Indian Hawthorn	Medium
Rhus ovata	Sugar Bush	Low/Very Low
Rosa floribunda 'Iceberg'	White Shrub Rose	Medium
Rosmarinus officinalis 'Tuscan Blue'	'Tuscan Blue' Rosemary	Medium
Salvia clevelandii	Cleveland Sage	Low/Very Low
Salvia greggii	Autumn Sage	Low/Very Low
Salvia leucophylla	Purple Sage	Low/Very Low
Sambucus mexicanus	Mexican Elderberry	Medium/Low
Xylosma congestum	Shiny Xylosma	Medium
Groundcover and Vines		
Arctotis acaulis	African Daisy	Medium/Low
Distictis buccinatoria	Blood Red Trumpet Vine	Medium
Ficus pumila	Creeping Fig	Medium
Gelsemium sempervirens	Carolina Jessamine	Medium
Hypericum calycinum	St. John's Wort	Medium
Lantana montevidensis	Trailing Lantana	Medium/Low
Ophiopogon japonicus	Mondo Grass	Medium
Pittosporum tobira 'Cream de Mint'	'Cream de Mint' Dwarf Mock Orange	Medium
Rosa floribunda 'Carpet White'	White Carpet Rose	Medium
Rosmarinus officinalis 'Tuscan'	Rosemary	Medium/Low

¹Water Requirement, or "Plant Factor" is listed as referenced in "*Landscape Plants for California Gardens*" by Robert C. Perry. Plants with two requirements (Medium/Low or Low/Very Low) are well adapted to regular soil moisture availability during the winter and reduced availability in summer. Plants with a single plant factor (Medium or Low) grow best with regular water all year. Both annual and seasonal moisture needs are to be considered when plants are grouped together, a strategy known as hydrozoning.

TREE SPECIES



Botanical Name:
Arbutus 'marina'
Common Name:
Marina Madrone
Height: 15'-40'
Spread: 20'-35'
Type: Evergreen
Water Use: M/L



Botanical Name:
Brahea armata
Common Name:
Mexican Blue Palm
Height: 20'-40'
Spread: 12'-25'
Type: Palm
Water Use: L



Botanical Name:
Butia capitata
Common Name:
Pindo Palm
Height: 15'-25'
Spread: 10'-15'
Type: Palm
Water Use: L



Botanical Name:
Callistemon citrinus
Common Name:
Lemon Bottlebrush
Height: 10'-15'
Spread: 10'-25'
Type: Evergreen
Water Use: M/L



Botanical Name:
Cercis occidentalis
Common Name:
Western Redbud
Height: 10'-20'
Spread: 10'-20'
Type: Deciduous
Water Use: M/L



Botanical Name:
Chitalpa
tashkentensis
Common Name:
Chitalpa
Height: 15'-20'
Spread: 20'-30'
Type: Deciduous
Water Use: M/L



Botanical Name:
Chorisia speciosa
Common Name:
Floss Silk Tree
Height: 10'-20'
Spread: 10'-20'
Type: Deciduous
Water Use: M



Botanical Name:
Fraxinus
angustifolia
'Raywood'
Common Name:
Raywood Ash
Height: 50'-80'
Spread: 30'-40'
Type: Deciduous
Water Use: M



Botanical Name:
Geijera parviflora
Common Name:
Australia Willow
Height: 25'-35'
Spread: 20'-25'
Type: Evergreen
Water Use: M/L



Botanical Name:
Ginkgo biloba
Common Name:
Maidenhair Tree
Height: 50'-80'
Spread: 30'-40'
Type: Deciduous
Water Use: M



Botanical Name:
Gleditsia triacanthos
'Sunburst'
Common Name:
Honey Locust
Height: 30'-40'
Spread: 30'-40'
Type: Deciduous
Water Use: M



Botanical Name:
Jacaranda mimosifolia
Common Name:
Jacaranda
Height: 25'-40'
Spread: 45'-60'
Type: Deciduous
Water Use: M



Botanical Name:
Koelreuteria bipinnata
Common Name:
Chinese Flame Tree
Height: 20'-35'
Spread: 25'-35'
Type: Deciduous
Water Use: M



Botanical Name:
Koelreuteria paniculata
Common Name:
Goldenrain Tree
Height: 20'-40'
Spread: 15'-35'
Type: Deciduous
Water Use: M



Botanical Name:
Lagerstroemia indica 'Muskogee'
Common Name:
Crape Myrtle
Height: 6'-10'
Spread: 6'-8'
Type: Evergreen
Water Use: M



Botanical Name:
Olea europaea
Common Name:
Olive
Height: 20'-30'
Spread: 20'-30'
Type: Evergreen
Water Use: L/VL



Botanical Name:
Parkinsonia x
'desert museum'
Common Name:
Thornless Palo
Verde
Height: 20'-30'
Spread: 20'-40'
Type: Evergreen
Water Use: M/L



Botanical Name:
Phoenix dactylifera
Common Name:
Date Palm
Height: 40'-80'
Spread: 20'-25'
Type: Palm
Water Use: M/L



Botanical Name:
Pinus canariensis
Common Name:
Canary Island Pine
Height: 50'-80'
Spread: 30'
Type: Evergreen
Water Use: M/L



Botanical Name:
Pistacia chinensis
Common Name:
Chinese Pistache
Height: 30'-50'
Spread: 25'-35'
Type: Deciduous
Water Use: M



Botanical Name:
Platanus x acerifolia
Common Name:
London Plane Tree
Height: 75'-100'
Spread: 75'-85'
Type: Deciduous
Water Use: M/L



Botanical Name:
Podocarpus
gracilior
Common Name:
Fern Pine
Height: 20'-60'
Spread: 10'-30'
Type: Evergreen
Water Use: M



Botanical Name:
Prunus cerasifera
blireiana
Common Name:
Flowering Plum
Height: 20'-25'
Spread: 15'-20'
Type: Deciduous
Water Use: M/L



Botanical Name:
Pyrus calleryana
'Chanticleer'
Common Name:
Chanticleer Pear
Height: 35'-40'
Spread: 15'-20'
Type: Deciduous
Water Use: M



Botanical Name:
Pyrus kawakamii
Common Name:
Evergreen Pear
Height: 20'-30'
Spread: 20'-30'
Type: Evergreen
Water Use: M



Botanical Name:
Quercus agrifolia
Common Name:
Coast Live Oak
Height: 40'-60'
Spread: 40'-50'
Type: Evergreen
Water Use: L/VL



Botanical Name:
Quercus suber
Common Name:
Cork Oak
Height: 50'-60'
Spread: 50'-60'
Type: Evergreen
Water Use: M/L



Botanical Name:
Rhus lancea
Common Name:
African Sumac
Height: 20'-30'
Spread: 20'-30'
Type: Evergreen
Water Use: M/L



Botanical Name:
Ulmus parvifolia
Common Name:
Chinese Elm
Height: 40'-50'
Spread: 50'-60'
Type: Deciduous/
Evergreen
Water Use: M



Botanical Name:
Washingtonia filifera
Common Name:
California Fan Palm
Height: 40'-60'
Spread: 10'-15'
Type: Palm
Water Use: M/L



Botanical Name:
Washingtonia
robusta
Common Name:
Washington Fan
Palm
Height: 70'-80'
Spread: over 40'
Type: Palm
Water Use: M/L



Botanical Name:
Zelkova serrata
Common Name:
Japanese Zelkova
Height: 50'-80'
Spread: 50'-80'
Type: Deciduous
Water Use: M

SHRUBS AND GRASSES



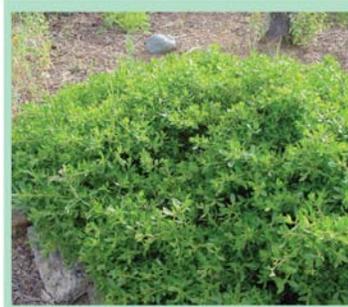
Botanical Name:
Agave deserti
Common Name:
Desert Agave
Height: 4'-6'
Spread: 8'-10'
Type: Succulent
Shrub
Water Use: L/VL



Botanical Name:
Atriplex lentiformis
Common Name:
Coastal Quail Brush
Height: 5'-15'
Spread: 5'-10'
Type: Evergreen
Shrub
Water Use: L



Botanical Name:
Baccharis
'Centennial'
Common Name:
Desert Broom
Height: 1'-3'
Spread: 3'-12'
Type: Evergreen
Shrub
Water Use: M/L



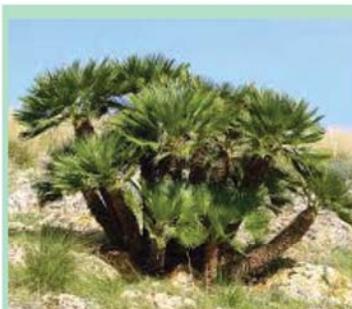
Botanical Name:
Baccharis pilularis
Common Name:
Coyote Brush
Height: 4'-8'
Spread: 10'-12'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Baccharis salicifolia
Common Name:
Mule-fat
Height: 4'-10'
Spread: 4'-10'
Type: Evergreen
Shrub
Water Use: L/VL



Botanical Name:
Callistemon V. 'Little
John'
Common Name:
Dwaft Callistemon
Height: 2'-3'
Spread: 2'-3'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Chamaerops
humilis
Common Name:
Mediterranean Fan
Palm
Height: 8'-10'
Spread: 5'-10'
Type: Palm
Water Use: M



Botanical Name:
Cistus x purpureus
Common Name:
Orchid Rockrose
Height: 4'-6'
Spread: 4'-6'
Type: Evergreen
Shrub
Water Use: L/VL



Botanical Name:
Diets grandiflora
Common Name:
Wild Iris
Height: 3'-4'
Spread: 2'-3'
Type: Perennial,
Evergreen Shrub
Water Use: M



Botanical Name:
Festuca californica
Common Name:
California Fescue
Height: 2'-5'
Spread: 1'-2'
Type: Perennial
Grass
Water Use: M



Botanical Name:
Festuca O. glauca
Common Name:
Blue Fescue
Height: 0.5-1'
Spread: 1'-2'
Type: Ornamental
Grass
Water Use: M/L



Botanical Name:
Garrya elliptica
Common Name:
Garryaceae
Height: 7'-14'
Spread: 10'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Grevillea 'Noellii'
Common Name:
Noel Grevillea
Height: 4'-6'
Spread: 4'-6'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Heteromeles
arbutifolia
Common Name:
California Holly
Height: 6'-10'
Spread: 6'-8'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Lavandula stoechas
'Otto Quast'
Common Name:
Dwarf Flax
Height: 2'-3'
Spread: 2'-3'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Lavatera
assurgentiflora
Common Name:
Island Tree Mellow
Height: 10'
Spread: 10'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Leymus
condensatus
Common Name:
Giant Wild Rye
Height:
Spread:
Type: Evergreen
Shrub
Water Use: L



Botanical Name:
Muhlenbergia
rigens
Common Name:
Deer Grass
Height: 3'-6'
Spread: 2'-3'
Type: Perennial
Grass
Water Use: M/L



Botanical Name:
Nandina domestica
'Nana'
Common Name:
Heavenly Bamboo
Height: 4'-5'
Spread: 3'-4'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Phormium tenax
'Tom Thumb'
Common Name:
Dwarf Flax
Height: 4'-5'
Spread: 5'-10'
Type: Evergreen
Shrub, Perennial
Water Use: M



Botanical Name:
Rhamphiolepis indica
Common Name:
India Hawthorn
Height: 4'-5'
Spread: 4'-5'
Type: Evergreen
Shrub
Water Use: M



Botanical Name:
Rosmarinus
officinalis 'Tuscan
Blue'
Common Name:
Tuscan Blue
Rosemary
Height: 4'-6'
Spread: 4'-5'
Type: Evergreen
Shrub
Water Use: M/L



Botanical Name:
Salvia microphylla
Common Name:
Baby Sage,
Graham Sage
Height: 3'-4'
Spread: 3'-4'
Type: Evergreen
Shrub
Water Use: L/VL



Botanical Name:
Xylosma cogestum
Common Name:
Shiny Xylosma
Height: 6'-10'
Spread: 8'-12'
Type: Evergreen
Shrub
Water Use: M

VINES AND GROUND COVERS



Botanical Name:
Arctotis acaulis
Common Name:
African Daisy
Height: 1'
Spread: 3'-4'
Type: Groundcover,
Perennial
Water Use: M



Botanical Name:
Distictis
buccinatoria
Common Name:
Blood Trumpet Vine
Height: 30'-50'
Spread: 5'-30'
Type: Evergreen
Vine
Water Use: M



Botanical Name:
Erigeron
karvinskianus
Common Name:
Mexican Fleabane
Height: 1'-2'
Spread: 3'-4'
Type: Perennial
Water Use: L



Botanical Name:
Lantana
montevidensis
Common Name:
Trailing Lantana
Height: 1'-2'
Spread: 3'-5'
Type: Evergreen
Groundcover
Water Use: L



Botanical Name:
Oenothera biennis
Common Name:
Evening Primrose
Height: 3'-5'
Spread: 1'-2'
Type: Perennial/
Biennial
Water Use: M/L



Botanical Name:
Pittosporum tobira
'Nana Variegata'
Common Name:
Dwarf Variegated
Pittosporum
Height: 2'-5'
Spread: 3'-5'
Type: Evergreen
Groundcover,
Shrubs
Water Use: M



Botanical Name:
Rosa 'Carpet White'
Common Name:
White Carpet Rose
Height: 1'-3'
Spread: 3'-4'
Type: Groundcover
Water Use: M/L



Botanical Name:
Senecio
mandraliscae
Common Name:
Blue Figure
Height: 1'-2'
Spread: 2'-3'
Type: Evergreen
Groundcover
Water Use: L/L

APPENDIX C: Glossary of Terms

Accessory dwelling unit, second unit. A self-contained living unit—attached or detached—in addition to the primary residential unit on a single lot. A “granny flat” is one type of second unit intended for the elderly.

Acres, gross. The entire acreage of a site. Gross acreage is calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, net. The portion of a site that can actually be built upon. This includes private parks, private streets, and private open space, but does not include public rights-of-way, public open space, or publicly owned floodways.

Alley. A narrow, low-speed roadway that provides access to the back of residences. Alleys may be found in some residential neighborhoods of Ramona Creek depending on the residential unit type. See Figure 2-9, *Street Sections*.

Arterial highway. See “Street, arterial.”

Bikeways. Bicycle lanes, bicycle paths, and bicycle routes.

Buildout. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Clustered development. Development in which a number of dwelling units are placed in closer proximity than usual or attached, with the purpose of retaining some feature, such as recreational areas or open space.

Density, residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See “Acres, gross” and “Acres, net.”)

Dwelling unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen) that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind [California].

Floor Area Ratio (FAR). The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow only 5,000 square feet.

Gateways. Denotes the locations of prominent structural and/or landscape features that announce the arrival into a particular neighborhood, district, or activity area.

Granny flat. See “Accessory dwelling unit; second unit.”

Housing unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, multifamily dwelling, condominium, modular home, mobile home, cooperative, or any other residential unit considered real property under state law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. Also, it is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See “Dwelling unit” and “Family”)

Intensity, building. For nonresidential uses, the actual or maximum permitted floor area ratios (FARs).

Live-work units/products. A unique type of mixed-use development that combines residential living space and commercial space.

Median. The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mixed use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building, single site, or group of contiguous properties in an integrated fashion and with a coherent physical design.

Neighborhood. A grouping of residential, commercial, service, and recreational uses that are related by their orientation, design, or access points.

Nonconforming use. A lawful use of a building or land, or any part thereof, existing at the time of the adoption of this title that does not conform to the regulations for the district in which it is located as set forth in this title.

Open space. Any parcel or area of land or water that is essentially unimproved and devoted to (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Open space, private. Those areas within the development that are intended to be used exclusively by the individual homeowner. Private open space shall include patios, balconies, fenced private yards, and other private areas. Private open space may include ground-floor patios or courtyards, second- or third-floor balconies or decks, and rooftop decks. Private open space may be covered, but must be open on at least one side.

Open space, public. Areas designated for use and enjoyment by all residents and developed for recreational or leisure activities. These common areas may include game courts, trails, sidewalks, swimming pools, garden grounds, landscaped areas, sauna baths, tennis courts, basketball courts, volleyball courts, putting greens, play lots, and clubhouse facilities.

Overlay. A land use designation on the General Plan land use map or a zoning designation on a zoning map that modifies the basic underlying designation in some manner.

Parcel. A lot in single ownership or under single control; usually considered a unit for purposes of development.

Parkland. Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use.

Parks. Open space lands for the primary purpose of recreation.

Parkway. A piece of land between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees; also known as “planter strip.”

Recreation, active. A type of recreation or activity that requires the use of organized play areas, including but not limited to softball, baseball, football, and soccer fields; tennis and basketball courts; and various forms of children’s play equipment.

Recreation, passive. Type of recreation or activity that does not require the use of organized play areas and includes multipurpose trails and picnic areas.

Right-of-way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.

Street, arterial. A six-lane roadway with limited/controlled access to minimize conflicts and accommodate higher speeds. Intersections are signalized and separated by at least one-quarter mile. Arterial streets provide intra- and intercommunity travel and access to the regional highway and freeway system. Access to community arterials should be provided at collector roads and local streets, discouraging direct access from parcels to existing arterials.

Street, collector. A two-lane roadway with full shoulders. Residences are not permitted to have individual driveways onto the street, and parking may not be accommodated to allow space for bicycles, NEV lanes, or other improvements. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network. See Figure 2-9, *Street Sections*.

Street, local. A low-speed, low-volume roadway that provides circulation within neighborhoods. Local streets provide direct access to fronting properties and are not intended for through traffic. See Figure 2-9, *Street Sections*.

Street, secondary. A four-lane street with a painted centerline and no median. Parking is not accommodated but bike lanes may be accommodated.

Structure. Anything constructed or erected on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision. The division of a tract of land into defined lots, either improved or unimproved, that can be separately conveyed by sale or lease and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Zoning. The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

APPENDIX D: Resolutions and Ordinances Adopting The Specific Plan

APPENDIX E: Environmental Mitigation Monitoring Plan

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
IV.B Aesthetics				
Mitigation Measure B-1: Light and Glare Prior to the approval of a Street Improvement Plan for residential or commercial development, the Project applicant shall submit a street lighting plan for review and approval by the Department of Public Works. The plan shall include the amount, location, height, and intensity of street lighting limited to the minimum necessary for public safety in order to reduce potential for light and glare and incidental spillover into adjacent properties and/or roadways.	Prior to the approval of a Street Improvement Plan	City of Hemet - Engineering Division		
IV.D Air Quality				
Mitigation Measure D-1: Regional Construction Emissions During any grading activities, all heavy-duty diesel equipment (≥ 100 horsepower) shall be CARB Tier 3 Certified or better.	On-going through any construction phase	City of Hemet – Engineering Division		
Mitigation Measure D-2: Regional Construction Emissions Only Zero-Volatile Compounds paints (no more than 100 gram/liter of VOC) and/or High-Pressure Low-Volume applications consistent with SCAQMD Rule 1113 shall be used.	On-going through any construction phase	City of Hemet – Engineering Division		
Mitigation Measure D-3: Localized Construction Emissions During any construction activities, active heavy-duty construction equipment shall be located at least 100 feet away from sensitive receptors (including on-site and off-site residences and schools).	On-going through any construction phase	City of Hemet – Engineering Division		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure D-4: Localized Construction Emissions</p> <p>Water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.</p>	On-going through any construction phase	City of Hemet – Engineering Division		
<p>Mitigation Measure D-5: Localized Construction Emissions</p> <p>The construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:</p> <ul style="list-style-type: none"> • Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; • Pave the surface extending at least 100 feet and at least 20 feet wide; • Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or • Install a wheel washing system to remove bulk material from tires and vehicle undercarriages. 	On-going through any construction phase	City of Hemet – Engineering Division		
<p>Mitigation Measure D-6: Localized Construction Emissions</p> <p>All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).</p>	On-going through any construction phase	City of Hemet – Engineering Division		
<p>Mitigation Measure D-7: Localized Construction Emissions</p> <p>Construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts).</p>	On-going through any construction phase	City of Hemet – Engineering Division		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
Mitigation Measure D-8: Localized Construction Emissions Ground cover in disturbed areas shall be replaced as quickly as possible.	any construction phase	Division		
Mitigation Measure D-9: Localized Construction Emissions Apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).	On-going through any construction phase	City of Hemet – Engineering Division		
Mitigation Measure D-10: Localized Construction Emissions Traffic speeds on all unpaved roads to be reduced to 15 mph or less.	On-going through any construction phase	City of Hemet – Engineering Division		
Mitigation Measure D-11: Localized Construction Emissions Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.	On-going through any construction phase	City of Hemet – Engineering Division		
Mitigation Measure D-12: Localized Construction Emissions Heavy-duty equipment operations shall be suspended during first and second stage smog alerts.	On-going through any construction phase	City of Hemet – Engineering Division		
Mitigation Measure D-13: Localized Construction Emissions Equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.	On-going through any construction phase	City of Hemet – Engineering Division		
Mitigation Measure D-14: Localized Construction Emissions All diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.	On-going through any construction phase	City of Hemet – Engineering Division		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure D-15: Localized Construction Emissions All diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.</p> <p>Mitigation Measure D-16: Localized Construction Emissions Electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.</p> <p>Mitigation Measure D-17: Localized Construction Emissions Heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.</p> <p>Mitigation Measure D-18: 4.3.1 Building Materials</p> <ul style="list-style-type: none"> Architectural paints and coatings shall comply with VOC limits identified in the CalGreen Code (required). Prefinished building materials that do not require additional painting or staining should be utilized when possible as discussed in Section A4.405, Material Sources, of the CalGreen Code (suggested). Insulation with at least 75 percent recycled content on the aggregate, such as cellulose, newspaper, or recycled cotton (suggested). 	<p>On-going through any construction phase</p> <p>On-going through any construction phase</p> <p>On-going through any construction phase</p>	<p>City of Hemet – Engineering Division</p> <p>City of Hemet – Engineering Division/Building & Safety Division</p> <p>City of Hemet – Engineering Division/Building & Safety Division</p> <p>City of Hemet – Building & Safety Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure D-19: 4.3.2. Indoor/Outdoor Air Quality</p> <ul style="list-style-type: none"> • Outdoor electrical outlets for electric outdoor equipment. • Pre-wiring electric vehicle plug-in stations as part of surface or indoor parking lot. • Flooring and insulation products that are low emitters of volatile organic compounds (VOC) and formaldehyde (required). • Low- and zero- VOC paints, finishes, adhesives, caulks, and other substances to improve indoor air quality and avoid harmful health effects of off-gassing (required). • Natural gas fireplaces to minimize smoke and pollutants from wood burning fireplaces (e.g. CO, NO and VOCs)(required). • Construction equipment shall be properly maintained and serviced to minimize construction related exhaust emissions (required). • Smoking shall be prohibited in nonresidential buildings and within 25 feet of nonresidential building entries, outdoor air intakes, and operable windows per Section 5.504, Pollution Control, of the CalGreen Code (required). 	<p>On-going prior to issuance of certificate of occupancy.</p>	<p>City Hemet, Building and Safety Division</p>		
<p>IV.E Biological Resources</p> <p>Mitigation Measure E-1: Multiple Species Habitat Conservation Plan</p> <p>The Project applicant shall pay the MSHCP Local Development Mitigation fees as established and implemented by the City of Hemet.</p> <p>Mitigation Measure E-2: Stephens' Kangaroo Rat</p> <p>The Project site falls within the Stephens' Kangaroo Rat (SKR) fee area outlined in the Riverside County SKR HCP. The Project applicant shall pay the fees pursuant to County Ordinance 663.10 for the Riverside County SKR HCP Fee Assessment Area as established and implemented by the County.</p>	<p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permit</p>	<p>City of Hemet – Building & Safety Division</p> <p>City of Hemet – Building & Safety Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure E-3: Burrowing Owl</p> <p>A 30-day burrowing owl preconstruction survey shall be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The survey will be conducted in compliance with both MSHCP and CDFW guidelines (MSHCP 2006, CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Hemet prior to any permit or approval for ground disturbing activities.</p> <p>If burrowing owls are detected on-site during the 30-day preconstruction survey, during the breeding season (February 1 to August 31), then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are compete or not initiated. In addition to monitoring breeding activity, if construction would occur during the breeding season and/or if active relocation is proposed, a burrowing owl mitigation plan shall be developed based on the County of Riverside Environmental Programs Division, CDFW and USFWS requirements for the active relocation of individuals to the Lake Mathews Preserve.</p>	<p>On-going prior to issuance of grading permit</p>	<p>City of Hemet – Planning Division/Building & Safety Division</p>		
<p>Mitigation Measure E-4: Migratory Bird Treaty Act</p> <p>Mitigation for potential direct/indirect impacts to common and MSHCP covered sensitive passerine and raptor species will require compliance with the federal MBTA. Construction outside the nesting season (between September 16th and January 31st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist must conduct a nesting bird survey(s) no more than fourteen days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the Project site.</p>	<p>On-going prior to issuance of grading permit</p>	<p>City of Hemet – Planning Division/Engineering Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>The survey(s) would focus on identifying any raptors and/or passerines nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the City of Hemet prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A report of the findings prepared by a qualified biologist shall be submitted to the City of Hemet prior to construction that has the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.</p> <p>Mitigation Measure E-5: Riparian/Riverine/Vernal Pool Resources</p> <p>To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset impacts to 0.45 acre of vernal pools and 0.59 acre of agricultural ditches by preserving a minimum of 2.08 acre of vernal pool habitat within Criteria Cell 3684 Cell Group D (APN 465-020-030, Hemet Marketplace) as directed by the RCA, USFWS, CDFW, USACE, and RWQCB. The 2.08 acres of mitigation lands (2:1 ratio) shall be identified, preserved and conveyed in fee title, or by conservation easement, to the RCA. The proposed mitigation study area within which 2.08 acres will be preserved is located south of Florida Avenue and west of Warren Road in the City of Hemet, California, as illustrated in Figure IV.E-7, Proposed Off-site Mitigation Preservation Study Area. Specifically, the study area is</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Hemet – Planning Division/Engineering Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>located within the MSHCP San Jacinto Valley Area Plan, Subunit 4: Hemet Vernal Pool Areas East in Cell 3584.</p> <p>In addition to preserving lands southwest of the Project site, the Project proponent shall also provide design elements that will contribute to the Regional Drainage Plan. Specifically, the Project shall safely convey the region-wide peak flows (the maximum flow rate associated with a 100-year storm event), as well as the increased surface flows that will result from the development of the site, from the intersection of Myers Street and Devonshire Road to the intersection of Warren Road and Florida Avenue. The watershed runoff shall be discharged into an existing channel system along Warren Road, which then extends south of Florida Avenue and recharges the vernal pool system. Runoff patterns shall be recreated to mimic pre-development conditions.</p> <p>Mitigation Measure E-6: CDFW/RWQCB</p> <p>Prior to issuance of a grading permit, the Project applicant shall obtain a 1602 SAA from CDFW and a WDR permit issued by the RWQCB pursuant to the California Water Code Section 13260. At a minimum, the Project Applicant shall comply with Mitigation Measure E-5 to mitigate its impacts to CDFW/RWQCB resources, and shall otherwise comply with the applicable permit conditions of the 1602 SAA and WDR permit.</p> <p>Mitigation Measure E-7: Indirect Impacts</p> <p>Final Project design shall be developed to ensure that best management practices incorporated into the Project address and minimize edge effects associated with the Urban/Wildlands Interface of open space lands proposed within the southwest region of the property (vernal pool – alkaline complex), including the maintenance and conveyance of season clean water flows through the Project site to the MSHCP Criteria Area where alkali vernal plain habitat is located west and southwest of the property (Noncontiguous Habitat Block 7).</p>	<p>Prior to issuance of a grading permit</p> <p>On-going during project design review</p>	<p>California Department of Fish and Wildlife Regional Water Quality Control Board City of Hemet – Planning Division/Engineering Division City of Hemet – Planning Division/Engineering Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
IV.F Cultural Resources				
<p>Mitigation Measure F-1: Archaeological Resources</p> <p>Prior to the beginning of Project construction, the Project Developer(s) shall retain a City of Hemet-approved archaeological monitor to monitor all ground-disturbing activities, including off-site grading, in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation in consultation with the appropriate local Soboba Band or Pechanga Tribe.</p>	<p>Prior to issuance of a grading permit</p>	<p>City of Hemet – Planning Division/Engineering Division</p> <p>Appropriate Tribe or Band</p>		
<p>Mitigation Measure F-2: Archaeological Resources</p> <p>At least 30 days prior to beginning Project construction, the Project Developer(s) shall contact the appropriate local Soboba Band or Pechanga Tribe to notify them of grading, excavation, and the monitoring program, and to coordinate with the City and the Soboba Band or Pechanga Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Soboba Band or Pechanga Tribe monitors during on-site and off-site grading, excavation, and ground disturbing activities; Project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.</p>	<p>Prior to issuance of a grading permit</p>	<p>City of Hemet – Planning Division/Engineering Division</p> <p>Appropriate Tribe or Band</p>		
<p>Mitigation Measure F-3: Archaeological Resources</p> <p>Prior to beginning Project construction, the Project archaeologist shall file a pre-grading report with the City (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure F-1, the archaeological monitor’s authority to stop and redirect grading shall be exercised in consultation with the appropriate local Soboba Band or Pechanga Tribe in order to evaluate the significance of any archaeological</p>	<p>Prior to issuance of a grading permit</p>	<p>City of Hemet – Engineering Division</p> <p>Appropriate Tribe or Band</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>resources discovered on the property. Soboba Band or Pechanga Tribe monitors shall be allowed to monitor all on-site and off-site grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the Project archaeologist. The archaeologist shall also be responsible for a post-grading monitoring report to be submitted to the City, the Project Developer(s), the Eastern Information Center, and the Pechanga Tribe and the Soboba Band of Luiseno Indians no later than 45 days after completion of all monitoring activities.</p> <p>Mitigation Measure F-4: Archaeological Resources</p> <p>The landowner(s) shall relinquish ownership of all cultural objects, including sacred items, burial goods, and all archaeological artifacts that are found on the Project area to the appropriate local Soboba Band or Pechanga Tribe for proper treatment and disposition as outlined in the Treatment and Monitoring Agreement required in Mitigation Measure F-2.</p>	<p>On-going during any construction</p>	<p>City of Hemet – Planning Division/Engineering Division</p> <p>Appropriate Tribe or Band</p>		
<p>Mitigation Measure F-5: Archaeological Resources</p> <p>All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.</p>	<p>On-going during any construction</p>	<p>City of Hemet – Planning Division/Engineering Division</p> <p>Appropriate Tribe or Band</p>		
<p>Mitigation Measure F-6: Archaeological Resources</p> <p>If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project Developer(s), the Project archaeologist, and the appropriate local Soboba Band or Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project Developer(s) and the Soboba Band or Pechanga Tribe cannot agree on the significance or the mitigation for such resources, these issues shall be presented to the City’s Community Development Director for decision. The City shall make the determination based on the provisions of CEQA and with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Soboba Band or Pechanga Tribe.</p>	<p>On-going during any construction</p>	<p>City of Hemet – Engineering Division</p> <p>Appropriate Tribe or Band</p>		

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Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
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<p>Mitigation Measure F-7: Paleontological</p> <p>Prior to the issuance of grading permits, the developer shall retain a qualified paleontologist to develop a Paleontologic Resource Impact Mitigation Program (PRIMP) for the excavation phase of the proposed Project. The PRIMP shall conform to the guidelines of the County of Riverside and the Society of Vertebrate Paleontology. It shall include the following steps.</p> <ul style="list-style-type: none"> • A trained paleontological monitor shall be present during ground-disturbing activities within the Project area in sediments determined likely to contain paleontological resources. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic evaluation of the residual materials to identify small vertebrate remains. • Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff in accordance with modern paleontological techniques. • All fossils collected during the proposed Project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens. • A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared. • All fossils collected during this work, along with the itemized 	<p>On-going prior to issuance of grading permit</p>	<p>City of Hemet – Engineering Division and paleontologist</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage.</p> <p>Mitigation Measure F-8: Human Remains</p> <p>If human remains are discovered at the Project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City Public Works Department and County coroner staff shall be immediately notified. If the remains are determined by the County coroner to be Native American, the NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.</p>	On-going during any construction	City of Hemet – Engineering Division NAHC		
IV.G Geology and Soils				
<p>Mitigation Measure G-1: Expansive Soils</p> <p>Prior to the issuance of grading permits, a detailed geotechnical investigation report shall be submitted with engineered grading plans to further evaluate expansive soils, and provide site-specific recommendations to mitigate (e.g., removal and replacement of near surface soils with engineered fill) potential hazards as a result of expansive soils in accordance with the criteria and seismic design parameters of the UBC, CBC, and the SEAOC. The geotechnical report shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. Geotechnical rough grading plan review reports shall be prepared in accordance with the City of Hemet Grading Ordinance.</p>	On-going prior to issuance of grading permit	City of Hemet - Building & Safety Division		
IV.I Hazards and Hazardous Materials				
<p>Mitigation Measure I-1: Airport Safety</p> <p>Prior to approval of building permits, the applicant shall record Aviation Easements covering the entire parcel proposed for development to the</p>	On-going prior to issuance of building permit	County of Riverside – Airport Land Use Commission City of Hemet – Planning		

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Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>County of Riverside as owner-operator of Hemet-Ryan Airport. (Contact the Riverside County Economic Development Agency – Aviation Division for further information.)</p> <p>Mitigation Measure I-2: Airport Safety</p> <p>Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.</p> <p>Mitigation Measure I-3: Airport Safety</p> <p>The following uses shall be prohibited:</p> <ol style="list-style-type: none"> Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations to ward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. Any use which could cause sunlight to be reflected towards and aircraft engaged in an initial straight climb following takeoff or towards and aircraft engaged in a straight final approach towards a landing at an airport. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. <p>Mitigation Measure I-4a: Airport Safety</p> <p>The following notice shall be given to all initial prospective buyers by the applicant or their successors in interest: Notice of Airport in Vicinity: This property is presently located in the vicinity of an airport, within what is know as an airport</p>	<p>On-going prior to issuance of building permit</p> <p>On-going prior to issuance of building permit</p> <p>On-going prior to issuance of a building permit.</p>	<p>Division</p> <p>City of Hemet – Planning Division/Building & Safety Division</p> <p>City of Hemet – Planning Division/Building & Safety Division</p> <p>City of Hemet – Planning Division/Building & Safety Division</p>		

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Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
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<p>influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professions Code 111010 12(A).</p> <p>Mitigation Measure I-4b: The Project Applicant shall modify the Specific Plan text to include the “FAA Construction Notification Areas” exhibit and incorporate the text of Specific Plan Section 5.4.4 Hemet-Ryan Airport into this new section.</p> <p>Mitigation Measure I-4c: Development implementing the Specific Plan shall comply with FAA Part 77, in particular requirements for Obstruction Evaluation based on the distance of the closest operating runway at Hemet-Ryan Airport and relative elevation between the runway and proposed development grade and building height. Any implementing development that does require FAA Obstruction Evaluation review shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the FAA for each building and shall have received a determination of “Not a Hazard to Air Navigation” from the FAA. Copies of the FAA determination shall be provided to the City of Hemet Community Development Department and the Riverside County Airport Land Use Commission.</p>	<p>On-going prior to issuance of grading permit</p> <p>On-going prior to issuance of grading permit</p>	<p>City of Hemet – Planning Division/Building & Safety Division</p> <p>City of Hemet – Planning Division/Building & Safety Division</p>		

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Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
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<p>Mitigation Measure I-4d: Any new storm water retention basins on the Project site shall be designed so as to provide for a maximum 72-hour detention period following the conclusion of a storm event for the design storm (may be less, but not more). Water quality and re-use basins with fluctuating water levels that are under two acres in size are exempt from the requirement. Vegetation in and around the retention and water quality basin(s) that would provide food or cover for waterfowl species that would be incompatible with airport operations shall not be utilized in Project landscaping and shall no include trees that produce seeds, fruits, or berries.</p>	On-going prior to issuance of grading permit	City of Hemet – Planning Division/Building & Safety Division		
<p>Mitigation Measure I-5: Wildland Fires Prior to issuance of a building permit, the applicants of any development north of Devonshire Avenue shall coordinate with the Hemet Fire Department or any other agency providing fire protection services to the City for review and approval of site plans and shall incorporate all appropriate recommendations into the design and construction of the development.</p>	On-going prior to issuance of building permit	City of Hemet - Fire Department		
<p>IV.L Noise</p>				
<p>Mitigation Measure L-1: Construction Noise During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.</p>	On-going during all construction	City of Hemet, Building & Safety Division		
<p>Mitigation Measure L-2: Construction Noise The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise</p>	On-going during all construction	City of Hemet - Building & Safety Division		

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Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>sources and noise sensitive receptors nearest the Project site during all Project construction.</p> <p>Mitigation Measure L-3: Construction Noise</p> <p>The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. Haul routes shall not pass sensitive land uses or residential dwellings.</p> <p>Mitigation Measure L-4: Construction Noise</p> <p>Prior to any construction activities, the Project Developer shall notify all land uses in the vicinity of the construction site of the construction schedule.</p> <p>Mitigation Measure L-5: Construction Noise</p> <p>Prior to any construction activities, the contact name and number of the Project contractor or County staff to receive noise complaints shall be posted in a location readily visible to off-site land uses.</p> <p>Mitigation Measure L-6: Construction Noise</p> <p>All construction activities shall occur between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May. Saturday construction shall be permitted between the hours of 7:00 a.m. and 6:00 p.m. Sunday construction shall be prohibited. Exceptions to these standards may be granted only by the City building official and/or the City Council.</p> <p>Mitigation Measure L-7: Construction Noise</p> <p>Any mass grading activity within 200 feet of a sensitive receptor shall require the installation of a temporary noise attenuation fence.</p>	<p>On-going during all construction</p>	<p>City of Hemet - Building & Safety Division</p> <p>City of Hemet - Building & Safety Division/Planning Division</p> <p>City of Hemet - Building & Safety Division</p> <p>City of Hemet - Building & Safety Division</p> <p>City of Hemet - Building & Safety Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Mitigation Measure L-8: On-Site Traffic Noise</p> <p>To satisfy the City of Hemet’s 65 dBA CNEL exterior noise level standard for noise-sensitive residential land uses, a 6.0-foot high noise barrier shall be constructed at the following locations within the Project site:</p> <ul style="list-style-type: none"> • Lots facing Warren Road, north of Florida Avenue, in Planning Area 5. • Lots facing Myers Street, between Driveway 10 and Florida Avenue, in Planning Area 3. • Lots facing Devonshire Avenue, between Old Warren Road and Driveway 3, in Planning Areas 8 and 9. • Lots facing Devonshire Avenue between Driveway 3 and Driveway 6, in Planning Areas 7 and 9. • Lots facing Devonshire Avenue, between Driveway 6 and Myers Street, in Planning Area 10. <p>The noise barrier must weigh at least 4.0 pounds per square foot of face area and have no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following alternative materials:</p> <ul style="list-style-type: none"> • Masonry block. • Stucco veneer over wood framing (or foam core), or 1-inch thick tongue and groove wood of sufficient weight per square foot. • Glass (1/4-inch thick), or other transparent material with sufficient weight per square foot. • Earthen berm. • Any combination of these construction materials. <p>The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.</p>	<p>On-going prior to issuance of building permit</p>	<p>City of Hemet - Building & Safety Division/Planning Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
IV.N Public Services				
<p>Mitigation Measure N-1: Fire Protection Services</p> <p>To maintain response times, availability, and overall level of fire protection service, the Project shall (a) form or participate in a Public Safety CFD in accordance with City Council Resolution 3821, and (b) pay DIF and/or construct and/or fund the required fire service improvements to and obtain DIF credit, in accordance with City Council Resolution 3981.</p> <p>Mitigation Measure N-2: Police Protection Services</p> <p>To maintain response times, availability, and overall level of police service, the Project shall (a) form or participate in a Public Safety CFD in accordance with City Council Resolution 3821, and (b) pay DIF and/or construct and/or fund the required police service improvements to and obtain DIF credit, in accordance with City Council Resolution 3981.</p>	<p>Prior to recordation of first final map</p> <p>Prior to recordation of first final map</p>	<p>City of Hemet – Planning Division</p> <p>City of Hemet – Planning Division</p>		
IV.O Transportation/Traffic				
<p>Mitigation Measure O-1: Intersection and Roadway Segment LOS</p> <p>Improvements for Project-Specific Impacts. The two intersection improvements listed below shall be fully constructed or guaranteed for construction by the master developer or a developer for an individual development project within the Specific Plan Area, in accordance with the thresholds listed below. During the review process for each individual development project within the Specific Plan, the developer shall have a qualified traffic engineer calculate the portion of the total Specific Plan peak-hour traffic trips associated with such development for the project impacted intersections noted below. Such analysis shall be based on the Ramona Creek Traffic Analysis (TIA) prepared by Urban Crossroads dated February 12, 2014 and included as Appendix IV.O of the Draft EIR and shall use the same methodology as the TIA (e.g. trip generation rates and distribution). All individual development projects within the Specific Plan Area shall contribute their fair-share towards the identified improvements prior to the issuance of the first building permit for the individual</p>	<p>Prior to issuance of an certificate of occupancy per the phasing schedule of SP 12-001</p>	<p>City of Hemet – Engineering Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>development project. The funds for these improvements shall be held in an account administered by the City and used to construct the facilities identified. The City shall enter into a fee credit and reimbursement agreement with the developer responsible for constructing the actual improvements.</p> <p>Intersection 9: Warren Road/Devonshire Avenue</p> <ul style="list-style-type: none"> • Install a traffic signal • Construct a northbound left-turn lane • Construct a southbound left-turn lane • Construct an eastbound left-turn lane • Construct a westbound left-turn lane <p>This improvement shall be constructed by the master developer, or developer for an individual development project within the Specific Plan Area, on or before the issuance of the building permit for the 718 equivalent dwelling unit (EDU) within the Specific Plan Area.</p> <p>Intersection 12: Warren Road/Auto Boulevard</p> <ul style="list-style-type: none"> • Install a traffic signal <p>This improvement shall be constructed by the master developer, or a developer for an individual development project within the Specific Plan Area, on or before the issuance of the building permit for the 1,193 EDU within the Specific Plan Area.</p> <p>Mitigation Measure O-2: Intersection and Roadway Segment LOS Improvements for Project Cumulative Contribution to Near-Term (2015) and General Plan Cumulative Buildout (2035) Impacts. The master developer or a developer of an individual project within the Specific Plan Area shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of City Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF) in the amount and at the time specified for each funding program. Refer to</p>	<p>On-going prior to issuance of building permit</p>	<p>City of Hemet – Engineering Division</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>Table IV.O-20 for the list of improvements that are included in DIF and TUMF.</p> <p>Mitigation Measure O-3: Intersection and Roadway Segment LOS Improvements for Non-DIF or TUMF projects. To the extent that an identified traffic improvement is not included, or is only partially included, in either DIF and/or TUMF (refer to Table IV.O-20 for the list of improvements that are not included within DIF and TUMF), the master developer of a developer of an individual development project within the Specific Plan Area shall make a fair-share payment to the City in proportion to the individual project's applicable portion of the entire Specific Plan's percentage fair-share contribution for each identified, cumulatively impacted intersection toward the intersection improvements listed on Table IV.O-20, prior to issuance of a building permit for such individual development. During the review process for each individual development project within the Specific Plan Area, the developer shall have a qualified traffic engineer calculate the portion of the total peak-hour Specific Plan traffic trips associated with the individual project's contribution to cumulatively impacted intersections that are not included in DIF or TUMF. Such an assessment shall be conducted consistent with the Ramona Creek TIA prepared by Urban Crossroads dated February 12, 2014 and included as Appendix IV.O of the Draft EIR) and shall use the same methodology as the Ramona Creek TIA (e.g., trip generation rates, distribution, etc.) as contained therein. The fair-share payments shall be held in an account administered by the City and shall be used by the City or third party to construct the identified traffic improvements, in order to achieve acceptable LOS for the intersections impacted by the project and other cumulative development.</p>	On-going prior to issuance of building permit	City of Hemet – Engineering Division		
IV.P Utilities and Service Systems				
<p>Mitigation Measure P-1: Solid Waste</p> <p>The construction contractor shall only contract for waste disposal services with a company that recycles demolition and construction-related wastes.</p>	On-going during any	City of Hemet, Building & Safety Division/Public Works		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>The contract specifying recycled waste service shall be presented to the Building and Safety Division prior to approval of Certificate of Occupancy.</p> <p>Mitigation Measure P-2: Solid Waste</p> <p>To facilitate on-site separation and recycling of construction-related wastes, the construction contractor should provide temporary separation bins onsite during demolition.</p> <p>Mitigation Measure P-3: Solid Waste</p> <p>Trash service may be individual or centralized collection, as is appropriate for the design of each area of the Project.</p> <p>Mitigation Measure P-4: Solid Waste</p> <p>Individual collection is trash collection that is provided at each unit. Homes served using individual containers shall have a minimum of nine square feet of designated space for each container and the space to store two containers. The container storage space does not have to be contiguous or indoors. The approved floor plan must identify the container storage area.</p> <p>Mitigation Measure P-5: Solid Waste</p> <p>Centralized collection areas provide common trash bins for projects without individual containers. Walking distance to a bin or compactor should be less than 250 feet from the door of the facility it serves. Unless a larger area is specifically required by the trash hauler based upon the proposed use, common refuse and recycling enclosures shall have a minimum interior dimension of ten square feet.</p>	<p>construction</p> <p>On-going prior to approval of certificate of occupancy</p> <p>On-going during any construction</p> <p>On-going prior to issuance of certificate of occupancy</p> <p>On-going prior to issuance of certificate of occupancy</p> <p>On-going prior to issuance of certificate of occupancy</p>	<p>Department City of Hemet – Public Works Department</p> <p>City of Hemet - Building & Safety Division/Public Works Department</p> <p>City of Hemet – Building & Safety Division/Public Works Department</p> <p>City of Hemet – Building & Safety/Public Works Department</p> <p>City of Hemet – Building & Safety Division/Public Works Department</p>		

Ramona Creek Specific Plan (SP 12-001) MMRP Table

Mitigation Measure	Timing/Schedule	Implementation Responsibility	Implementation and Verification	
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<p>Mitigation Measure P-6: Solid Waste</p> <p>Centralized trash collection areas shall be enclosed within a building or screened with masonry walls having a minimum height of six feet with self-latching gates. Access gates or doors to any trash area not enclosed within a building are to be of opaque material. Screening and enclosures shall be designed to be architecturally compatible with the building and landscape design in terms of material, color, shape, and size. Refuse and recycling receptacles shall be completely screened from public rights-of-way and parking areas through site orientation, enclosures, and/or landscaping, and shall be situated so as to eliminate noise and visual intrusion and eliminate fire hazards.</p>	On-going prior to issuance of certificate of occupancy	City of Hemet – Building & Safety Division/Public Works Department		
<p>Mitigation Measure P-7: Solid Waste</p> <p>The certified waste hauler contracted by the developer(s) shall implement a curbside recycling program within the proposed project. The contract shall also include provisions for separating lawn trimmings and other green waste for recycling. The responsibility for the waste hauler contract shall ultimately be transferred from the developer to the homeowner’s association for residential areas or property owner for non-residential areas.</p>	On-going prior to issuance of certificate of occupancy	City of Hemet – Building & Safety Division/Public Works Department		
<p>Mitigation Measure P-8: Solid Waste</p> <p>All commercial use shall be required to provide trash compactors for non-recyclable wastes. Each separate building in the Commercial Mixed-Use District shall provide one refuse bin and one recycling bin, or as required by trash provider.</p>	On-going prior to issuance of certificate of occupancy	City of Hemet – Building & Safety Division/Public Works Department		
<p>Mitigation Measure P-9: Solid Waste</p> <p>Prior to recordation of the first subdivision map on the property, a comprehensive waste-recycling program for the City shall be submitted and approved by the City’s waste hauler.</p>	On-going prior to issuance of certificate of occupancy	City of Hemet – Engineering Division/Public Works Department		

