

FLORIDA PROMENADE
Specific Plan
SP 06-004

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Ammended by SPA 09-001

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Council Resolution No. 4193 **Approved November 27, 2007**
Council Resolution No. 4194 **Approved November 27, 2007**
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<i>Section</i>	<i>Page Number</i>
1 INTRODUCTION	
1.1 Specific Plan Location and Overview.....	1-1
1.2 Purpose and Intent.....	1-2
1.3 Specific Plan Authority.....	1-3
2 ENVIRONMENTAL BACKGROUND	
2.1 Introduction.....	2-1
2.2 Existing Land Uses.....	2-1
2.3 Surrounding Land Uses.....	2-1
2.4 Topography.....	2-2
2.5 Geology.....	2-2
2.6 Seismicity.....	2-2
2.7 Soil Characteristics.....	2-2
2.8 Hydrology/Surface Water.....	2-3
2.9 Groundwater.....	2-3
2.10 Water Quality.....	2-3
2.11 Biota.....	2-3
2.12 Archeology / Paleontology.....	2-5
2.13 Climate / Air Quality.....	2-5
2.14 Noise.....	2-5
2.15 Circulation.....	2-6
2.16 Public Utilities.....	2-6
3 GENERAL PLAN RELATIONSHIP	
3.1 Introduction.....	3-1
3.2 Community Development.....	3-1
3.3 Economic Development.....	3-3
3.4 Public Services and Facilities.....	3-3
3.5 Transportation.....	3-6
3.6 Public Health and Safety.....	3-7
3.7 Resource Management.....	3-9
3.8 Housing Element.....	3-12
4 DEVELOPMENT COMPONENTS	
4.1 Land Use Plan.....	4-1
4.2 Circulation.....	4-1
4.3 Infrastructure and Services.....	4-2
4.4 Building Limit Areas.....	4-5

<i>Section</i>	<i>Page Number</i>
5 DEVELOPMENT STANDARDS AND COMMERCIAL DESIGN GUIDELINES	
5.1 General Provisions	5-1
5.1.1 Purpose and Objectives.....	5-1
5.1.2 Definitions of Terms.....	5-1
5.1.3 General Plan Consistency.....	5-1
5.1.4 Development Code Consistency.....	5-2
5.1.5 Construction Codes.....	5-2
5.1.6 Interpretation.....	5-2
5.1.7 Interim Uses.....	5-2
5.1.8 City Council Declaration/Servability.....	5-2
5.1.9 Permitted Temporary Uses.....	5-3
5.1.10 Permitted Uses.....	5-3
5.1.11 Conditional Uses.....	5-3
5.1.12 Accessory Uses.....	5-3
5.1.13 Site Development Standards.....	5-8
5.2 Commercial Design Guidelines	5-14
5.2.1 Introduction.....	5-14
5.2.2 Purpose and Intent.....	5-14
5.2.3 Design Guidelines.....	5-14
5.2.4 Guiding Design Principles.....	5-15
5.2.5 Site Planning.....	5-15
1 Existing Features.....	5-15
2 Grading.....	5-15
3 Access and Circulation.....	5-16
4 Building Location and Orientation.....	5-17
5 Landscaping.....	5-18
6 Exterior Lighting.....	5-19
7 Signage.....	5-19
8 Sidewalks.....	5-29
9 Street Frontage and Buildings.....	5-29
10 Service and Storage Areas.....	5-30
11 Refuse Containers, Utility and Mechanical Equipment.....	5-30
5.2.6 Architectural Details.....	5-31
1 Architectural Styles.....	5-31
2 Arcades, Trellises and Awnings.....	5-32
3 Building Design.....	5-33
4 Exterior Materials.....	5-34
5 Roofing Materials.....	5-34
6 Walls.....	5-34
7 Colors.....	5-34

<i>Section</i>	<i>Page Number</i>
5 DEVELOPMENT STANDARDS AND COMMERCIAL DESIGN GUIDELINES	
5.3.1 Site Development Standards Area 2.....	5-53
1 Site Orientation.....	5-53
2 Lot Coverage.....	5-53
3 Building Setbacks from Property Line.....	5-53
4 Architectural Features.....	5-56
5 Building Height.....	5-56
5.3.2 Introduction.....	5-62
5.3.3 Purpose and Intent.....	5-62
5.3.4 Design Guidelines.....	5-62
5.3.5 Guiding Design Principles.....	5-63
5.3.6 Site Planning.....	5-63
5.3.7 Architectural Detailing.....	5-71

6 IMPLEMENTATION

6.1 Specific Plan Name 6-1
 6.2 Specific Plan Adoption 6-1
 6.3 Specific Plan Changes..... 6-1
 6.4 Implementation 6-4
 6.5 Review Procedures..... 6-5
 6.6 Parcel/Tentative Map Review Requirements..... 6-6
 6.7 Enforcement..... 6-7
 6.8 Phasing of Common Space/Public Facilities 6-8
 6.9 Maintenance Responsibilities 6-8
 6.10 Financing Mechanisms 6-8

APPENDICES

A. City Council Ordinance No. 1789 and Legal Description A-1
 B. City Council Resolutions and Initial Study, 9/20/07 (*Unmodified*).....B-1
 Resolution No. 4193 for Mitigated Negative Declaration and
 Mitigation Monitoring Plan
 Resolution No. 4194 for Tentative Parcel Map No. 35350

TECHNICAL REFERENCE DOCUMENTS
 (Not a Part of Florida Promenade Specific Plan)

Title	Prepared By
Biological Technical Report for the approximately 21-Acre Florida Promenade, (Revised July 24, 2007)	Glenn Lukos and Associates, Inc.,
Florida Promenade Traffic Impact Analysis, City of Hemet, California, January 2007 (Revised)	Urban Crossroads
Florida Promenade Air Quality Impact Analysis City of Hemet, California October 20, 2006 JN: 04089-02	Urban Crossroads
Florida Promenade Noise Analysis, City of Hemet, November 7, 2006 JN: 04090-02	Urban Crossroads
Preliminary Geotechnical Investigation Report, Approximately 55-acre Site Southeast (Northeast) Corner of Florida Avenue and Myers Street, City of Hemet. December 29, 2005, Project No. 05-81-352-01	Converse Consultants
Water Quality Management Plan (WQMP) for Florida Promenade, Hemet, CA, 11/07/06	Unland Associates
The Jurisdictional Delineation of the Approximately 21-acre Florida Promenade Project in the City of Hemet, Riverside County, California, (July 24, 2007).	Glenn Lukos Associates

<i>Section</i>	<i>Page Number</i>
SECTION 1 INTRODUCTION	
Exhibit 1-1 Regional Map.....	1-5
Exhibit 1-2 Vicinity Map	1-6
Exhibit 1-3 Site Aerial	1-7
SECTION 2 ENVIRONMENTAL BACKGROUND	
Exhibit 2-1 Opportunities and Constraints Map	2-7
Exhibit 2-2 Existing Topography.....	2-8
Exhibit 2-3 Fault Line and Flood Zone Map	2-9
Exhibit 2-4 Soils	2-10
Exhibit 2-5 Existing Drainage.....	2-11
Exhibit 2-6 Existing and Conceptual Water Plan	2-12
Exhibit 2-7 Existing and Conceptual Sewer Plan	2-13
SECTION 3 GENERAL PLAN RELATIONSHIP	
Exhibit 3-1 Northwest Planning Area.....	3-13
Exhibit 3-2 General Plan Land Use Designation	3-14
Exhibit 3-3 Existing Zoning.....	3-15
Exhibit 3-4 Proposed Zoning	3-16
Exhibit 3-5 Conceptual Drainage Plan.....	3-17
Exhibit 3-6 Conceptual Drainage Plan Area 2.....	3-18
Exhibit 3-7 Fire and Police Stations	3-19
Exhibit 3-8 Conceptual Circulation Plan	3-20
Exhibit 3-9 Conceptual Street Sections	3-21
Exhibit 3-10 Conceptual Striping Plan	3-22
SECTION 4 DEVELOPMENT COMPONENTS	
Exhibit 4-1 Conceptual Site Plan	4-6
Exhibit 4-2 Conceptual Landscape Plan	4-7
Exhibit 4-3 Street Illustrations/Perspectives.....	4-8
Exhibit 4-4 Conceptual Grading Plan	4-9
Exhibit 4-5 Conceptual Grading Plan Area 2.....	4-10

<i>Section</i>	<i>Page Number</i>
SECTION 5	DEVELOPMENT STANDARDS
Exhibit 5-1	Building Limit Line 5-43
Exhibit 5-2	Service and Storage..... 5-44
Exhibit 5-3	Pedestrian Circulation Plan..... 5-45
Exhibit 5-3A	Pedestrian Pathway Illustration..... 5-46
Exhibit 5-4	Conceptual Commercial Elevations..... 5-47
Exhibit 5-5	Conceptual Commercial Elevations..... 5-48
Exhibit 5-6	Conceptual Elevation Perspective Major Tenant..... 5-49
Exhibit 5-7	Conceptual Florida Avenue Landscape Illustration..... 5-50
Exhibit 5-8	Conceptual Transit Stop Pedestrian Entry 5-51
Exhibit 5-9	Conceptual Elevation Perspective Myers Street and Florida Avenue 5-52
Exhibit 5-10	Conceptual Hotel Perspective..... 5-60
SECTION 6	IMPLEMENTATION
Exhibit 6-1	Phasing Map..... 6-10

LIST OF TABLES

<i>Section</i>	<i>Page Number</i>
SECTION 3	GENERAL PLAN RELATIONSHIP
Table 3-1	Existing and Proposed Land Use and Zoning Designations 3-2
Table 3-2	Utility Responsibility 3-3
SECTION 4	DEVELOPMENT COMPONENTS
Table 4-1	Statistical Summary 4-1
Table 4-2	Utility Responsibility 4-2
SECTION 5	DEVELOPMENT STANDARDS
Table 5-1	Permitted and Conditional Commercial Land Uses..... 5-4
Table 5-2	Parking Standards 5-11
Table 5-3	Commercial Development Standards 5-13
Table 5-4	Commercial Development Standards 5-61

1 INTRODUCTION

1.1 SPECIFIC PLAN LOCATION AND OVERVIEW

The City of Hemet is located in the San Jacinto Valley in Riverside County. The City encompasses 27.5 square miles and in 2005 the California Department of Finance projected its population at 66,455. Refer to Exhibit 1-1, Regional Map. The Florida Promenade Specific Plan is a proposed development for a commercial project, consisting of areas 1 & 2, on approximately 21 acres located at the northeast corner of Myers Street and Florida Avenue in the northwestern portion of the city of Hemet. The proposed commercial area will have approximately 280,000 square feet as outlined in Table 5-1, land uses that will include, but not limited to, restaurants, services, and consumer products. This commercial site is accessible to neighboring residents and future planned residential developments located to the west, north and northeast of the project area. Refer to Exhibit 1-1.



Looking west along Florida Avenue from Myers Street intersection.



Looking northeast towards Ryland Homes from Myers Street and Florida Avenue.

Regional Map, Exhibit 1-2, Vicinity Map, and Exhibit 1-3, Site Aerial.

The Specific Plan follows State guidelines in compliance with the existing General Plan designations of SP, Specific Plan. This Specific Plan establishes development standards and guidelines for the future development of the approximate 21-acre site.

This document contains all components required by State law, as well as other components, including design concepts, guidelines, and standards desired by the City to implement the General Plan. The Specific Plan consists of seven sections including:

1. *Introduction*

This section identifies the purpose and scope of the Specific Plan and the Project Area.

2. *Environmental Background*

Included in this section is a summary of existing conditions related to the environmental setting of the Specific Plan Area.

3. *General Plan Relationship*

The City's General Plan outlines a series of goals. This section provides a summary of how the Specific Plan implements these community goals.

4. *Development Components*

This section includes descriptions of land use, circulation, infrastructure, and development standards. Overall community development standards are provided.

5. *Development Standards and Commercial Design Guidelines*

Development Standards and Commercial Design Guidelines assure the creation of a quality commercial project. The Development Standards are supported by the Commercial Design Guidelines.

6. *Implementation*

Procedures and submittal/filing requirements for processing development approvals are defined.

7. *Appendices*

References for Legal Description, and City Council Ordinance, are provided as Appendices A and B.

1.2 PURPOSE AND INTENT

The Florida Promenade Specific Plan's basic framework for development is consistent with the City's General Plan policies, plans, and programs. The primary purpose of this Specific Plan is to implement the goals and policies of the City for a commercial property. When adopted, the Specific Plan will serve both a regulatory and planning function, guiding the necessary commercial site design, infrastructure, and public service requirements.

The provisions of the Florida Promenade Specific Plan contains a comprehensive description of land use, circulation, infrastructure, site development standards, and implementation programs for owners, architects, developers, and builders in the preparation of future detailed development proposals for the City of Hemet to review and approve.

1.3 SPECIFIC PLAN AUTHORITY

The Florida Promenade Specific Plan allows comprehensive development of the site while implementing the City of Hemet's General Plan goals as they relate to future development of the Specific Plan Area. The Specific Plan is prepared under the authority of California Government Code, Title 7, Divisional Chapter 3, Articles 8 and 9, Sections 65450-65457. Under this Code the Planning Commission must hold a public hearing before the Planning Agency can recommend the adoption of a specific plan. The City Council may then adopt a specific plan by ordinance per State Government Code 65451.

The Florida Promenade Specific Plan applies only to the area, as delineated on the land use maps in the body of the text and described in the legal description. Refer to Exhibit 1-3, Site Aerial.

As set forth by the California Government Code 65451, a Specific Plan must contain the information outlined below in either text and/or exhibits to regulate the systematic implementation of the General Plan for this project location. References to the discussions of this information in the Specific Plan are shown in **(bold)**.

State Government Code 65451. Content of Specific Plan

- (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. **(Section 4, Development Components and Section 5, Development Standards)**
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan. **(Section 4, Development Components)**
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. **(Section 5, Development Standards)**
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3). **(Section 6, Implementation)**
- (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan. **(Section 3, General Plan Relationship)**

The Florida Promenade Specific Plan serves both a planning and regulatory function. It is the device that implements the City's General Plan on this property. The plan contains all applicable land use standards and regulations and constitutes the zoning for the subject property. The development standards contained in this Specific Plan take precedence over any other provisions of the Municipal Code unless otherwise stated herein.

The City adopts Specific Plans by ordinance per State Government Code 65451 when the plan includes specific regulatory measures as does this Specific Plan. Public hearings by both the Planning Commission and the City Council are required, after which the Specific Plan shall be adopted by the City Council.

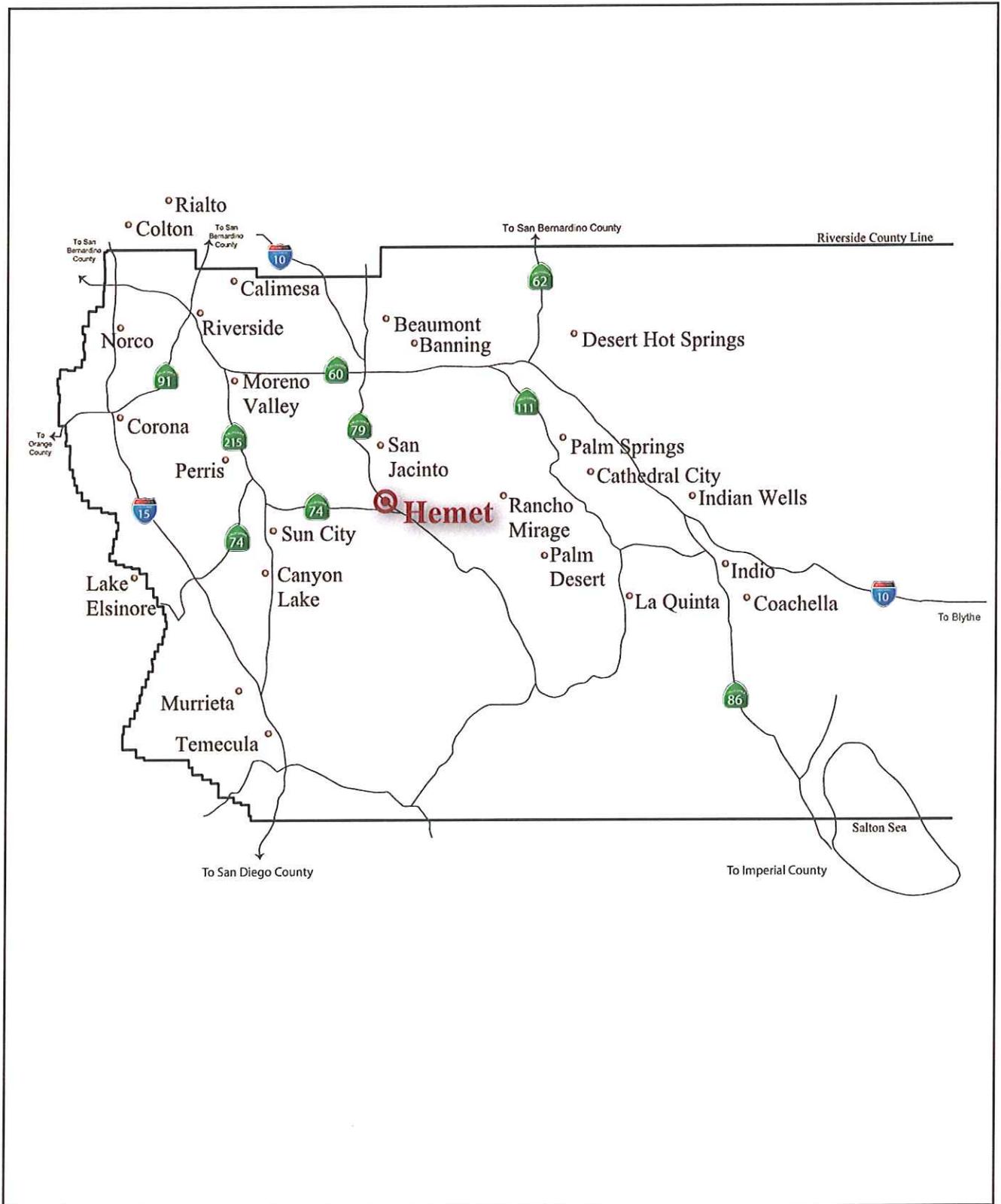


Exhibit 1-1

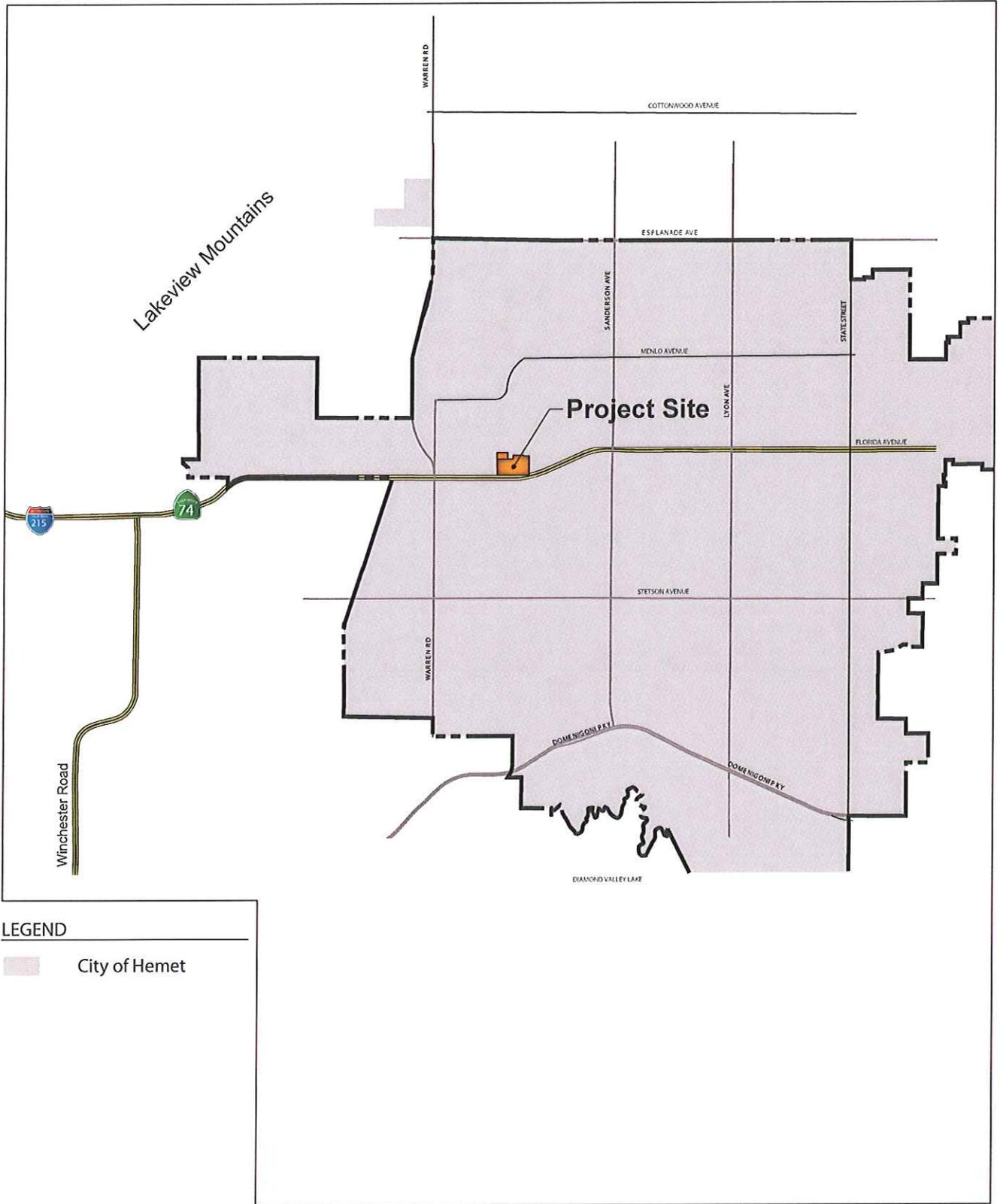


Exhibit 1-2

FLORIDA PROMENADE

Vicinity Map

DBJ Inc.

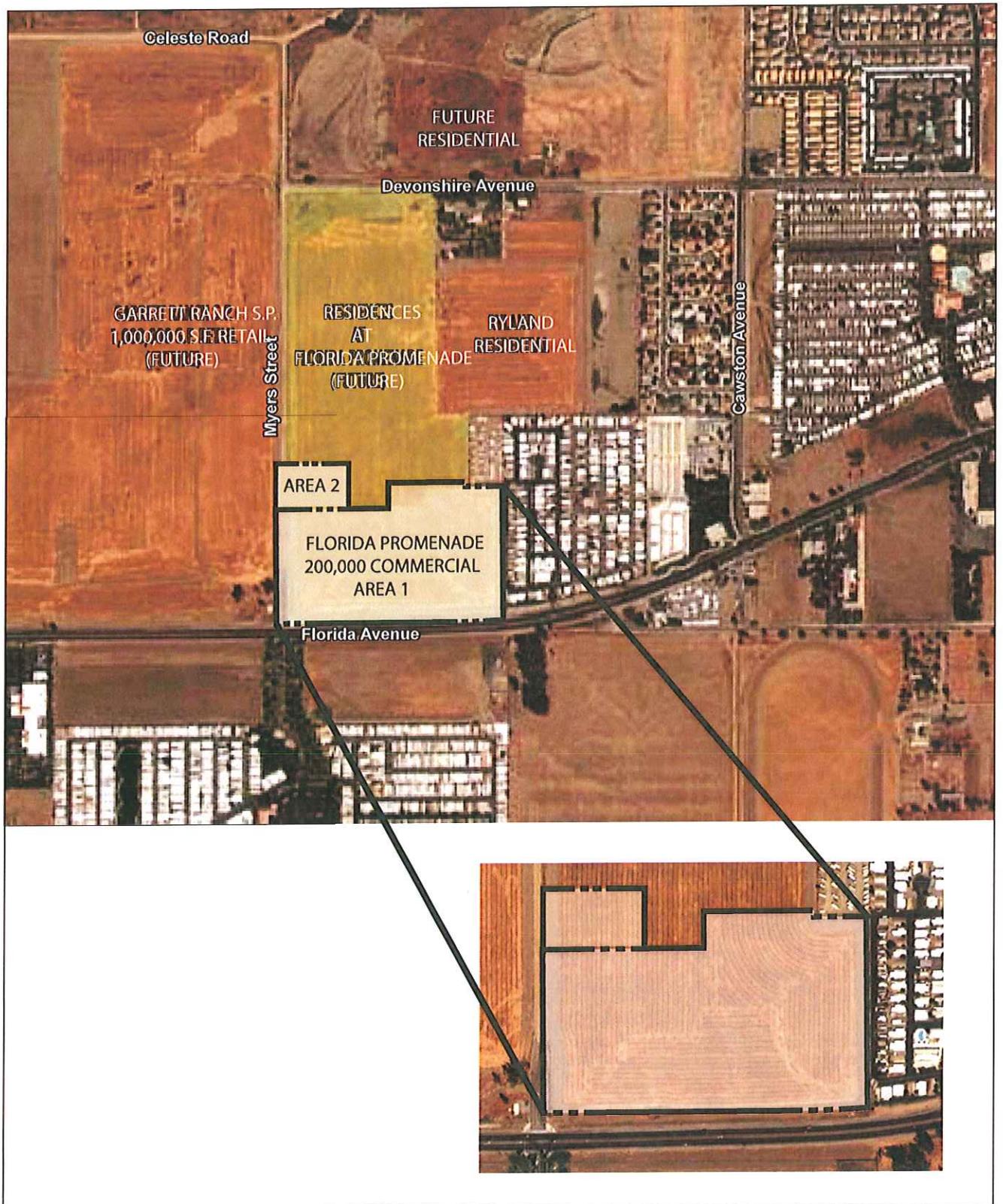


Exhibit 1-3

FLORIDA PROMENADE

Site Aerial

2 ENVIRONMENTAL BACKGROUND

2.1 INTRODUCTION

The environmental background, as outlined below, describes the natural setting of the Specific Plan Area, as well as the built environment of the surrounding locale. *A Biological Technical Report for the Approximately 21-acre Florida Promenade Hemet, Riverside County, California*, (biological analysis) for the Specific Plan area was completed by Glenn Lukos Associates, Inc., November 7, 2006 (Revised July 24, 2007), and is referenced as a separate document. The Jurisdictional Delineation of the approximately 21-acre Florida Promenade Project in the City of Hemet, Riverside County, California, (July 24, 2007), is revised based on a recent court decision – Rapanos vs. United States. The Specific Plan Area is described in its existing condition. This analysis provides a basis for creating a Specific Plan that is responsive to future development conditions that are occurring onsite and adjacent to the subject property. Refer to Exhibit 2-1, Opportunities and Constraints Map.

2.2 EXISTING LAND USES

The Specific Plan Area consists of fallow agricultural fields that have been subject to routine discing, and is highly disturbed due to long-standing agricultural practices. There are two roadside drainage ditches along the site. One of the ditches runs and drains along the western edge of the site from north to south along Myers Street, and the other runs and drains along the southern edge of the site from east to west along Florida Avenue. These irrigation ditches are not navigable waters based on Rapanos vs. United States. The existing Hemet General Plan land use designations are discussed further in Section 3.2.2, Land Use and Zoning, in this Specific Plan. Refer to Exhibit 1-3, Site Aerial for existing and neighboring land uses.

2.3 SURROUNDING LAND USES

The Specific Plan Area is located in an area of the City with a mix of land uses that are predominately agricultural, commercial, and residential. The property is bordered by existing agricultural fields to the north and west and mobile home parks to the south and east along Florida Avenue. Commercial uses are also present within a half mile of the site to the east. Refer to Exhibit 1-3, Site Aerial. Future land uses being proposed nearby include Garrett Ranch, an approximate 1,000,000 square foot retail and entertainment center located west of Myers Street; a residential development to the north and east of Devonshire is Tres Cerritos; and a single family residential development to the east by Ryland Homes, Tract 31970, a potential commercial development to the south across Florida Avenue may also occur on current vacant land.

2.4 TOPOGRAPHY

The Specific Plan Area is flat, with an elevation of approximately 1,510 feet MSL at both the northwest and southwest corners of the subject site. There are two roadside drainage ditches along the right of way and property boundary of the site as discussed in Section 2.2, Existing Land Uses. Refer to Exhibit 2-2, Existing Topography. Drainage is addressed further in Section 3.4.1, Drainage Facilities.

2.5 GEOLOGY

The project site soils consist of Quaternary-age alluvial deposits to the maximum depth explored. The alluvial deposits generally consist of sandy silt, silty sand, sandy clay, clayey silt, silty clay, and sand with occasional gravel.

Groundwater was encountered in one of the borings at a depth of 41.0 feet bgs. Normal groundwater excavations within the past ten (10) years in the area are deeper than 100 feet below the ground surface. Refer to the *Preliminary Geotechnical Investigation Report, Approximately 55-acre Site Southeast (Northeast) Corner of Florida Avenue and Myers Street, City of Hemet*, December 29, 2005, Converse Project No. 05-81-352-01. Also refer to Section 2.6, Seismicity for fault line discussion.

2.6 SEISMICITY

There are no known fault lines that pass through the Specific Plan Area. The San Jacinto Fault Line, an active fault line, traverses the north eastern part of the City of Hemet and is located approximately five miles away from the site. The San Jacinto Fault line could have the earthquake potential of up to 7.0 Richter Scale magnitude (City of Hemet General Plan 1992, II-F-2). Refer to Exhibit 2-3, Fault Line and Flood Zone Map. Building requirements will be established by the most recently adopted California Building Code.

2.7 SOIL CHARACTERISTICS

The Biological Technical Report for the Specific Plan Area, prepared by Glenn Lukos and Associates, Inc. (November 2006, Revised July 24, 2007), includes a soil review of the area and finds that Traver, a Multi-Species Habitat Conservation Plan (MSHCP) sensitive soil type, occurs along the western edge of the site. Soils that are listed by the MSHCP are associated with several special-status plant species and may be subject to conservation requirements. However, the presence of this soil type is not expected to limit the developable area due to the highly disturbed condition of the site caused by long standing agricultural discing and practices. Refer to Exhibit 2-4, Soils.

2.8 HYDROLOGY/SURFACE WATER

2.8.1 Existing Condition

The commercial portion of the Florida Promenade consists of approximately 21 acres located at the northeast corner of Florida Avenue and Myers Street in the City of Hemet, California. The property slopes gently from east to west at a grade of less than 0.2%. The property is currently vacant and is not subject to offsite drainage flows. The existing mobile home park lying east of and adjacent to the commercial site presently collects storm water within that site and discharges it into Florida Avenue near the southeast corner of the proposed commercial development.

2.9 GROUNDWATER

There are no water wells within a mile of the Specific Plan Area.

2.10 WATER QUALITY

The City of Hemet is serviced by the Lake Hemet Municipal Water District, Eastern Municipal Water District (EMWD), and the Hemet Water Department (City of Hemet General Plan 1992, II-E-29). The Specific Plan Area is serviced by EMWD. The EMWD obtains 75% of its water from the Metropolitan Water District through its Colorado River Aqueduct and its connections to the State Water Project. Approximately 25% of EMWD's potable water demand is supplied by EMWD groundwater wells. The majority of the groundwater produced by EMWD comes from its wells in the Hemet and San Jacinto area (EMWD Website).

2.11 BIOTA

2.11.1 Native Flora

The Biological Analysis of the Specific Plan Area concludes that there are no state or federally-listed threatened or endangered plant species on the site at the time of the survey.

The Specific Plan Area is mainly composed of fallow agricultural fields that are dominated by ruderal non-native species including tumbling pigweed (*Amaranthus albus*), rough pigweed (*Amaranthus retroflexus*), cheeseweed (*Malva parviflora*), Russian thistle (*Salsolatragus*), lambs quarters (*Chenopodium album*), summer mustard (*Hirschfeldia incana*), common knotweed (*Polygonum arenastrum*), field bindweed (*Convolvulus arvensis*), common purslane (*Portulaca oleracea*), and pucture vine (*Tribulus terrestris*).

The roadside drainage ditch that runs along the western edge of the property (between Devonshire Street and Florida Avenue) on Myers Street is deeply incised and largely unvegetated. The banks of the ditch, however, are dominated by ruderal non-native species such

as rabbitfoot grass (*Polypogon monspeliensis*), Italian rye grass (*Lolium perenne*), Bermuda grass (*Cynodon dactylon*), wild oat (*Avena Fatua*), black mustard (*Brassica diandrus*), sunflower (*Helianthus annuus*). The roadside drainage ditch along the southern edge of the site along Florida Avenue is a shallow swale vegetated with non-native grasses and ruderal species including black mustard (*Brassica nigra*), summer mustard (*Hirschfeldia incana*), and tumbling pigweed (*Amaranthus albus*).

The approximate 21-acre site exhibits several small depressions that show signs of seasonal ponding from the 2005 rainfall but supported only ruderal species typical of ponding areas in degraded/disturbed agricultural land, including pigweed, curly dock, common knotweed, and cheeseweed. These species have not been identified on the 21-acre Specific Plan Area.

Additionally, the assessment identified marginally suitable habitat within the site for the Smooth tarplant (*Centromadia pungens* ssp. *Laevis*) that is created by the roadside drainage and seasonally-ponding depressions. This species is covered by the Multiple Species Habitat Conservation Plan.

2.11.2 Native Fauna

The Biological Analysis of the 21 acres of this Specific Plan Area concludes that there are no state or federally-listed threatened or endangered animal species on the site at the time of the survey.

The survey identified a number of bird species within the site including the American kestrel (*Falco sparvarious*), barn owl (*Tyto alba*), morning dove (*Zanaida macroura*), northern mocking bird (*Mimus polyglottos*), common raven (*Corvus corax*) European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), house finch (*Carpodactus mexicanus*), Anna's hummingbird (*Calypte anna*), Brewer's blackbird (*Eupahgus cyanocephalus*), red-tailed hawk (*Buteo jamaicensis*), black phoebe (*Sayornis nigricans*), and western meadowlark (*Sturnella neglecta*).

Reptiles observed at the 21-acre site include the Western fence lizard (*Sceloporus occidentalis*). Mammals identified at the site by direct observation or by the presence of diagnostic signs, include the desert cottontail (*Sylvilagus audubonii*), California ground squirrel (*Spermophilis beechyi*), pocket gopher (*Thomomys bottae*), Coyote (*Canis latrans*), and domestic dog (*Canis familiaris*).

2.12 ARCHAEOLOGY/PALEONTOLOGY

The area occupied by the City of Hemet was once occupied by semi-nomadic Indian bands. The City's General Plan states that there are significant archeological resources present within the General Plan's Study Area, in particular along the base of hills and drainage courses. The City of Hemet is also home to a large number of paleontological discoveries that occurred during the excavation for Diamond Valley Lake. Due to the prior agricultural use of the site, it is not anticipated that archeological finds will be found, however, mitigation measures for a finding or significant discovery during construction are addressed in the environmental documents for this Specific Plan in compliance with CEQA and the Appendix B, Mitigation Measures. Refer to Exhibit 1-2, Vicinity Map.

2.13 CLIMATE/AIR QUALITY

The regional climate is generally characterized by hot summers, cool winters, and relatively low levels of rainfall. Temperature ranges from a winter average of approximately 68 degrees Fahrenheit to a summer average of 96 degrees Fahrenheit. The City of Hemet, as much of the eastern jurisdictions of Southern California, is identified as a non-attainment area in terms of air quality. The South Coast Air Quality Management District (SCAQMD) is the regional agency reviewing air quality.

2.14 NOISE

The Florida Promenade Specific Plan Area is partly surrounded by vacant land to the north (future subdivision and residential development) and east of the site (residential subdivision under construction). There are mobile home parks located east and south across Florida Avenue. Vacant agricultural fields are located to the west, however, future plans include Garret Ranch, a potential 1,000,000 sq. ft. retail and entertainment center. The primary source of existing noise is generated by traffic on Florida Avenue (SR 74).

A Noise Analysis prepared by Urban Crossroads based on existing conditions and the future development for a commercial center, Florida Promenade. Mitigations for noise attenuation are described in the *Florida Promenade Noise Analysis City of Hemet, California, November 7, 2006 JN04090-02*. Mitigations include a wall along the east and northeast project boundary abutting the neighboring mobile home park and also screening roof top mechanical equipment. Mitigations for construction vehicles and the center's service vehicles are also included in the Analysis.

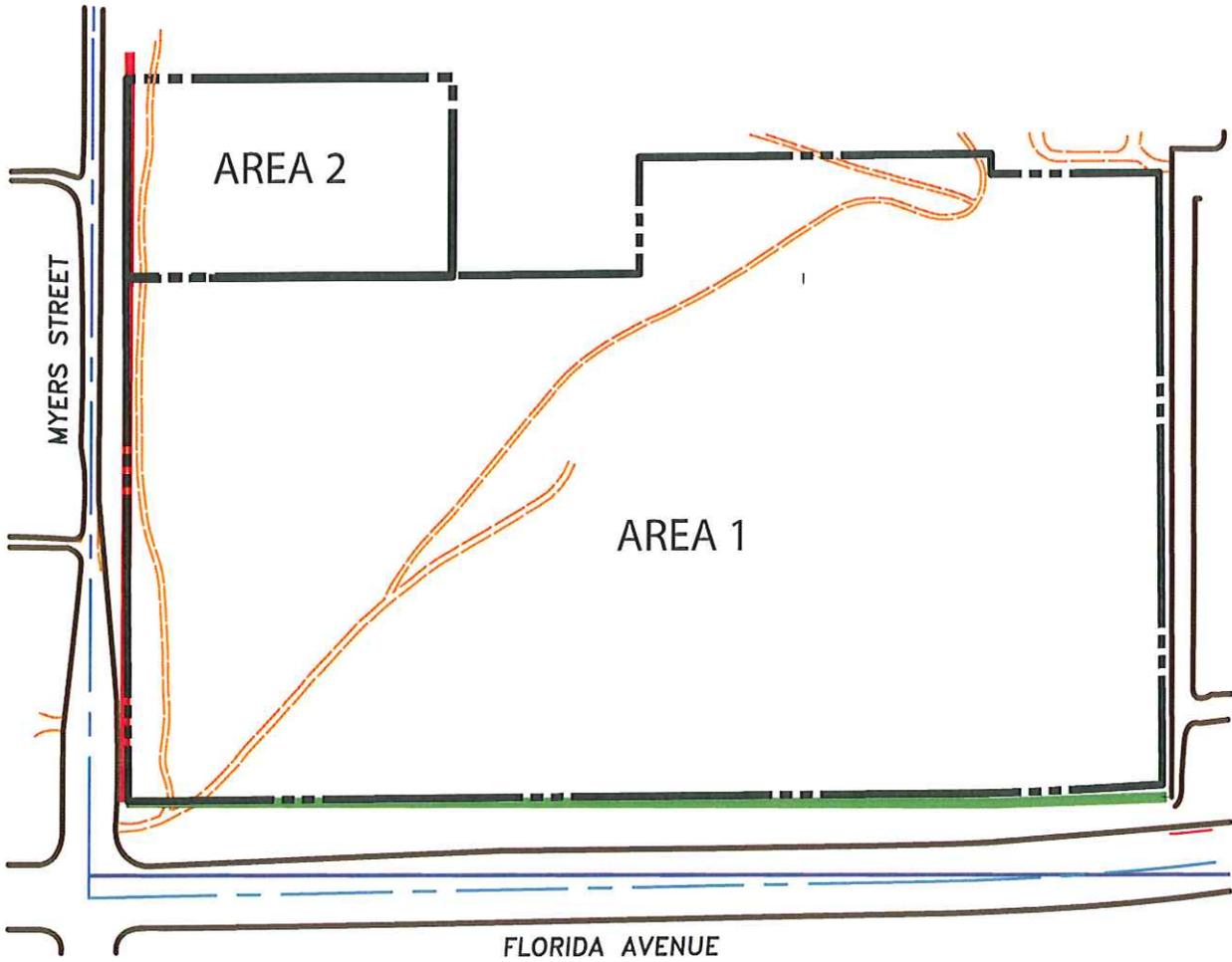
2.15 CIRCULATION

The 21-acre Specific Plan Area is bounded to the south by Florida Avenue and to the west by Myers Street, currently a dirt road. Florida Avenue is the only paved road access to the Specific Plan Area. Florida Avenue has a Caltrans right-of-way distance which varies from 82 feet to 112 feet, from the centerline of the street to the project site's property line. Florida Avenue's existing pavement is forty feet wide (from centerline of street to the existing curb) and is anticipated to be constructed to its ultimate buildout condition of 57 feet wide (from centerline of street to the proposed curb line). If the right-of-way is ultimately built out, there is approximately 55 feet of varying parkway and landscaping distance from back of curb to the project's property line. Due to the large expanse of parkway and landscaping area, building setbacks are proposed at property line (0 feet) subject to Planning Director approval as well as meeting the 25-foot setback requirements set forth within the City's Scenic Highway Manual. This area is also contained within the existing Caltrans Right-of-Way.

A portion of Myers Street is paved along the west boundary towards the north; this road extends north to Devonshire Street, but is not fully improved at the present time. Refer to Exhibit 1-3, Site Aerial. There are no street designations adjacent to the east boundary of the site. Currently, internal road patterns for the mobile home park to the east are contained by a 6 foot property separation wall. A traffic study has been completed as part of the Specific Plan process which is referenced as a separate document. Refer to *Florida Promenade Traffic Impact Analysis, City of Hemet, California, January 31, 2007 (Revised), JN:03776-05*, provided by Urban Crossroads.

2.16 PUBLIC UTILITIES

Infrastructure and dry utilities are all available in the immediate vicinity of the site. These include: water, wastewater, electricity, natural gas, solid waste services and telecommunication. Information for each service provider is included in Section 4, Development Components of this Specific Plan. A 12-inch water line runs along Florida Avenue. At the present time there is no storm drain facility in Florida Avenue. A proposed storm drain system is planned to traverse from east to west along Florida Avenue. Storm drain and drainage are further discussed in Chapters 3.4.1 and 4.3.4 and in Exhibit 3-5, Conceptual Drainage Plan.



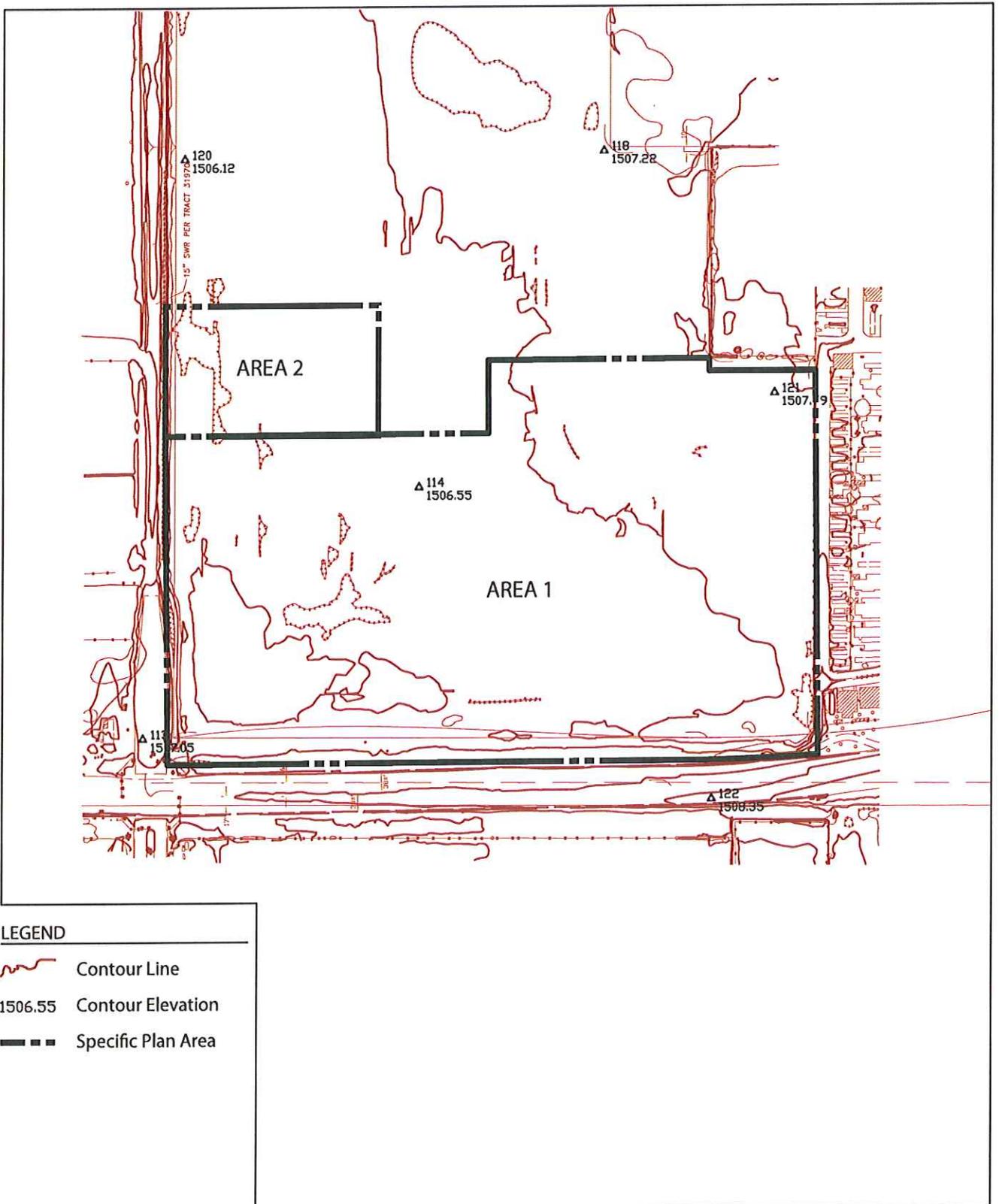
LEGEND

-  Existing Dirt Road
-  Future ROW (Myers St.)
-  Existing ROW (Florida Ave.)
-  Southern California Telephone Company Easement Line
-  Curb / Street Gutter
-  Street Center Line
-  Specific Plan Area

FLORIDA PROMENADE

DBJ Inc.

Exhibit 2-1
**Opportunities
 and Constraints Map**



LEGEND

-  Contour Line
- 1506.55 Contour Elevation
-  Specific Plan Area

Exhibit 2-2

FLORIDA PROMENADE

Existing Topography

DBJ Inc.

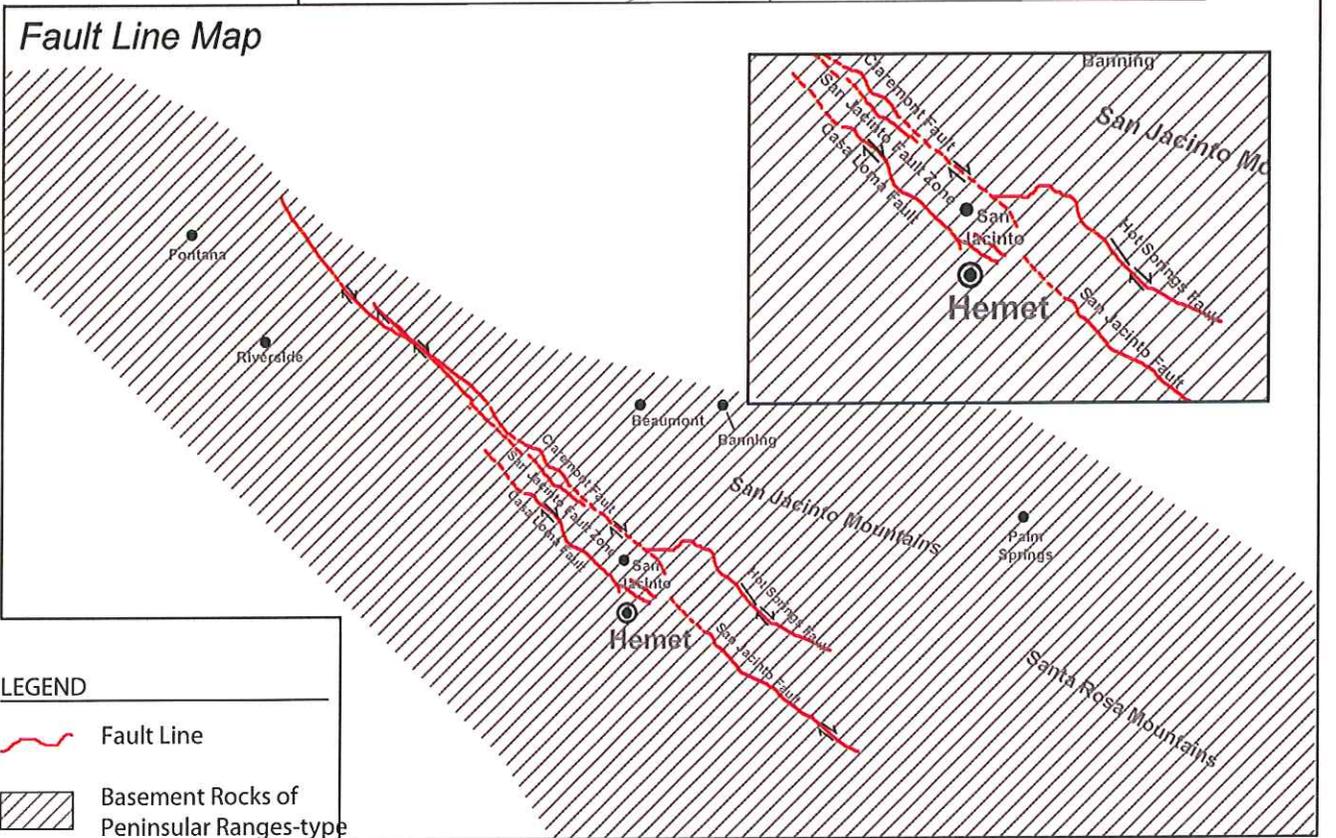
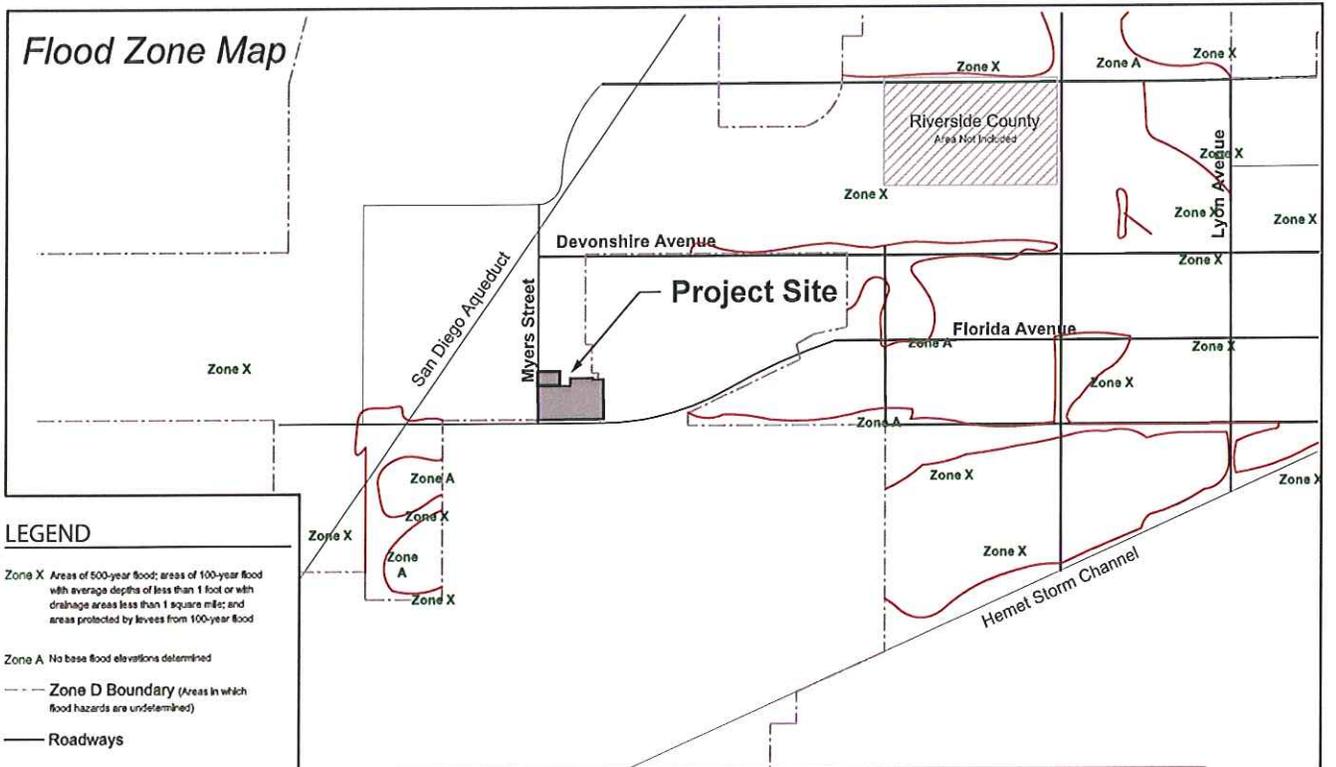
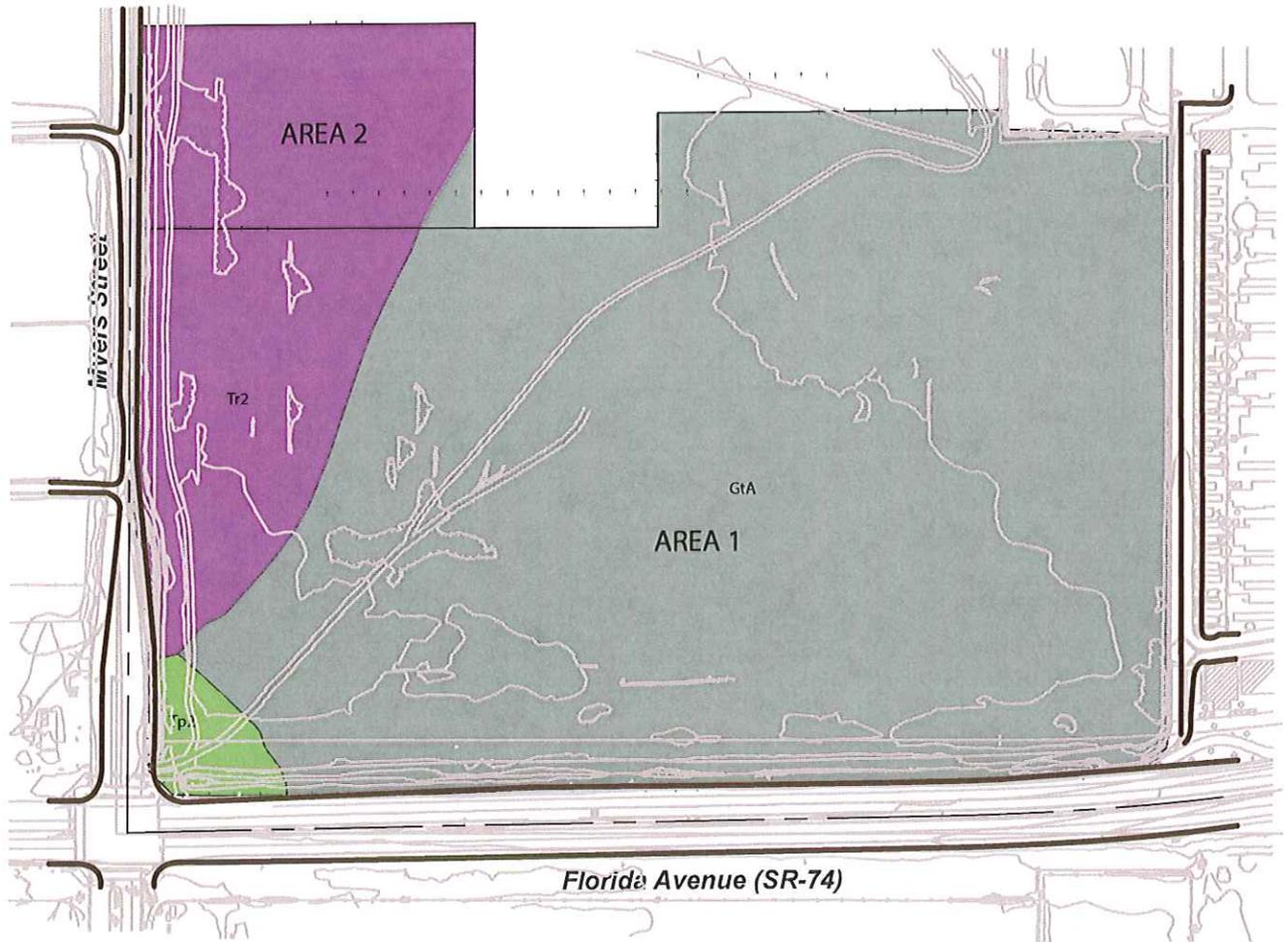


Exhibit 2-3

Fault Line and Flood Zone Map

FLORIDA PROMENADE

DBJ Inc.



LEGEND

-  GtA - Grangeville Fine Sandy Loam, drained, 0-2 percent slopes
-  Tp2 - Traver Loamy Fine Sand, eroded
-  Tr2 - Traver Loamy Fine Sand, Saline-Alkali, eroded
-  Project Boundary
-  Study Area Boundary

Exhibit 2-4

FLORIDA PROMENADE

Soils

DBJ Inc.

N.T.S.  **FORMA**
11.27.2007

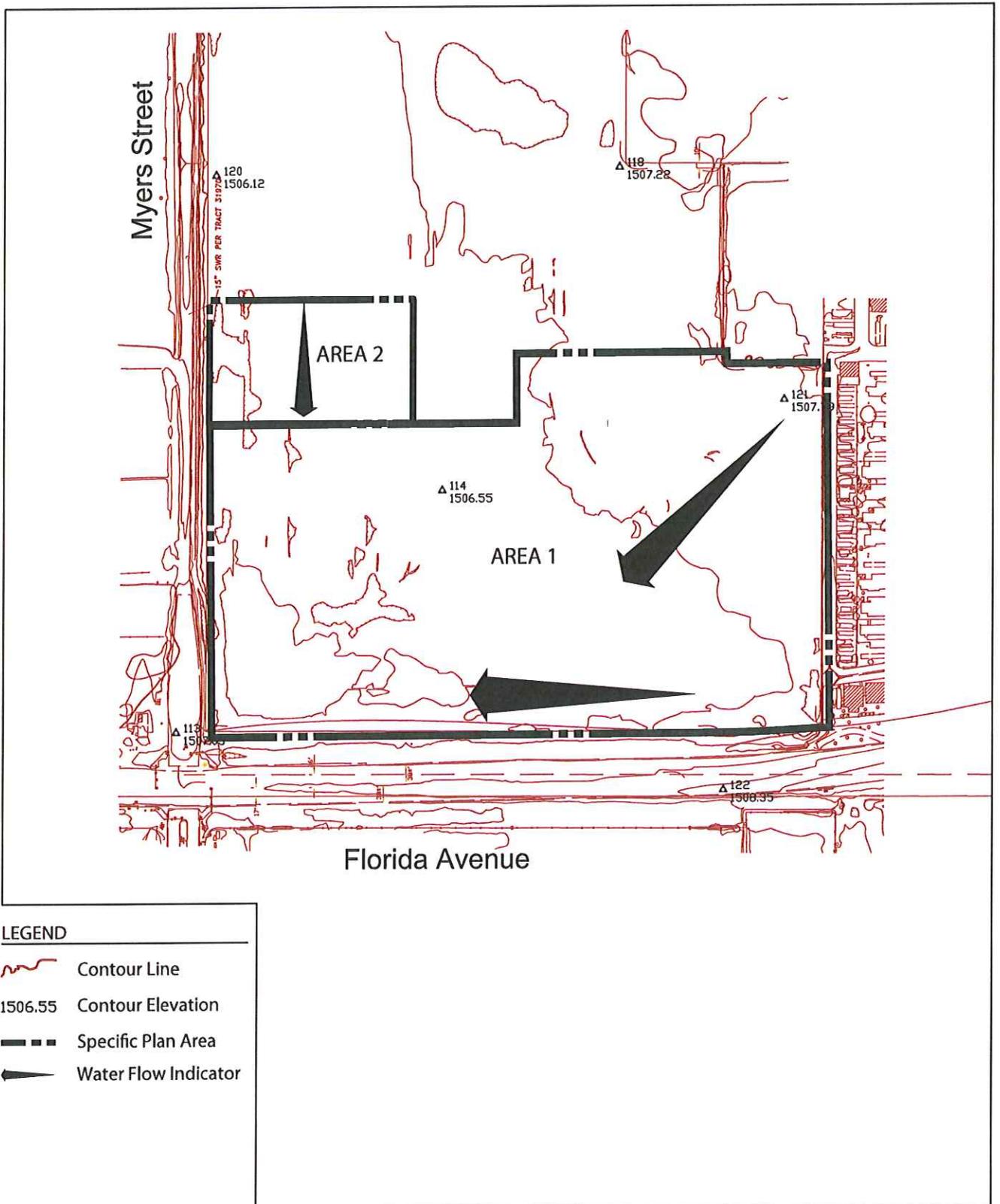
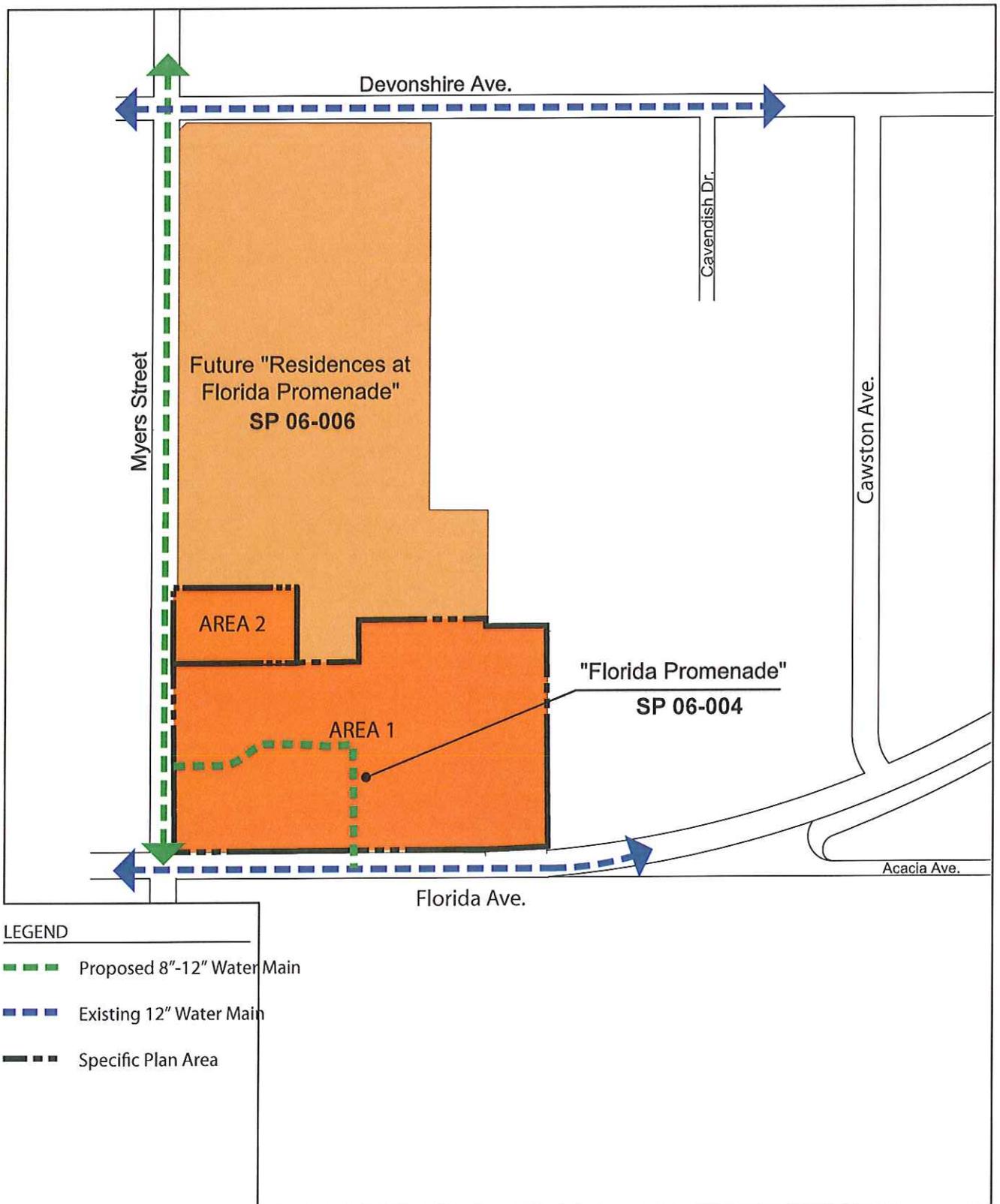


Exhibit 2-5

FLORIDA PROMENADE

Existing Drainage



LEGEND

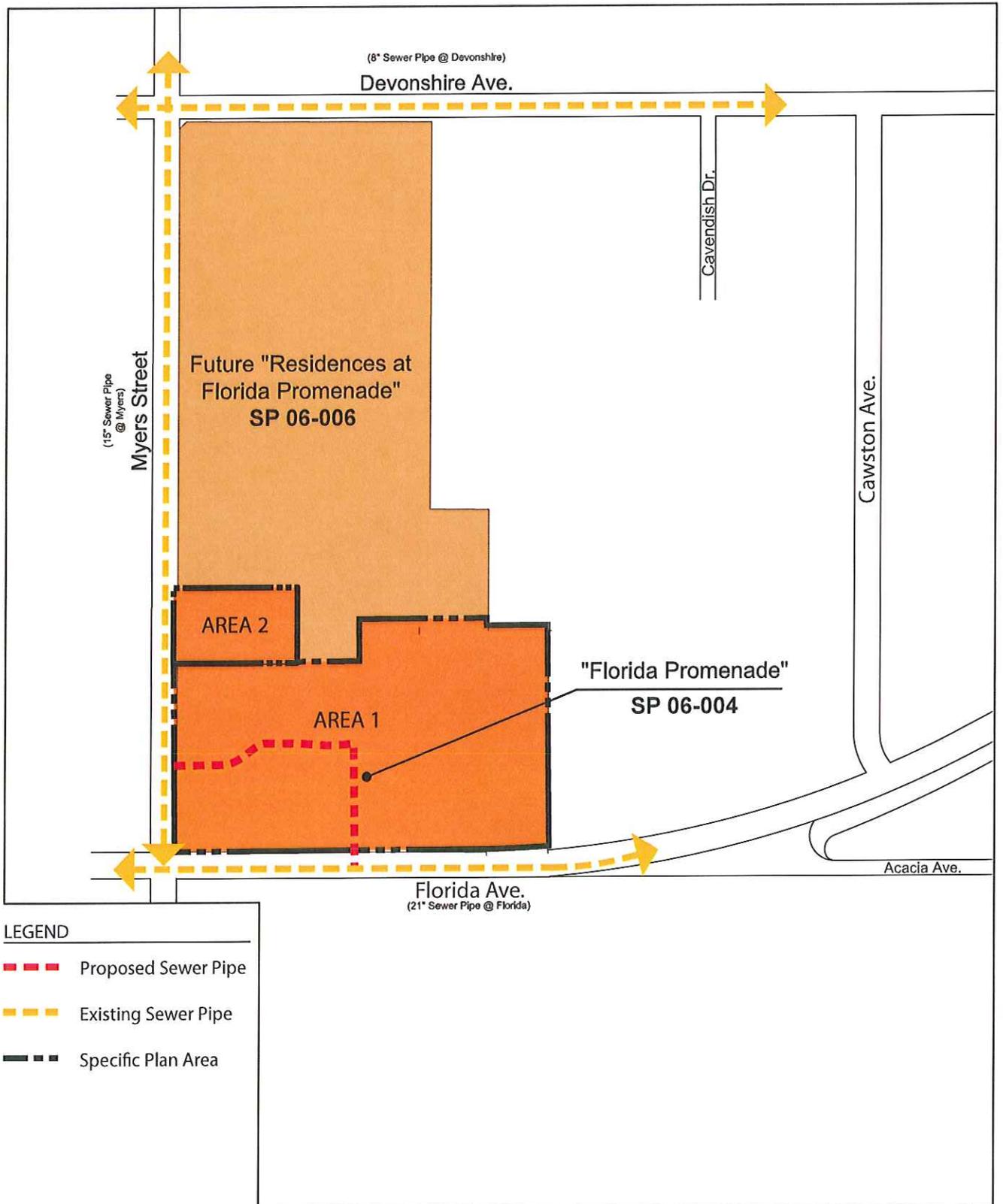
- - - Proposed 8"-12" Water Main
- - - Existing 12" Water Main
- - - Specific Plan Area

Exhibit 2-6

**Existing and
Conceptual Water Plan**

FLORIDA PROMENADE

DBJ Inc.



- LEGEND**
- - - Proposed Sewer Pipe
 - - - Existing Sewer Pipe
 - Specific Plan Area

Exhibit 2-7

Existing and Conceptual Sewer Plan

FLORIDA PROMENADE

DBJ Inc.

3 GENERAL PLAN RELATIONSHIP

3.1 INTRODUCTION

The Florida Promenade Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

The Code authorizes cities to adopt Specific Plans by resolution as policy or by ordinance as regulation. The City of Hemet adopts and amends Specific Plans pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. Public hearings by both the Planning Commission and the City Council are required, after which the Specific Plan may be adopted by the City Council.

The Florida Promenade Specific Plan serves both a planning and regulatory function. It will be the primary device for implementing the goals and objectives of the City of Hemet General Plan on this property. Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the local jurisdiction's General Plan.

The City of Hemet's General Plan outlines a series of goals, policies and objectives for future development within the City. The Florida Promenade Specific Plan is developed in conformance and is consistent with the policies of the City of Hemet General Plan and the State of California Government Code. This Chapter describes how the Florida Promenade Specific Plan compliments, reinforces, and promotes the General Plan goals, policies, and objectives. The General Plan's seven elements, Community Development, Economic Development, Public Services and Facilities, Transportation, Resource Management, Public Health and Safety, and Housing are discussed below.

3.2 COMMUNITY DEVELOPMENT

The Community Development Element emphasizes the needs for the City of Hemet to maintain its status as a sub regional commercial center and calls for the following policies:

- Sufficient areas for commercial development throughout the city, including specific areas along the Florida Avenue commercial corridor for the provision of regional scale commercial uses (City of Hemet General Plan 1992, II-A-2).
- The need for commercial nodes to be developed along with higher density housing and the use of pedestrian links between the two types of land uses to help reduce the number of vehicle trips generated by such land uses (City of Hemet General Plan 1992, II-A-9).
- The General Plan also recognizes the importance of Florida Avenue as a regional commercial corridor within the valley and notes the importance of balancing the "preservation and enhancement of the [Florida corridor] and to continue serving as a regional commercial draw with the need to efficiently move traffic through the City (City of Hemet General Plan 1992, II-A-14).

Consistency: The Florida Promenade Specific Plan Area is north of Florida Avenue and east of Myers Street, which is designated in the Northwest Planning Area as a part of a Regional-Oriented Commercial Node that is focused on Warren and Florida Avenues. This approximate 200-acre Regional Commercial Node is intended to facilitate a master planned regional commercial facility.

The Florida Promenade Specific Plan will help achieve the goals outlined above by complementing a proposed commercial development to the west of Myers Street. Florida Promenade also provides pedestrian links to the residential development being proposed in the Residences of Florida Promenade Specific Plan located directly north and connects to other residential areas by crosswalks and sidewalks.

3.2.1 Northwest Planning Area

The Community Development Element of the General Plan identifies land uses within defined Neighborhood Planning Areas. The 21-acre Florida Promenade, located on the northeast corner of Florida Avenue and Myers Street, is part of the Northwest Planning Area which is composed of 1,991 acres and bounded by Warren Road to the west, Sanderson Avenue to the east, Florida Avenue to the south, and Esplanade Avenue to the north. Refer to Exhibit 3-1, Northwest Planning Area. The Northwest Planning Area emphasizes the need to develop through existing and future specific plans and comprehensive master plans in 40-acre increments or more. The purpose for this implementation is to support contiguous and consistent street and infrastructure development within the Northwest Planning Area.

3.2.2 Land Use and Zoning

According to the current General Plan, the Florida Promenade Specific Plan Area land use is Specific Plan (SP) and the current zoning designation is General Commercial (C-2). Refer to Exhibit 3-2, General Plan Land Use Designation. The commercial use designation is approximately 21 acres located along Florida Avenue and includes a variety of retail opportunities in approximately 200,000 square feet of retail space. Refer to Exhibit 3-3, Existing Zoning, and Exhibit 3-4, Proposed Zoning.

Table 3-1 EXISTING AND PROPOSED LAND USE AND ZONING DESIGNATIONS		
Designation	Existing under GP	Proposed
Land Use	SP	SP
Zoning	C-2	SP

The Specific Plan includes development regulations, design standards and implementation procedures to enable development of a high quality and distinctive commercial project. These features are covered in Chapter 4, Development Components, and Chapter 5, Development Standards and Commercial Design Guidelines.

3.3 ECONOMIC DEVELOPMENT

The Economic Development Element identifies ways in which people and businesses contribute to the city’s economy through consumption, production, investment, and job creation. The Goals of this Element include:

- The promotion of an economic base which provides primary services to the area’s retirement population while broadening businesses and employment opportunities for the wider San Jacinto Valley (City of Hemet General Plan 1992, II-B-4).
- To ensure that major commercial and industrial developments contribute to a healthy local tax base (City of Hemet General Plan 1992, II-B-4).

Consistency: The Florida Promenade Specific Plan supports these Goals by expanding the economic tax base and contributes to the job base in the service and retail sectors of the city by adding over 200,000 square feet of commercial retail improvements along Florida Avenue, the City’s major commercial corridor.

3.4 PUBLIC SERVICE AND FACILITIES

The Public Service and Facilities Element emphasizes the following:

- The need for new developments to not adversely affect the services and facilities enjoyed by existing residents and for new developments to be able to generate sufficient revenue to pay for services needed (City of Hemet General Plan 1992, II-C-2).

In accordance with this Element, the Florida Promenade Specific Plan allows for adequate backbone infrastructure to effectively serve the commercial development. The area is serviced by the following providers:

UTILITY	PROVIDER
Gas	Southern California Gas Company
Power	Southern California Edison
Water	Eastern Municipal Water District (EMWD)
Sewer	Eastern Municipal Water District (EMWD)
Refuse Collection	City of Hemet Integrated Waste Management Division

3.4.1 Drainage Facilities

The Goal of the Drainage Section within the Public Services and Facilities Element calls for:

- The provision of adequate facilities to protect Hemet residents and businesses from flooding conditions (City of Hemet General Plan 1992, II-C-2).

Consistency: The Florida Promenade Specific Plan provides adequate on site drainage by continuing existing drainage infrastructure practices. Drainage facilities for storing water on-site are provided for Florida Promenade. The City is reviewing a Community Facilities District (CFD) or Infrastructure Facilities District (IFD) for the construction of drainage facilities in western Hemet to handle storm flows. If a district is created, the Planning Director and Public Works Director may remove on-site water storage requirements pending hydrology studies and the adopted facilities district. Decisions for drainage requirements are discussed further in Chapter 6, Implementation, Section 6.5.1, Substantial Conformance. Two roadside drainage ditches traverse along the edges of the property: from east to west along Florida Avenue, and the other from north to south along Myers Street. Currently, surface water from the property drains onto the streets. There are no storm drains in the existing rights-of-way. The Specific Plan provides for storm water storage along Florida Avenue to regulate the rate of runoff water flow into surface streets. Exhibit 2-5, Existing Drainage, shows existing storm water flow direction. Storm water is required to be stored on site. A future storm drain is proposed to be installed along Florida Avenue in the right of way per City engineering standards to support future drainage flows. Refer to Exhibit 3-5, Conceptual Drainage Plan. Further discussion regarding conceptual drainage is in Section 4.3.4, Proposed Drainage Plan.

3.4.2 Water Storage and Distribution Facilities

The Goal of this section is to:

- Maintain a water system which is capable of meeting the daily and peak demands of Hemet residents and businesses, including provision of adequate fire flows (City of Hemet General Plan 1992, II-C-2).

Consistency: An existing 12-inch waterline is located along Florida Avenue. Proposed water lines will be located in Myers Street and along the commercial access ways. Additionally, the water demand analysis utilizing Eastern Municipal Water District Water System Planning and Design guidelines indicates that approximately 36,000 gallons of water per day will be needed for the Specific Plan Area. Refer to Exhibit 2-6, Existing and Conceptual Water Plan.

3.4.3 Police Services

The Goal of police services is to:

- Provide police services which minimize the risk of crime and provide a secure environment (City of Hemet General Plan 1992, II-C-2).

Consistency: The Specific Plan Area will be serviced by the City of Hemet Police Department's west end police station located at 3663 W. Florida Avenue, less than a mile away from the Specific Plan Area. Fees for police services may be necessary for expanding police staff and support services. Development fees will be estimated during the tentative tract map process during which the fees will be collected. Refer to Exhibit 3-6, Fire and Police Stations.

3.4.4 Fire Services

The Goal of Fire Services is to:

- Provide adequate fire prevention and emergency fire medical and hazardous material services for the protection of lives and property (City of Hemet General Plan 1992, II-C-2).

Consistency: Fire services will be provided by the City of Hemet Fire Department. Fire Station #3 is the nearest fire station, located at 4110 W. Devonshire Avenue, within a mile from the Florida Promenade Specific Plan Area. Additional fees for fire services may be necessary for expanding fire services and support staff. Development fees will be estimated during the tentative tract map process and collected during project submittals. Refer to Exhibit 3-6, Fire and Police Stations.

3.4.5 Sanitary Sewers

The Goal is to:

- Maintain a wastewater collection, treatment, and disposal system that is capable of meeting the daily and peak demands of Hemet residents and businesses (City of Hemet General Plan 1992, II-C-2).

Consistency: An existing 21-inch wastewater line is located along Florida Avenue. Proposed lines will be located along Myers Street and in the commercial access ways. Sewer services will be installed by the Developer and monitored by the Eastern Municipal Water District. Development fees will be assessed to support wastewater expansion. Refer to Exhibit 2-7, Existing and Conceptual Sewer Plan.

3.5 TRANSPORTATION

The Transportation Element of the General Plan serves as a guide to the establishment of standards for the movement of people, goods, and services throughout the General Plan Study Area. This Element establishes the following goals:

- A transportation system that maximizes freedom and safety of movement, that is cost-effective, considers all forms of transportation, and maintains the quality of the City's living environment (City of Hemet General Plan 1992, II-D-1).

Consistency: The Specific Plan Area, located on the northeast corner of Florida Avenue and Myers Street is consistent with the City's roadway classification and cross-section standards and will assure continuity of the street pattern with future neighboring developments.

The Florida Promenade Specific Plan may be connected to an adjacent residential development to the north as an alternative design component by pedestrian links to provide easy access to residents. Pedestrian connectivity and accessibility comply with, and support the American Disabilities Act (ADA). Florida Promenade provides pedestrian access through a gated entry to the neighboring future residential project and from sidewalks along Myers Street. Street right-of-way widths and street lane striping for Florida Avenue and Myers Street have been coordinated with Caltrans as well as the future planned commercial project east of Myers Street (Garrett Property). Roadway widths and conceptual striping plans have been designed to accommodate future street cross-section requirements, as well as street intersections, thru-lane, and vehicular turning movements. Refer to Exhibit 3-7, Conceptual Circulation Plan, Exhibit 3-8, Conceptual Street Sections, and Exhibit 3-9, Conceptual Striping Plans.

3.6 PUBLIC HEALTH AND SAFETY

The Public Health and Safety Element addresses the protection of Hemet's residents from the hazards associated with natural and man made environments.

3.6.1 Geology and Seismicity

The Geology and Seismicity Section within the Public Health and Safety Element aims to:

- Reduce the potential for loss of life and minimize physical injury and property damage from seismic groundbreaking and other geologic events (City of Hemet General Plan 1992, II-F-3).

Consistency: This Section identifies the San Jacinto fault zone as a potential source of seismic activity. The fault zone traverses the northeastern portion of the City of Hemet; the Florida Promenade Specific Plan Area is outside of the fault zone. In addition, the Florida Promenade Specific Plan, in accordance with the Element, makes use of the most recent Uniform Building Code to minimize seismic damage to buildings and structures. Refer to Exhibit 2-3, Fault Line and Flood Zone Map

3.6.2 Flooding

The Flooding Section goal is to:

- Minimize the potential for loss of life, physical injury, property damage, and social disruption, and facilitate rapid physical and economic recovery resulting from flooding (City of Hemet General Plan 1992, II-F-9).

Consistency: The General Plan identifies two main areas that are prone to flooding. The Florida Promenade Specific Plan Area is outside of both flood zone areas. Also, the subsequent construction provides adequate drainage facilities that will help reduce flood potential. The Specific Plan also allows for surface run off and storm water storage to capture storm water run off. Refer to Section 3.4.1, Drainage Facilities. Refer to Exhibit 2-3, Fault Line and Flood Zone Map, and Exhibit 3-5, Conceptual Drainage Plan.

3.6.3 Noise

The Goal of the Noise Section is to:

- Require adequate noise compatible land use relationships by implementing noise standards to be utilized for design purposes in new development and establishing a program to attenuate existing noise problems (City of Hemet General Plan 1992, II-F-13).

Consistency: The Florida Promenade Specific Plan Area is currently vacant and not a source of noise. There is a potential for noise generated along Florida Avenue and Myers Street. Noise contours along Florida Avenue have been identified due to traffic volumes under existing highway conditions (SR 74). The Noise Element of the General Plan sets a noise standard for all new development. In the case of new commercial development, the Noise Element establishes a maximum exterior level of 70 dBA (City of Hemet General Plan 1992, II-F-20). The Florida Promenade will comply with this standard by using building orientation and building construction insulation practices to assist with reducing interior noise levels into occupied spaces, minimizing noise from Florida Avenue.

A Noise Analysis was prepared by Urban Crossroads based on existing conditions and the future development for a commercial center, Florida Promenade. Mitigations for noise attenuation are described in the *Florida Promenade Noise Analysis City of Hemet, California, November 7, 2006 JN04090-02*. Mitigations include a walk along the east and northeast project boundary abutting the neighboring mobile home park and also screening roof top mechanical equipment. Mitigations for construction vehicles and the center's service vehicles are also included in the Analysis.

3.6.4 Hazardous Materials

The Goal of the Hazardous Materials Section is to:

- Protect lives and properties from the use, storage, and transportation of hazardous materials (City of Hemet General Plan 1992, II-F-20).

Consistency: The Florida Promenade Specific Plan does not call for any industrial or commercial uses that would produce hazardous waste materials. The Florida Promenade Specific Plan shall also observe all city regulations regarding the handling of any hazardous waste and the storage of such materials. It is anticipated that only household type products will be sold in small and regulated quantities as approved by the City of Hemet business license practices.

3.6.5 Fire

The Goal of the Fire Section within the Public Health and Safety Element is:

- Protect lives, properties, and the natural environment from the potentially disastrous effects of wild land fires (City of Hemet General Plan 1992, II-F-26).

Consistency: The agricultural land surrounding the Florida Promenade Specific Plan Area has been developed, or currently under development potentially reducing the risk of wild land fires.

3.6.6 Crime Prevention and Law Enforcement

The Goal of the Crime Prevention and Law Enforcement Section is:

- Minimize the risk of crime and provide residents and businesses with a secure environment (City of Hemet General Plan 1992, II-F-30).

Consistency: Refer to Section 3.4.3, Police Services in Section 3.4, Public Services and Facilities Element of this document.

3.6.7 Emergency Services and Facilities

The Goal of the Emergency Services and Facilities is:

- Maintain participative and cooperative programs with regional emergency agencies and private relief organizations (City of Hemet General Plan 1992, II-F-31).

Consistency: Refer to Section 3.4.4, Fire Services in Section 3.4, Public Services and Facilities Element of this document.

3.7 RESOURCE MANAGEMENT

The Resource Management Element provides goals, concepts, and strategies necessary to ensure that the City of Hemet is an active participant in the management of the San Jacinto Valley's natural resources. The intent of this Element is to balance resource conservation and Hemet's development, so as to maximize the achievement of environmental, economic, and social needs. The following text addresses the consistency of the Florida Promenade Specific Plan with the Resource Management Element and how it complements and supports it by addressing each of the ten categories which include air quality, parks and recreation, open space, biological resources, historic resources and cultural heritage, soil conservation, solid waste management, energy conservation, and mineral resources.

3.7.1 Air Quality

The Air Quality Goal is:

- Achieve air quality that is conducive to good health and enjoyment of the area's climate for all citizens, including the elderly, children, and those with respiratory problems (City of Hemet General Plan 1992, II-E-1).

Consistency: The Florida Promenade Specific Plan supports the air quality goals put forth in this section by:

1. Complying with future mitigation measures identified from required traffic impact analysis.
2. Providing pedestrian access and pathways to neighboring residential projects.

3. Supporting the creation of walkable communities by providing pedestrian links to adjacent development projects.
4. Providing opportunity for bus services along Florida Avenue.

Refer to *Florida Promenade Air Quality Impact Analysis City of Hemet, California* provided by Urban Crossroads.

3.7.2 Parks and Recreation

The Parks and Recreation section of the Resource Management has as a goal to:

- Provide a system of park, recreation, and open space lands of sufficient size and in the appropriate locations to serve the needs of residents of all ages (City of Hemet General Plan 1992, II-E-11).

Consistency: Development impact fees will be contributed for park and recreations areas. A park site is being considered by the neighboring property owner to the west and may be located between Myers Street and Warren Road and within their respective master plan that could provide recreation opportunities.

3.7.3 Open Space

Open space is not a designated element in the commercial site. However, landscaping will provide open space along Florida Avenue and Myers Street as building setbacks do not encroach into or near the right of way. This area is also regulated by the Scenic Highway Setback Manual Design Criteria for Florida Avenue. Other open space areas include commercial plazas and sidewalk areas along the fronts of buildings.

3.7.4 Biological Resources

The Goal of the Biological Resources Section is:

- Manage rare, endangered, and candidate species and their habitats through appropriate and accepted preservation programs (City of Hemet General Plan 1992, II-E-24).

Consistency: The General Plan also identifies an area of sensitive resources along the eastern edge of the City. The Specific Plan area is outside this area. Also, a Biological Technical Report for the approximately 21-acre Florida Promenade was completed by biologists from Glenn Lukos and Associates, Inc. (GLA) November 2006, and revised July 24, 2007. The study found no endangered species or sensitive habitats within this 21-acre Specific Plan Area. Refer to Section 2.11, Biota.

3.7.5 Water Resources

The Goal of the Water Resources Section is:

- Ensure the availability of water to support future growth and change in Hemet through a combination of water conservation, water reuse, protection of groundwater quality, and import of additional water during periods when extra supplies are available to maximize groundwater recharge (City of Hemet General Plan 1992, II-E-29).

Consistency: The Florida Promenade Specific Plan Area will be serviced by the Eastern Water Municipal District (EWMD). It has been determined by EMWD that Florida Promenade will not generate a significant impact on existing water resources. The Commercial portion of the site requires 36,000 gallons per day. Also, the Specific Plan calls for the efficient use of water through the landscaping that utilizes native plants and shrubs.

3.7.6 Historic Resources and Cultural Heritage

The Goal of the Historic Resources and Cultural Heritage Section is:

- Create a community which appreciates its unique history and which promotes protection, preservation, and restoration of significant cultural, historical, and architectural features (City of Hemet General Plan 1992, II-E-39).

Consistency: A cultural study has determined that there are no historical or cultural sites within the Florida Promenade Specific Plan Area. If findings or discoveries are made then the site will comply with adopted mitigation measures identified in related California Environmental Quality Act (CEQA) processes.

3.7.7 Soil Conservation

The Goal of the Soil Conservation Section is to:

- Protect the community from significant erosion problems resulting from natural and man-made activities (City of Hemet General Plan 1992, II-E-42).

Consistency: Soil erosion is not anticipated from the development of the Specific Plan area. The Biological Constraints Analysis of the Specific Plan Area includes a soil review of the Area and finds that Traver, a sensitive soil type included in the Multiple Species Habitat Conservation Plan (MSHCP) of Riverside County, occurs along the western edge of the site. Soils that are listed by the MSHCP are associated with several special-status plant species and may be subject to conservation requirements. However, the presence of this soil type is not expected to limit the developable area due to the highly disturbed state of the site caused by long standing agricultural practices. Refer to *Biological Technical Report for the Approximately 21-Acre Florida Promenade* - Glen Lukos and Associates, Inc., November 2006, and revised July 24, 2007.

3.7.8 Solid Waste Management

The Goals of the Solid Waste Management Section is:

- Ensure an adequate system of solid waste collection and disposal that meets the existing and future needs of Hemet residents and businesses.
- The system should also help in the preservation of limited and increasingly valuable landfill space, natural resources, and protection of the environment (City of Hemet General Plan 1992, II-E-46).

Consistency: The Florida Promenade Specific Plan will be served by the contracted waste management service that services the City under a city contract. Discussions with the City of Hemet Integrated Waste Management Division stated that they can provide service.

3.7.9 Energy Conservation

The Energy Conservation Section Goal is:

- The efficient use and conservation of energy resources (City of Hemet General Plan 1992, II-E-59).

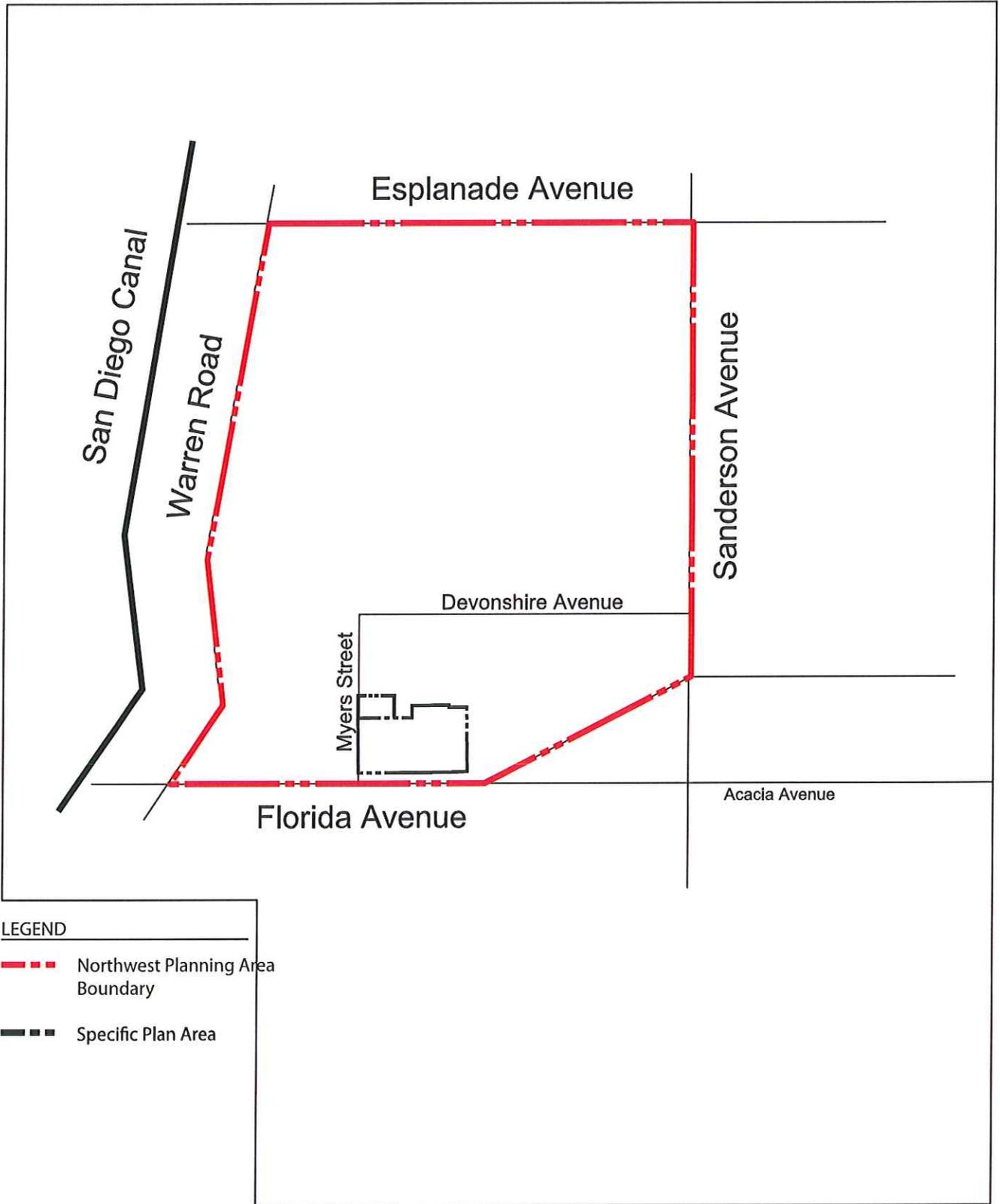
Consistency: The Florida Promenade Specific Plan encourages the use of energy efficient building materials in the construction of retail space.

3.7.10 Mineral Resources

The Florida Promenade Specific Plan area is outside the defined Mineral Resources Zone as designated by the General Plan (City of Hemet General Plan 1992, II-E-62).

3.8 HOUSING ELEMENT

The Florida Promenade Specific Plan does not designate any residential dwellings. The commercial center development may provide services for nearby residential neighborhoods as a supportive land use. The Proposed Land Use and Zoning designations support commercial development without a residential component.



LEGEND

- - - Northwest Planning Area Boundary
- - - Specific Plan Area

Exhibit 3-1

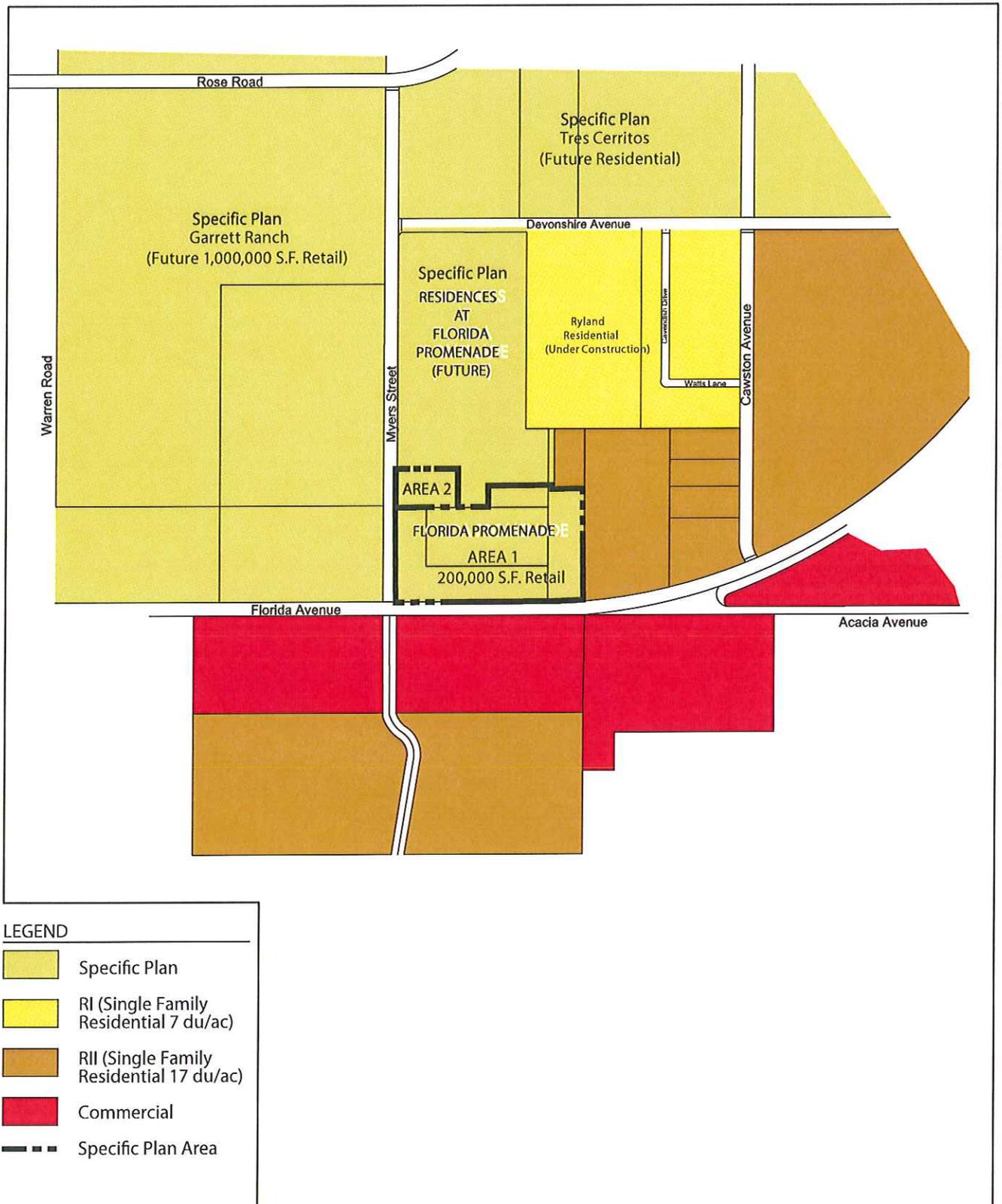
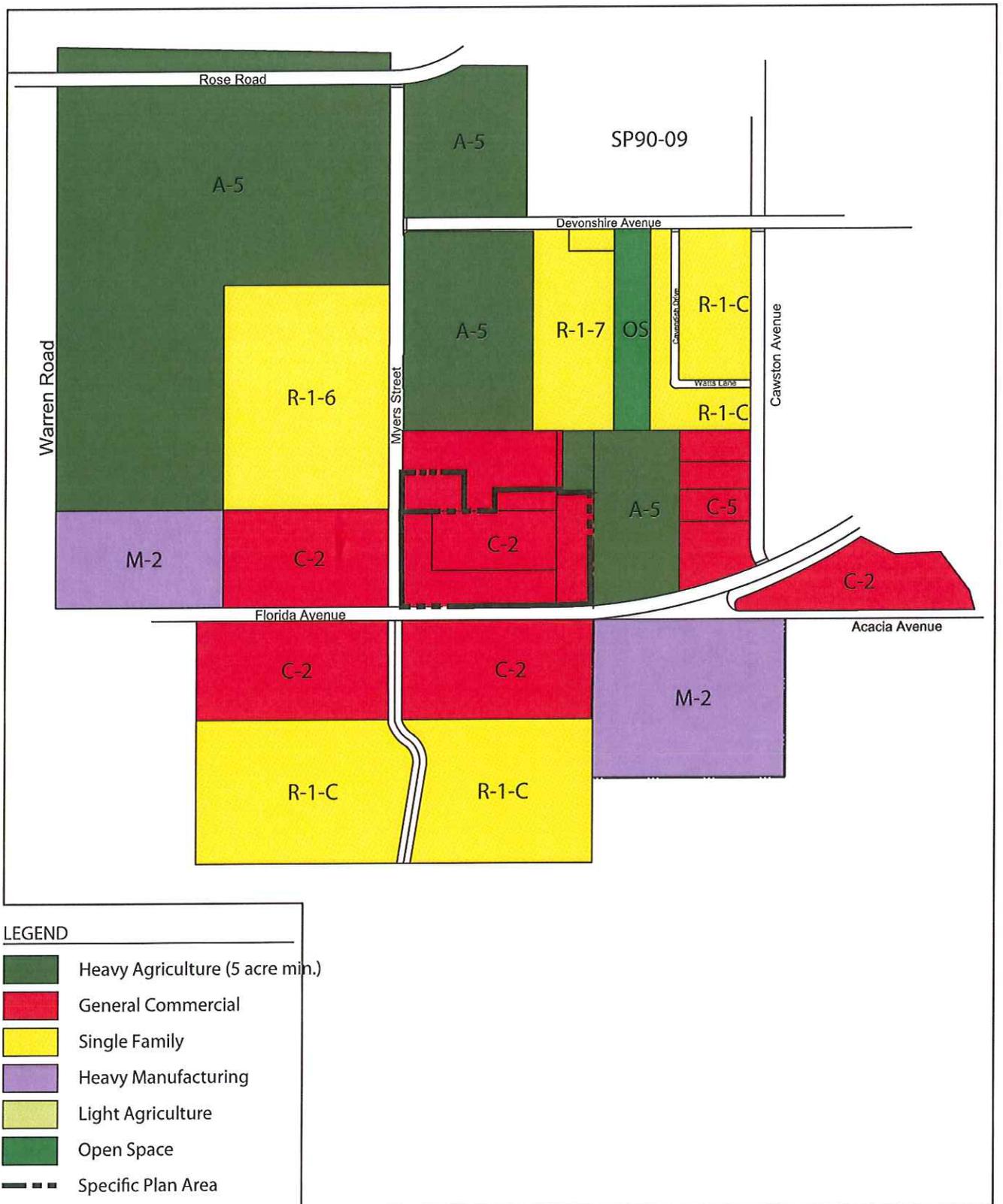


Exhibit 3-2

General Plan Land Use Designation

FLORIDA PROMENADE

DBJ Inc.



LEGEND

- Heavy Agriculture (5 acre min.)
- General Commercial
- Single Family
- Heavy Manufacturing
- Light Agriculture
- Open Space
- Specific Plan Area

Exhibit 3-3

FLORIDA PROMENADE

Existing Zoning

DBJ Inc.

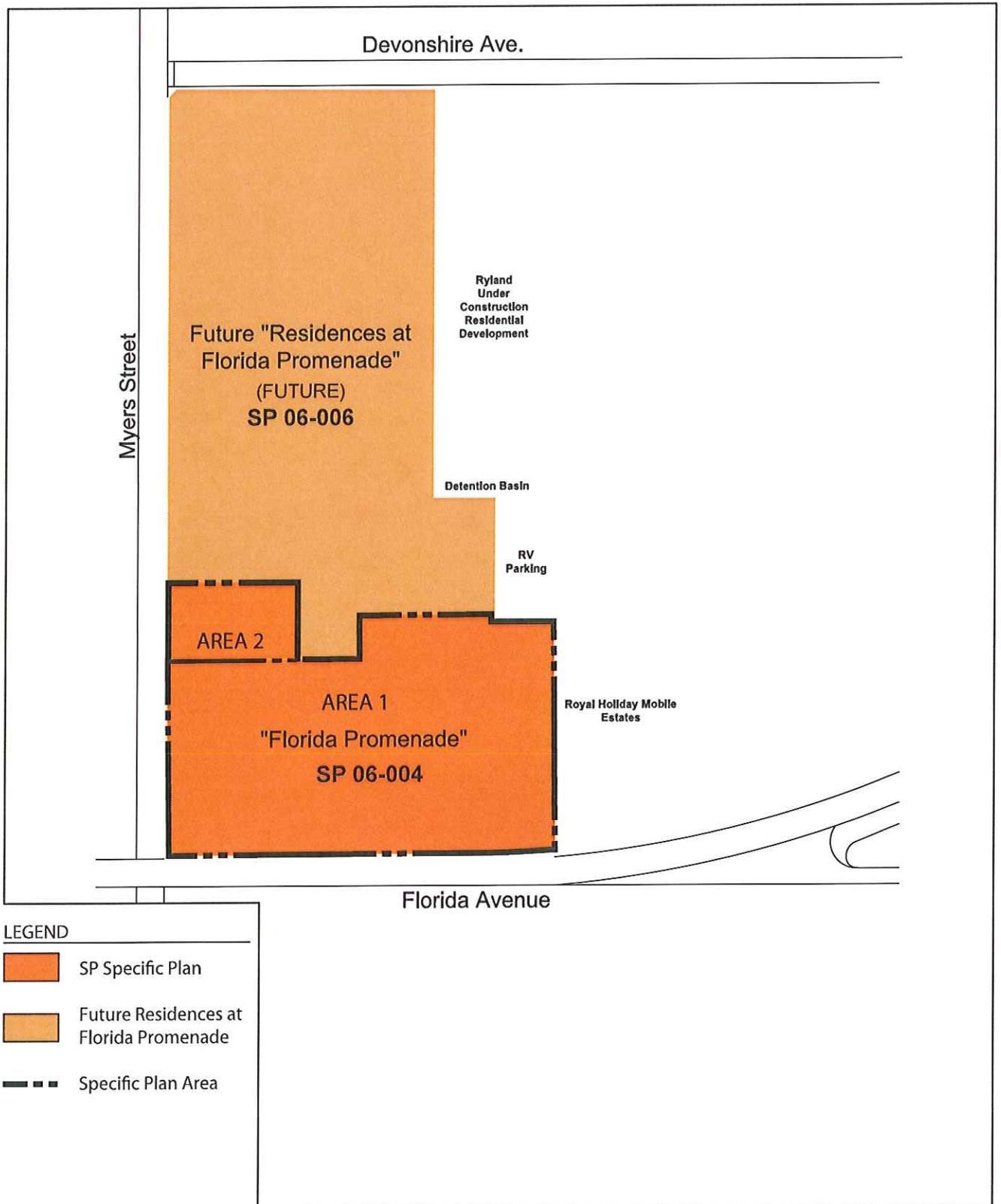


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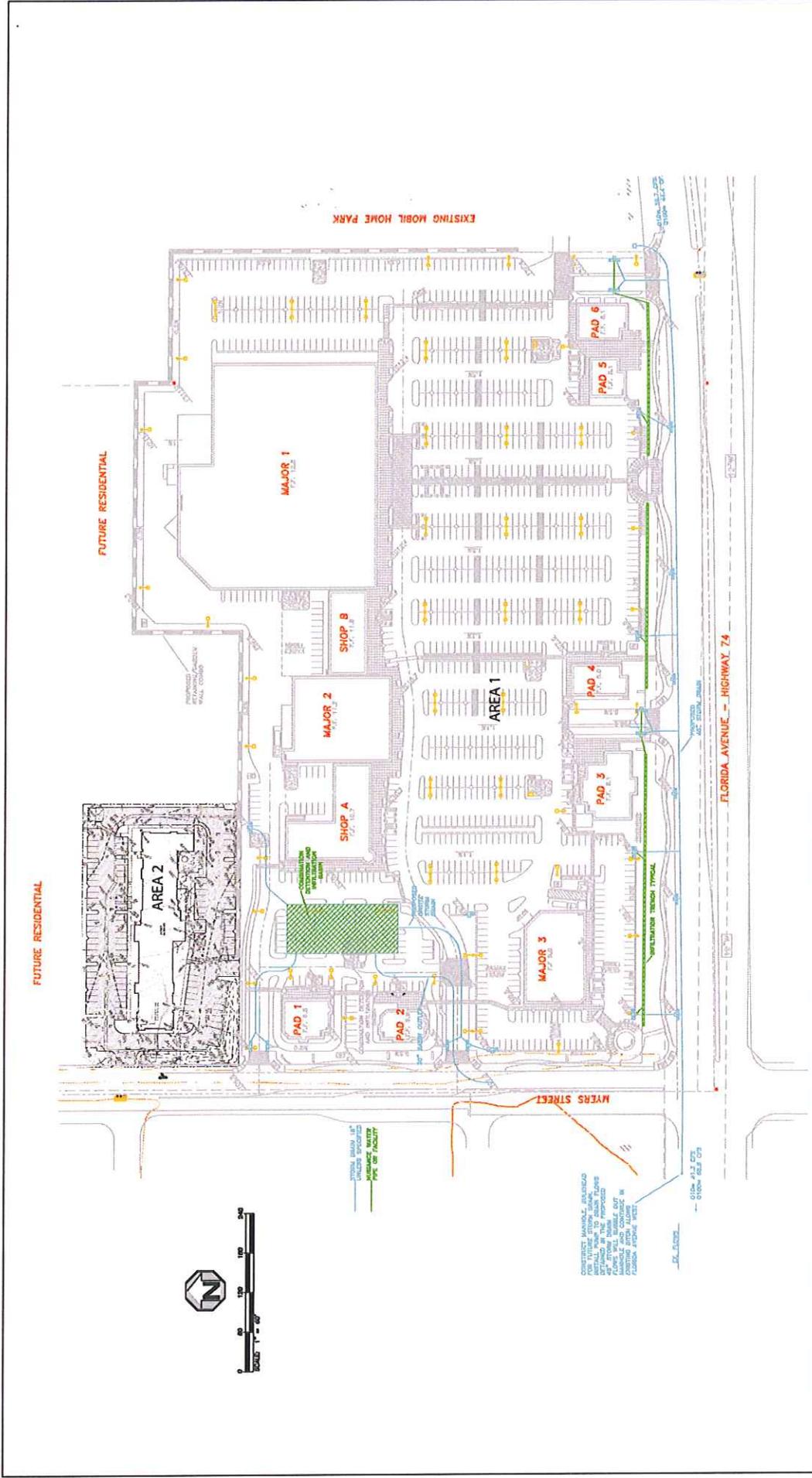


Exhibit 3-5

Conceptual Drainage Plan

FLORIDA PROMENADE

DBJ Inc.

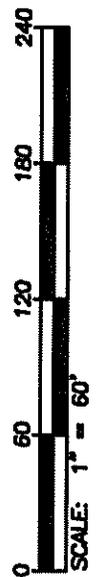
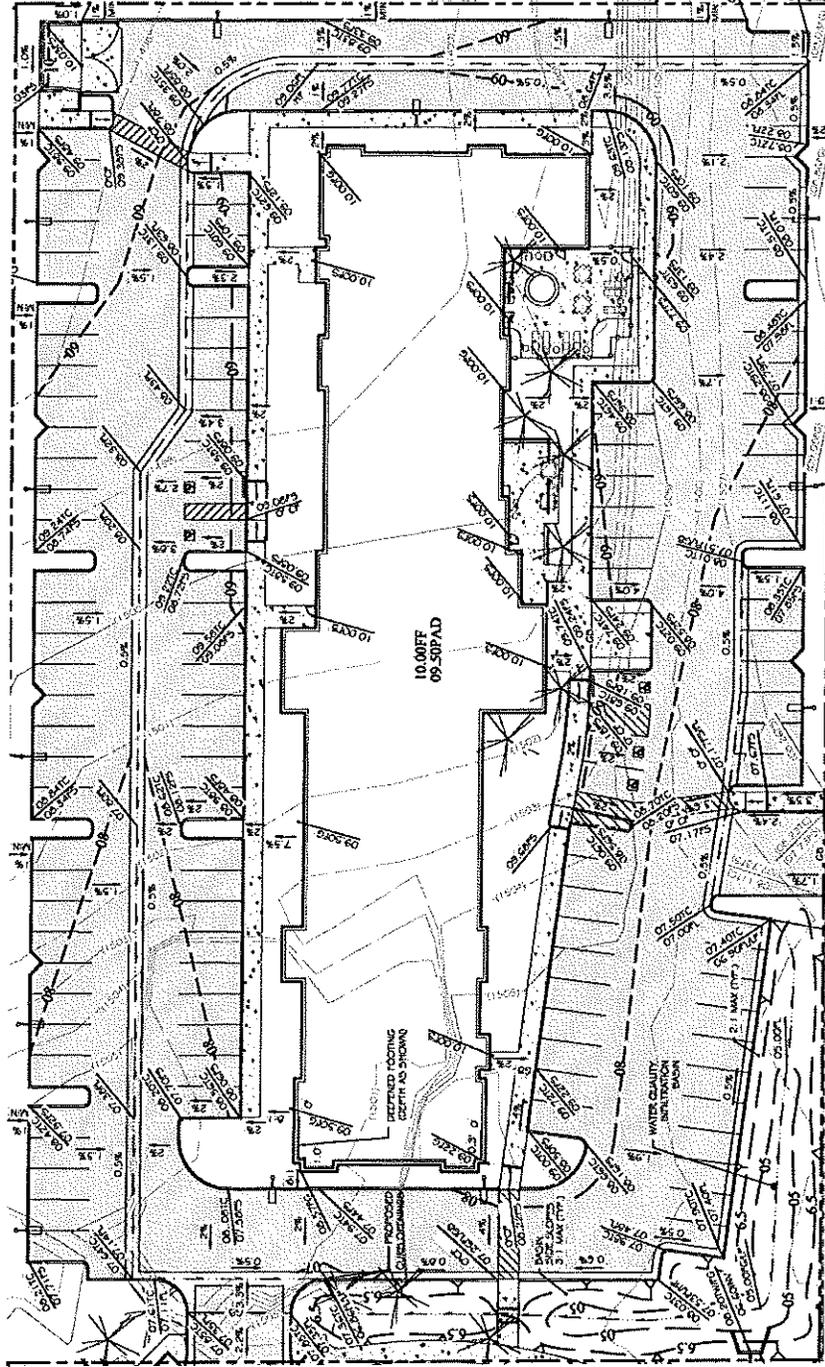
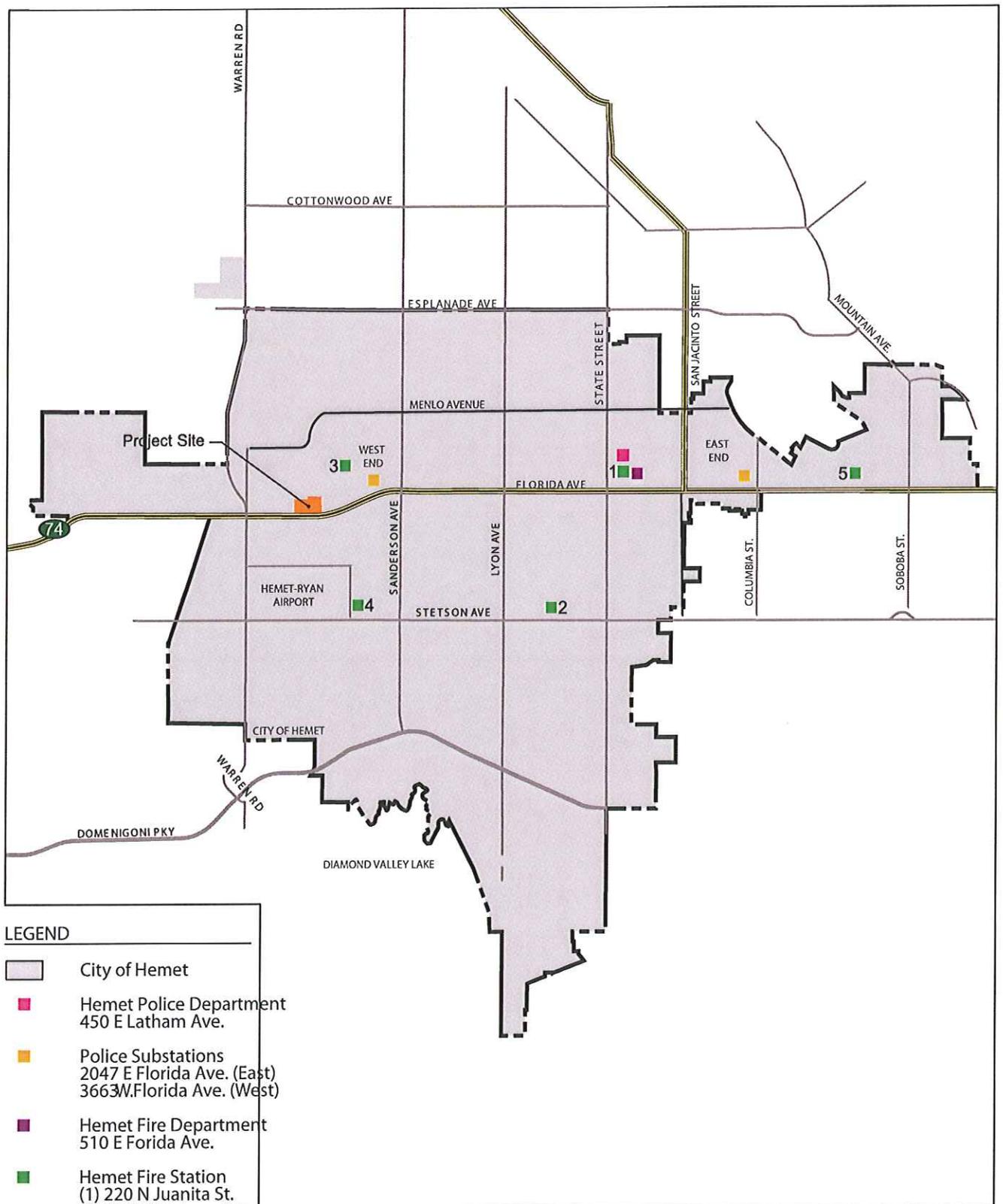


Exhibit 3-6

FLORIDA PROMENADE
 Conceptual Drainage Plan—Area 2

DBJ Inc.
 N15 JORWA
 11.27.2007
 3-18



LEGEND

- City of Hemet
- Hemet Police Department
450 E Latham Ave.
- Police Substations
2047 E Florida Ave. (East)
3663 W Florida Ave. (West)
- Hemet Fire Department
510 E Florida Ave.
- Hemet Fire Station
(1) 220 N Juanita St.
(2) 895 W Stetson Ave.
(3) 4110 W Devonshire Ave.
(4) 1035 S Cawston Ave.
(5) 120 N Hemet St.

Exhibit 3-7

**Fire and
Police Stations**

FLORIDA PROMENADE

DBJ Inc.

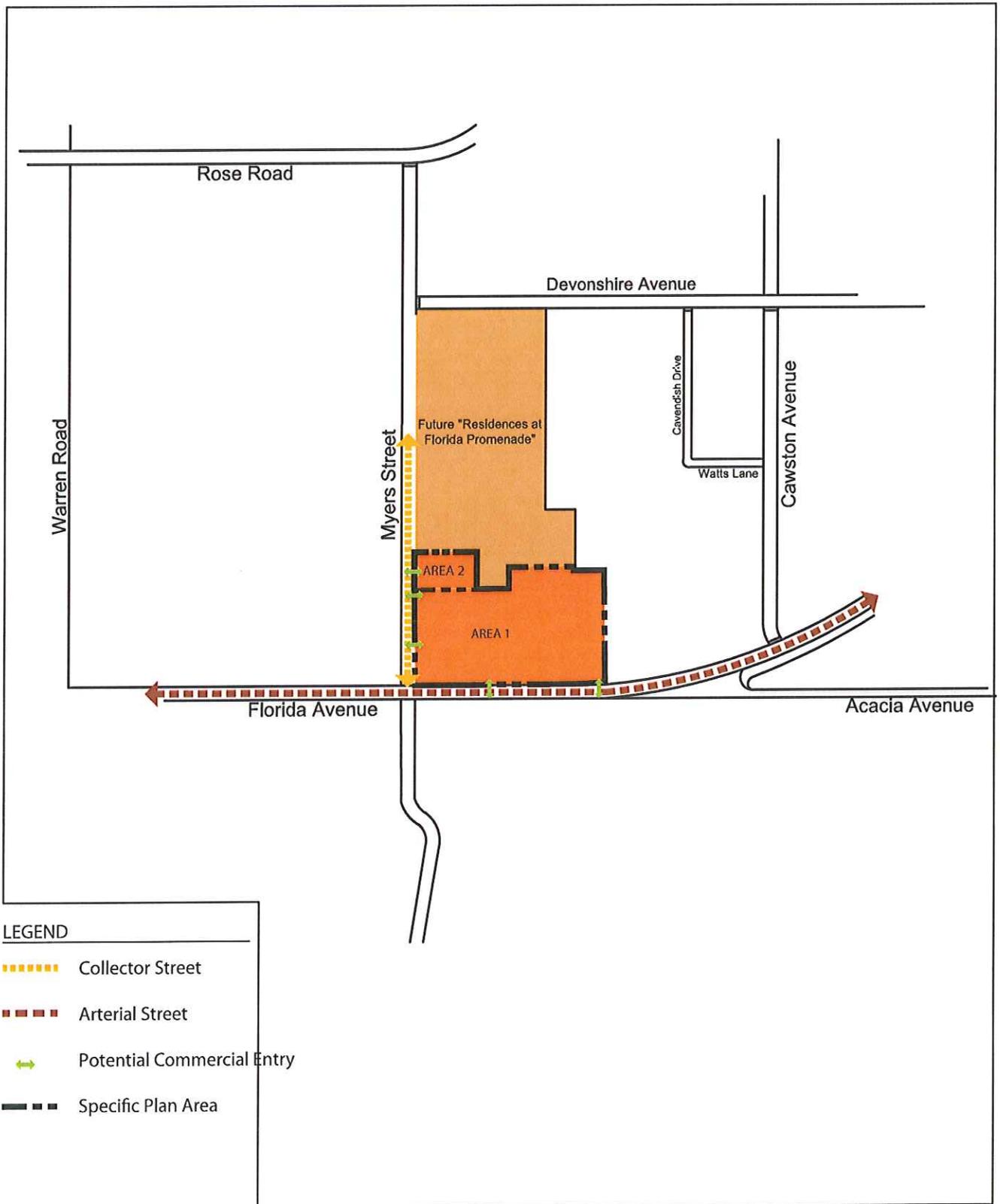
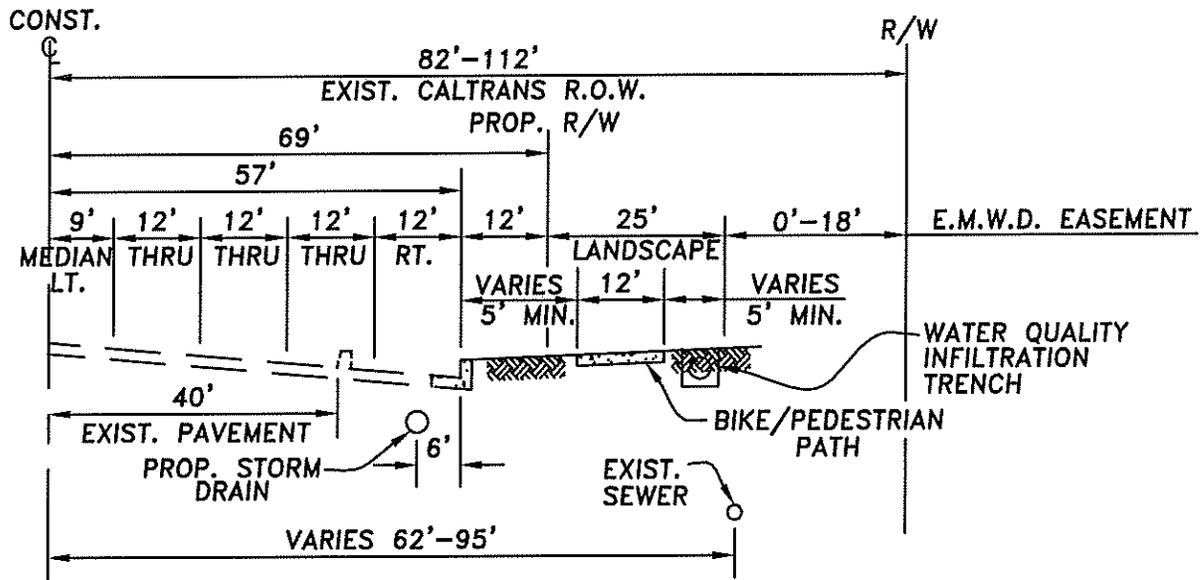


Exhibit 3-8



TYPICAL STREET SECTION (1/2 SECTION)
FLORIDA AVENUE (HWY. 74)
 N.T.S

STRIPING PLANS

- NTS - Not to Scale
- Subject to Caltrans approval for Florida Avenue
- Subject to City of Hemet approval for Myers Street and Florida Avenue
- Changes to striping plan subject to approval by Public Works Director.

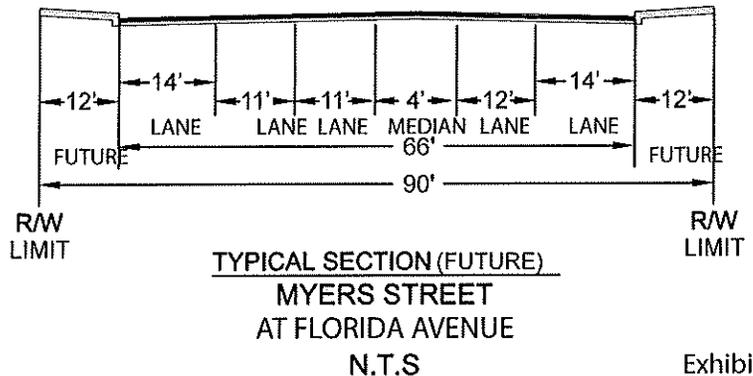
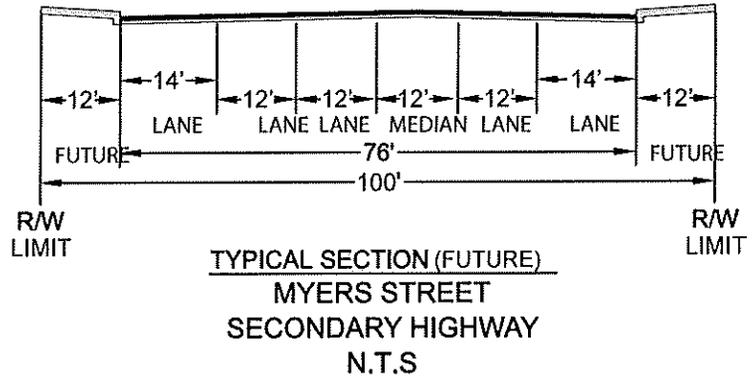


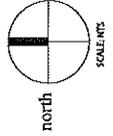
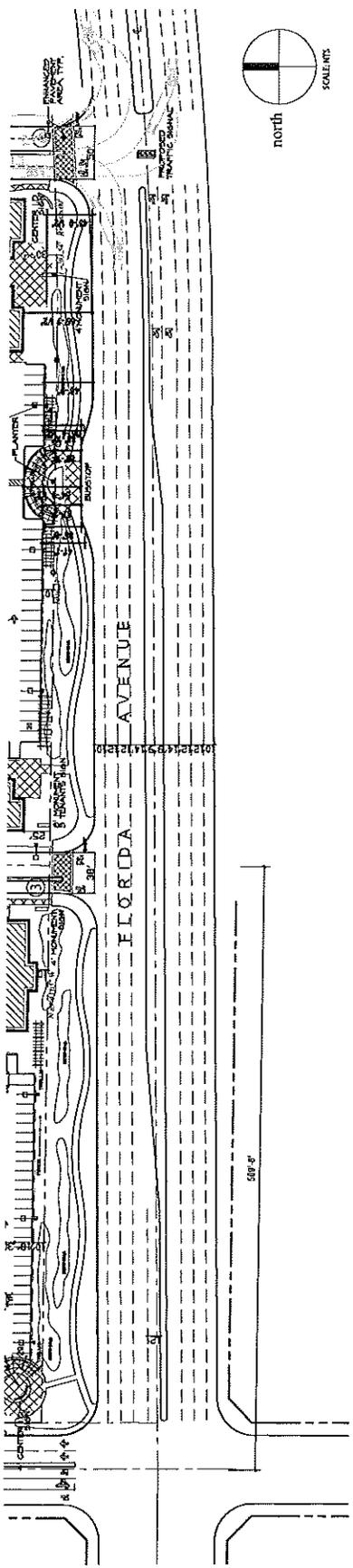
Exhibit 3-9

Conceptual
Street Sections

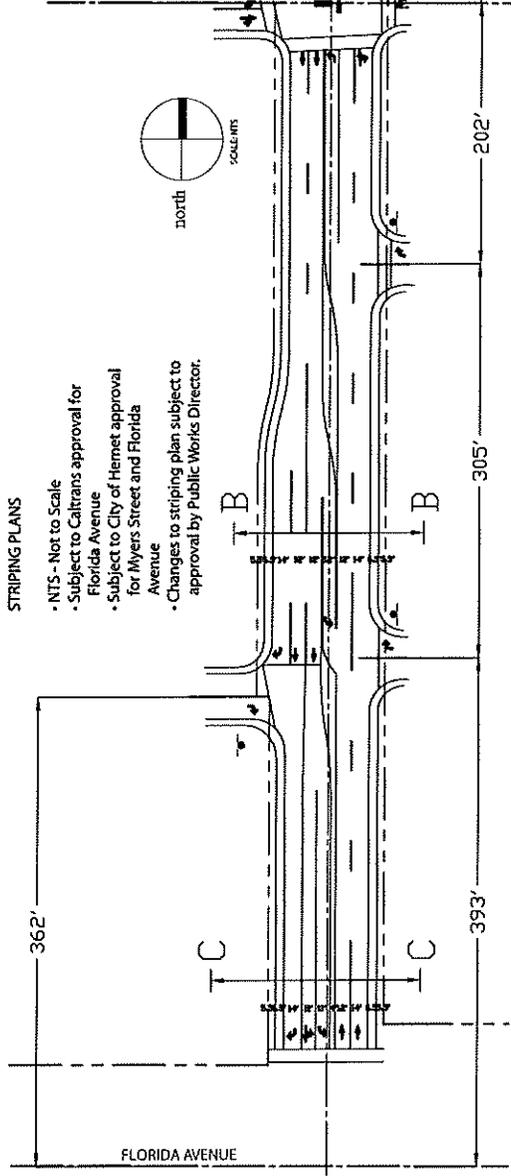
FLORIDA PROMENADE

DBJ Inc.

FLORIDA AVENUE

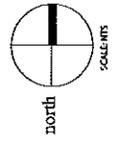


MYERS STREET

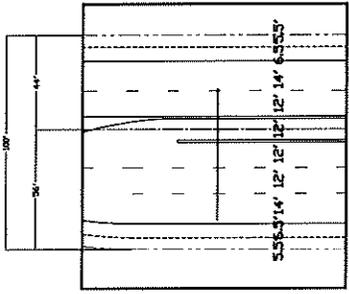


STRIPING PLANS

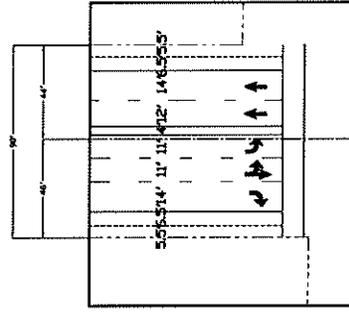
- NTS - Not to Scale
- Subject to Caltrans approval for Florida Avenue
- Subject to City of Hermet approval for Myers Street and Florida Avenue
- Changes to striping plan subject to approval by Public Works Director.



SECTION B



SECTION C



FLORIDA PROMENADE

DBJ Inc.

Conceptual Striping Plan

Exhibit 3-10

4 DEVELOPMENT COMPONENTS

4.1 LAND USE PLAN

The Florida Promenade Specific Plan, fronting Florida Avenue at the northeast corner of Myers Street, is intended to serve as a general commercial project that provides a range of retail opportunities on approximately 21 acres of land, which includes approximately 200,000 square feet of retail space and 1,038 parking stalls. Retail space will serve a variety of uses including restaurants, services, and consumer products. It is anticipated that future development will include two major tenant spaces ranging from 13,000 square feet to over 94,000 square feet.

**Table 4-1
STATISTICAL SUMMARY**

	Area 1	Area 2	Total
Building Area	200,000 square feet	80,000 square feet	280,000 square feet
Parking Stalls	1,105	116	1,221
Acreage	19	2	21

The Specific Plan Area has potential to provide direct pedestrian and vehicular access to a future residential area to the north of the property as well as serve future residential developments directly east, south, and west of the Specific Plan area. Refer to Exhibit 4-1, Conceptual Site Plan and Exhibit 4-2, Conceptual Landscape Plan. As retail space may vary pending future occupants and tenant needs likewise parking may be adjusted accordingly. Both are subject to review and approval by the Planning Director. The Riverside County Airport Land Use Commission (ALUC) reviewed and approved a recommendation for the zone change and site plan on June 14, 2007.

4.2 CIRCULATION

The Specific Plan Area, located on the northeast corner of Florida Avenue and Myers Street is consistent with the City of Hemet's roadway classification and cross-section standards for future right of way changes and will assure continuity of the street pattern with future neighboring developments.

The Florida Promenade Specific Plan could be connected to the adjacent residential development to the north by pedestrian links to provide easy access to neighboring residents. Pedestrian connectivity and accessibility comply with and support the American Disabilities Act (ADA). In addition, Florida Promenade could provide a shared pedestrian entry along the north boundary of the site providing access for future residential areas adjacent to this property. Access into the development area will be provided via private drive ways from Florida Avenue and Myers Street. Refer to Exhibit 3-7, Conceptual Circulation Plan, and Exhibit 4-3, Street Sections/Perspectives.

4.3 INFRASTRUCTURE AND SERVICES

Public services include potable water delivery, fire protection service, wastewater collection, storm drainage management and solid waste disposal. The infrastructure concept plans are intended to satisfy the requirements of future tenants and consumers when Florida Promenade is completed at full build out. General utilities are anticipated to be located in the right-of-way areas of Florida Avenue and Myers Street.

The Florida Promenade Specific Plan is planned for backbone infrastructure that effectively serves future commercial development within the development area. The area is serviced by the following providers:

UTILITY	PROVIDER
Gas	Southern California Gas Company
Power	Southern California Edison
Water	Eastern Municipal Water District (EMWD)
Sewer	Eastern Municipal Water District (EMWD)
Refuse Collection	City of Hemet Integrated Waste Management Division

4.3.1 Potable Water Distribution

An existing 12-inch waterline is located along Florida Avenue. Proposed lines will be located in Myers Street and along the commercial access ways. Additionally, the water demand analysis utilizing the Eastern Municipal Water District Water System Planning and Design guidelines indicates approximately 36,000 gallons of water per day will be needed for the Specific Plan area. Refer to Exhibit 2-6, Existing and Conceptual Water Plan.

4.3.2 Wastewater Collection

An existing 21-inch sewer line is located along Florida Avenue. Proposed lines will be located in Myers Street and along the commercial access drives within the commercial property. The proposed lines will collect wastewater from the commercial development and conduct it to the Eastern Municipal Water District sewer mains in the adjacent streets. Refer to Exhibit 2-7, Existing and Conceptual Sewer Plan. The District mains will conduct the wastewater to the District’s Hemet-San Jacinto Regional Wastewater Treatment Plant, approximately five miles north of the Specific Plan, for treatment.

4.3.3 Stormwater Management and Grading

The Florida Promenade Specific Plan provides adequate on site drainage by continuing existing drainage infrastructure practices. Two roadside drainage ditches are located on the perimeter of the site: one along the southern edge of the property flowing from east to west along Florida Avenue, and the other along Myers Street which, due to existing topography, has little or no slope to conduct stormwater. Currently, surface water from the property drains onto the streets and there are no storm drains in the existing rights-of-way.

The Specific Plan provides for storm water storage near Florida Avenue and Myers Street to regulate the rate of run off water flow from the developed site into the adjacent streets. Exhibit 2-5, Existing Drainage, shows existing storm water flow direction. Storm water is required to be stored on site as directed by the City of Hemet. Surface runoff is captured and then pumped onto the right of way per city engineering standards. Refer to Exhibit 3-5, Conceptual Drainage Plan. The Community Facilities District (CFD) or Infrastructure Facilities District (IFD) that is created for west Hemet may relieve basin requirements, and are subject to substantial conformance review by the Planning Director and Public Works Director. Refer to Section 3.4.1, Drainage Facilities and Section 6.5.1, Substantial Conformance.

The existing property slopes gently from east to west at a grade of less than 0.2 percent. The property is currently vacant and is not subject to offsite drainage flows. The existing mobile home park lying east of and adjacent to the commercial site presently collects storm water within that site and discharges it into Florida Avenue near the southeast corner of the proposed commercial development.

4.3.4 Proposed Drainage Plan

To maintain the natural drainage pattern of this property, the commercial project will be graded to drain generally from northeast to southwest with major drainage flows exiting the site at the various entrance driveways along Florida Avenue and Myers Street. Low storm water flows and nuisance water from the southerly 12 acres of the site will be collected in water quality infiltration trenches along the north side of Florida Avenue for percolation. To provide water quality mitigation for low intensity rainstorms and runoff from nuisance sources within the site, it is proposed to utilize water quality infiltration trenches along the north side of Florida Avenue noted above and the subsurface detention area. The subsurface pipelines that will be used for the subsurface detention system will also be perforated and encased in gravel envelopes, which will allow nuisance flows to percolate into the ground.

Low flows and nuisance water from the northerly 7 acres of the site will be conducted to an underground detention area located in the northwesterly portion of the site. For mitigation of storm water runoff, this detention area will be sized in accordance with the requirements of the City of Hemet and will contain the difference in storm water runoff from a 100-year, 3 hour storm between the natural condition and the developed condition on the site. The detention area is proposed to be subsurface in a series of underground pipelines and will be sized to contain a minimum of 25,000 cubic feet of storm water runoff. Because the detained water will be lower than the existing grade in Myers Street, a small sump pump will be installed to dewater the underground storage system. A force main from the sump pump will be extended to the new

curb on the east side of Myers Street to dewater the detention basin in a maximum of 72 hours in accordance with City requirements. The CFD or IFD that is created for west Hemet may relieve basin requirements, and are subject to substantial conformance review by the Planning Director and Public Works Director. Refer to Section 3.4.1, Drainage Facilities and Section 6.5.1, Substantial Conformance.

4.3.5 Conceptual Grading

The grading of the approximately 21-acre commercial area will be consistent with the existing conditions and drainage patterns within the site. To achieve minimum street grades and slopes in drainage facilities as required by the City of Hemet, the pads within the site will be elevated above the existing ground surface elevations. The higher elevations will require the installation of a retaining wall along the east boundary of the site. Refer to Exhibit 4-4, Conceptual Grading Plan.

4.3.6 General Utilities

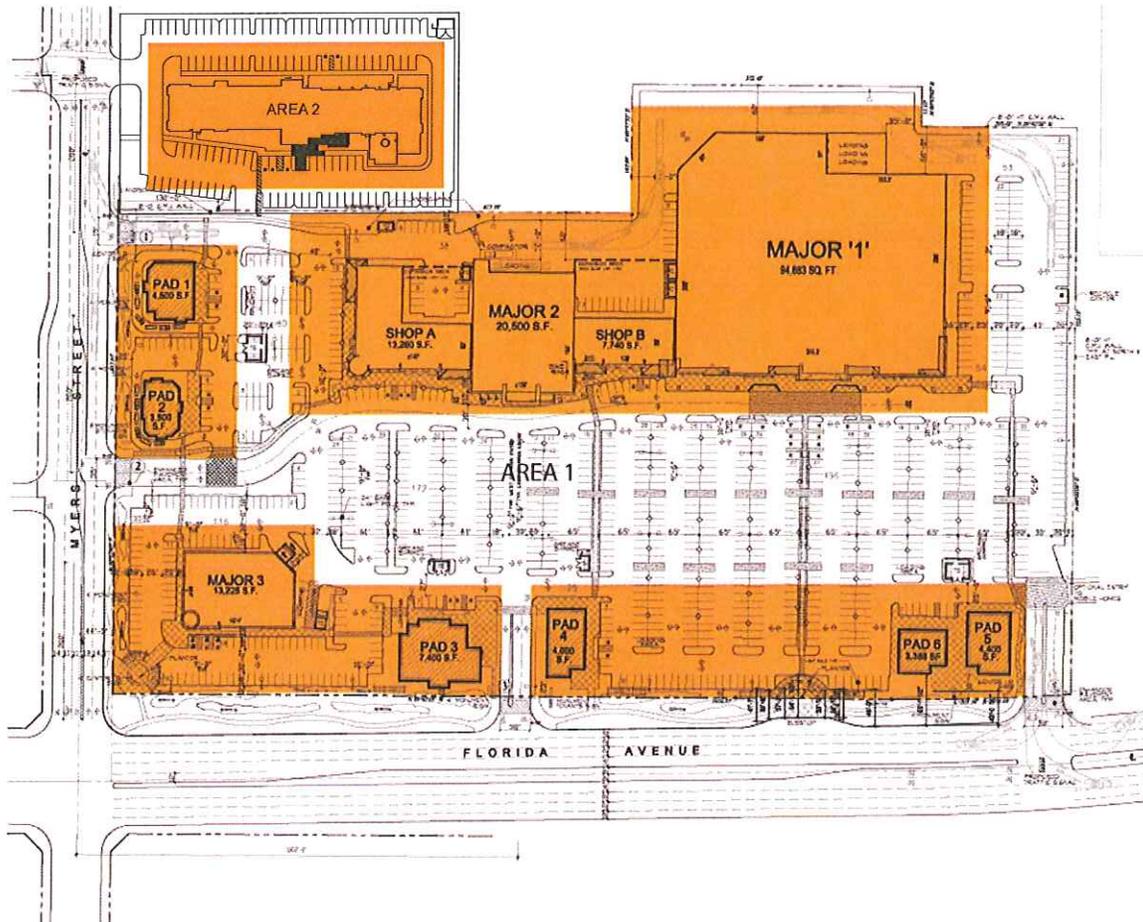
Conceptually, utilities will be provided through existing City right-of-way along Florida Avenue and Myers Street. Utilities include electrical, gas, telecommunications, and similar. Services will need to be determined accessible and serviceable prior to grading permit.

4.3.7 Police and Fire Services

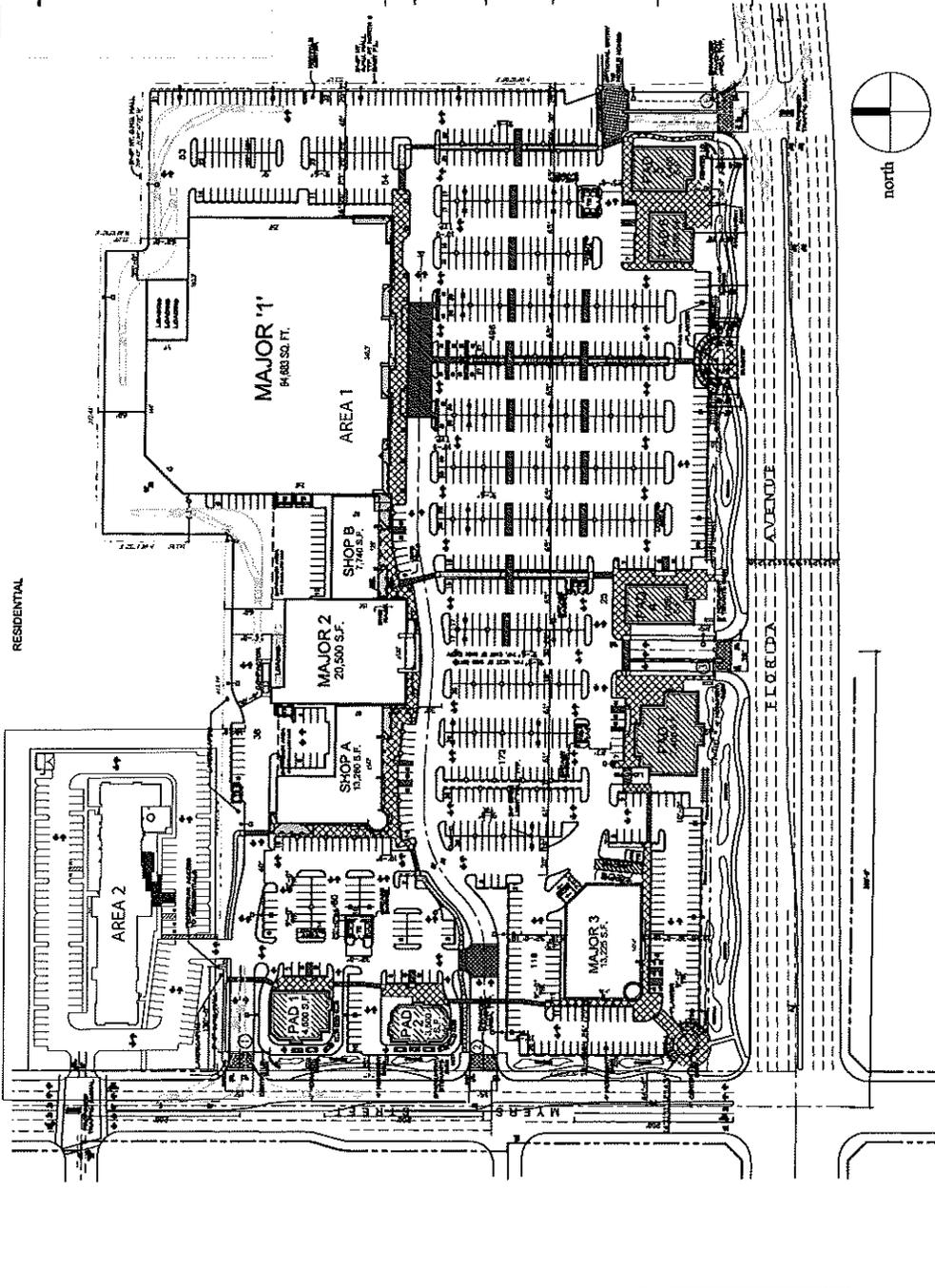
It is anticipated that police and fire services will be provided under the jurisdictional direction of the City of Hemet. It is anticipated that the fee structure for development permits will provide funding to support existing police and fire protection services.

4.4 BUILDING LIMIT AREAS

Florida Promenade will be phased over an approximate 1-4 year period. The rate and spatial phasing of the development will be determined by local and regional market demand. Utilities, parking, and roadway areas are required to be constructed in place at the time that construction is necessary based on market demand. Refer to Section 6.8, Phasing of Common Space/Public Facilities. Building limit areas allow flexibility for a future tenant and/or builder to construct within an area that is designated. This area allows for the flexibility of any building size to be placed within the area as long as the overall site does not exceed 280,000 square feet, divided between Area 1 & 2 accordingly. Building footprints may be adjusted per Chapter 6, Implementation, Section 6.5.1, Substantial Conformance.



Refer to Exhibit 5-1, Building Limit Line



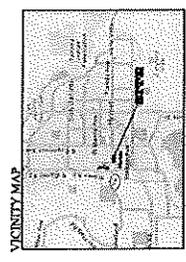
PROJECT SUMMARY

TOTAL SITE AREA :	845,044 S.F. (19.39 AC)	
BLDG. AREA	REPTD. PARKING	
MAJOR 1	94,683 s.f.	378.7 cars
MAJOR 2	20,500 s.f.	82 cars
MAJOR 3	13,225 s.f.	52.9 cars
SHOP A	13,260 s.f.	53.0 cars
SHOP B	7,740 s.f.	30.9 cars
PAD 1	4,500 s.f.	51.6 cars
PAD 2	3,500 s.f.	35 cars
PAD 3	7,400 s.f.	74 cars
PAD 4	4,000 s.f.	40 cars
PAD 5	4,400 s.f.	44 cars
PAD 6	3,388 s.f.	33.1 cars
EXPANSION AREA	23,404 s.f.	93.6 cars
Total G.L.A.	200,000 s.f.	968.8 cars
(23.98% of site)		
Total PARKING REQUIRED:	957.5 CARS	

RETAIL PARKING @ 168,780 sq ft / 250 stalls = 679.1 car stalls
 FOOD USE PARKING @ 19,188 sq ft / 100 stalls = 191.8 car stalls
 FAST FOOD USE (per pad) @ 1 stall/60 s.f. for 14.2K = 1 stall/60 s.f. > 2K s.f. = 866 car stalls

Total PARKING PROVIDED: 1,034 CARS
 STANDARD PARKING @ 94,618 sq ft w/ 25 stalls = 451 cars
 STANDARD PARKING @ 94,620 sq ft w/ 25 stalls = 530 cars
 HANDICAP STALLS @ 94,618 sq ft w/ 25 stalls = 33 cars
 NOTE: 109 CARS or 10,900 S.F. AVAILABLE FOR ADDITIONAL FOOD USE.

AREA 2:
 SITE AREA: 94,930 s.f.
 BUILDING AREA: approx. 70,000 s.f.
 PARKING: 116 cars



- RETAIL SALES
- PROPOSED FOOD USE
- PROPOSED TRAFFIC SIGNAL
- DRIVEWAYS AS IDENTIFIED IN TRAFFIC REPORT

Exhibit 4-1



Exhibit 4-2

Conceptual Landscape Plan

FLORIDA PROMENADE

DBJ Inc.

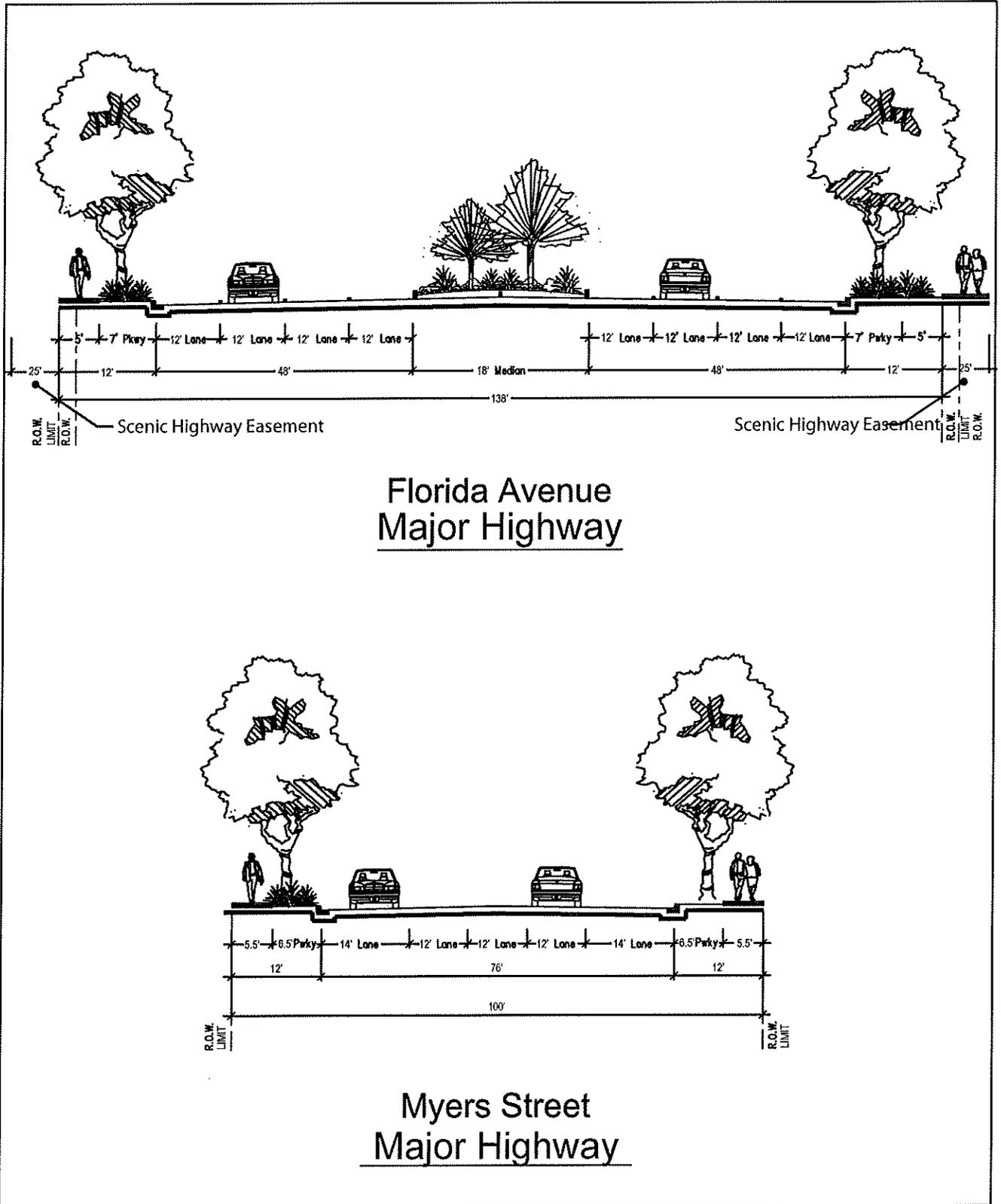
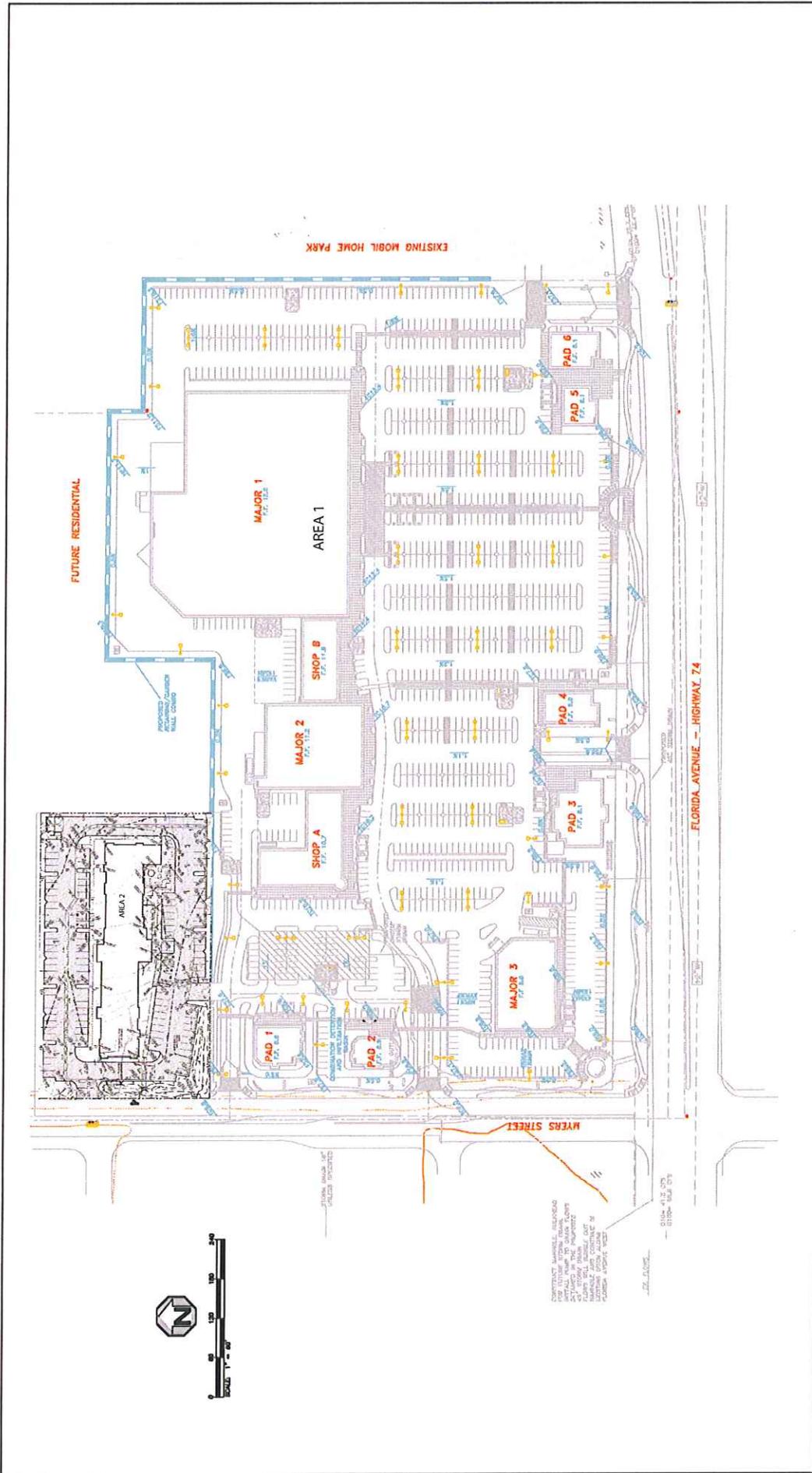


Exhibit 4-3



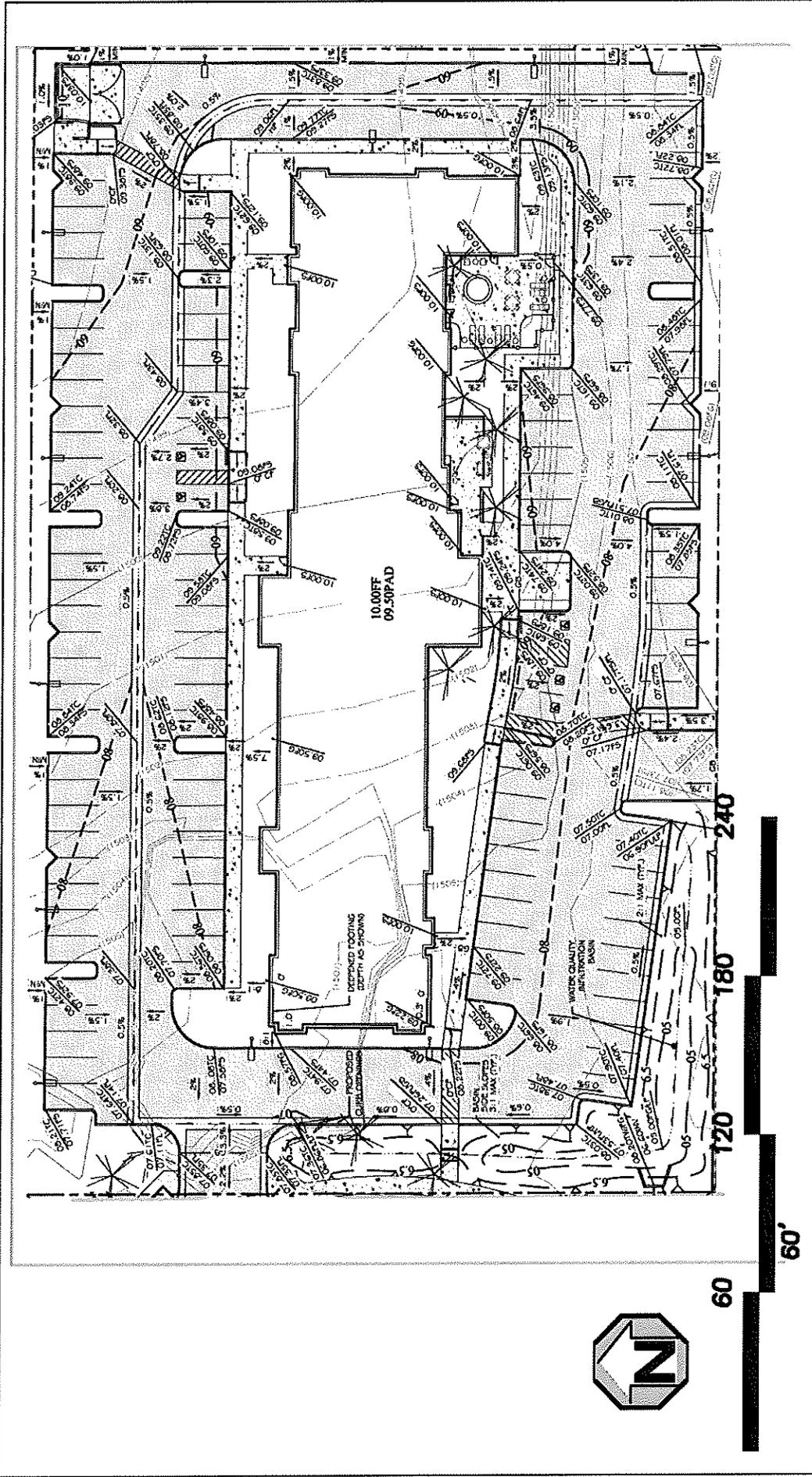


Exhibit 4-5

Conceptual Grading Plan--Area 2

FLORIDA PROMENADE

DBJ Inc.

5 DEVELOPMENT STANDARDS AND COMMERCIAL DESIGN GUIDELINES

5.1 GENERAL PROVISIONS

The site development standards contained in this Chapter shall apply to the entire Florida Promenade Specific Plan area.

Except as provided in the Florida Promenade Specific Plan, the Hemet Municipal Code, including the Zoning Ordinance and other applicable city regulations shall govern site design, development, and construction within the Florida Promenade Specific Plan area. Whenever the regulations contained in this text conflict with the Regulations of the Hemet Municipal Code, the regulations of the Florida Promenade Specific Plan shall take precedence.

A copy of the adopted Florida Promenade Site Plan shall be displayed in all leasing offices for commercial property and commercial lessees upon request, to be enforced by the builders constructing within the Florida Promenade Specific Plan area.

All development projects shall be reviewed for consistency with the Commercial Design Guidelines described in this Specific Plan.

5.1.1 Purpose and Objectives

The Florida Promenade Development Standards are established to protect and promote the public health, safety, convenience, and welfare of residents and the public as a whole. The Development Standards herein were developed in compliance with the spirit and intent of the Hemet General Plan and City Zoning and Development Code. The purpose of these standards is to provide for the classification of land use and to define specific standards for the orderly development of the Florida Promenade Specific Plan. This Section is further supported by Commercial Design Guidelines outlined, described, and illustrated in this text.

5.1.2 Definitions of Terms

Words, phrases, and terms not specifically defined herein shall have the same definition as provided in the City of Hemet Municipal Code.

5.1.3 General Plan Consistency

The Florida Promenade Specific Plan is consistent with all elements of the Hemet General Plan by approval and adoption process of the Planning Commission and City Council. Refer to Chapter 3, General Plan Relationship, for a more detailed discussion of the Specific Plan's relation to the City's General Plan Elements.

5.1.4 Development Code Consistency

Any details or standards not specifically covered by these development standards shall be subject to the regulations of the City of Hemet Municipal Code and Zoning Ordinance and applicable local, state and federal regulations. In case of differences between the development standards and the City's Municipal Code and Zoning Ordinance, these Specific Plan development standards shall prevail.

5.1.5 Construction Codes

All construction shall comply with applicable provisions of the most recently adopted California Building Code and various other mechanical, electrical, and plumbing codes in effect at the time of construction.

5.1.6 Interpretation

These standards shall be held to be minimum requirements in their application and interpretation. No provision herein is intended to abrogate or interfere with any deed restriction, covenant, easement, or other agreement between parties. If there is dispute regarding the interpretation of any of these standards, the City of Hemet Planning Director, in consultation with the Master Developer, shall interpret the intent. Any person aggrieved by such an interpretation may request an interpretation by the Planning Commission. If this person is aggrieved by the interpretation of the Planning Commission, he/she may appeal to the City Council for a final determination.

5.1.7 Interim Uses

Agricultural uses shall be permitted on the property until the property is developed in accordance with the Specific Plan.

5.1.8 City Council Declaration/Severability

If any section, subsection, sentence, clause, phrase, or portion of these standards is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City Council hereby declares that they would have enacted these standards and each portion thereof, irrespective of whether one or more portions were declared invalid or ineffective.

5.1.9 Permitted Temporary Uses

In order to facilitate the development of the Specific Plan, the following temporary uses Temporary Use Permits (TUP), and any others listed in the City Development Code, Chapter 90, Zoning, Article III, Special Uses, Section 90-73, Temporary Uses, may be permitted within any of the development area upon review and approval of a temporary use permit application by the Planning Director or his/her designee:

- Contractors' offices and storage yards on the site of an active construction project.
- Mobile home residences for security purposes on the site of an active construction project.

5.1.10 Permitted Uses

Permitted uses within this land use district are subject to the standards and guidelines set forth in this Plan. Refer to Table 5-1, Permitted and Conditional Commercial Land Uses for permitted uses unless otherwise stated in this document.

5.1.11 Conditional Uses

Conditional uses are permitted only upon the issuance of a Conditional Use Permit pursuant to the provisions of the City of Hemet Municipal Code. Refer to Article XLIV, Conditional Use Permits, Section 90-1531 of the City of Hemet Municipal Code, (See also Division I Applications, Section 90-43 for Administrative Use Permit Applications).

Mixed use proposals (projects) that include either ground floor retail or underground parking with a minimum of three residential stories of habitable dwelling units requested at any time shall be processed as a conditional use permit. Such proposals must provide the following:

- Parking to serve the residential dwellings.
- Provide a Traffic Impact Analysis (TIA) verifying compliance to CEQA documentation for this Specific Plan and thresholds for Florida Avenue.
- Designed to enhance existing architectural styles in the Specific Plan Area.
- Building height shall not exceed 40 feet (See Area 2 for height modifications).

5.1.12 Accessory Uses

Uses not involving open storage, customarily incidental to any of the above uses and accessory buildings, when located on the same lot, including a storage garage for the exclusive use of the patrons of the above stores and businesses are permitted. Storage Trailers or Cargo Containers are not permitted as an accessory use.

Table 5-1 PERMITTED AND CONDITIONAL COMMERCIAL LAND USES	
Use	AUP = Administrative Use Permit TUP = Temporary Use Permit P = Permitted Use C = Conditionally Permitted Use
A. Agricultural Uses	
1. Nurseries, Greenhouses, and Gardening:	
a. Wholesale	P
b. Retail	P
c. Retail – Indoor only	P
2. Produce Stands – Permanent (For temporary produce stands – see Section 90-73 of the Hemet Zoning Ordinance)	P
B. Residential Uses	
1. Bed and Breakfast	C
2. Daycare Facility	
a. Six or less	P
b. Greater than six but less than or equal to 12 clients	C
3. Family care home (state licensed) in a single-family home for mentally disordered, handicapped, dependent or neglected children, serving up to a maximum of six persons	C
C. Commercial Uses	
1. Animal Hospital – Indoor only	C
2. Arcade, Video (Not Adult Entertainment)	C
3. Automotive Services retail oriented, including but not limited to auto detailing, auto stereo or window tinting installation, auto parts store (with or without an air compressor, but no machining), car rental, (see other uses herein for additional requirements)	C
4. Automobile/Motorcycle/Small Truck/Boat Body and/or Paint Shop	C
5. Automobile/Motorcycle/Small Truck/Tune, Lube, and Smog Shop	C
6. Automobile, trailer or manufactured home sales offices with or without outdoor display	C
7. Automobile and/or truck rental (following fleet parking standards)	C
8. Bakery	P
9. Banks, Credit Unions	P
10. Bars and Nightclubs with on-site sale of alcoholic beverages	C
11. Barber and/or Beauty Shop	P
12. Car Wash	
a. With steam cleaning and car laundry	C
b. Packaged	C
13. Communication Services (without assembly or manufacturing)	P
14. Convalescent Hospital	C
15. Counseling Center – daytime drop-in only	P
16. Dance Hall with alcoholic beverage service	C

Table 5-1 PERMITTED AND CONDITIONAL COMMERCIAL LAND USES	
Use	AUP = Administrative Use Permit TUP = Temporary Use Permit P = Permitted Use C = Conditionally Permitted Use
17. Department Store	P
18. Drive-through or Drive-in Facility including, but not limited to, dry cleaners, dairy, video rental	P
19. Drug Stores or Pharmacies	
a. Without drive-through	P
b. With drive-through	P
20. Environmental cleanup and treatment systems (subject to a temporary use permit – see Section 90-73 of the Hemet Zoning Ordinance) The intent of this is to allow for temporary clean up days to drop off household hazardous waste and support on-site remediation such as thermo-oxidizers for soil clean-up subject to Director Review.	C
21. Equipment Rental including, but not limited to, hand tools, trucks, vans, trailers, boats	AUP
22. Flower Stand, seasonal.	AUP
23. Gasoline Station, with or without a mini-mart, including self-service, full-service. All vehicle fuel storage tanks shall be underground. Above-ground propane, natural, and other similar fuel gas tanks may be permitted when setback at least 50 feet from the public right-of-way, installed in accordance with the Uniform Fire Code, applicable state and federal laws, and screened in accordance with subsection 90-895(g)(10)	C
24. Graphics Production	P
25. Grocery Store, including bulk food outlets	P
a. With drive-through pharmacy	C
b. With drive-through and pickup delivery	C
26. Medical and/or Dental Lab	P
27. Mobile Use including, but not limited to, car washing, book and/or video rental, blood bank, MRI	
a. Greater than 15 days in a 90-day period (subject to a temporary use permit – see Section 90-73 of the Hemet Zoning Ordinance)	P
28. Offices	
a. Medical/Dental including laboratories as an accessory use (see Article XL of the Hemet Zoning Ordinance for parking requirements)	P
b. General including, but not limited to, accounting, appraising, architects, consulting, research, insurance, legal, stockbrokerage, real estate	P
29. Parking Lot	P
30. Photographic Studio	
a. Excluding film processing, supplies, and retail sales	P
b. With film processing, supplies, and retail sales	P
31. Print Shops (Photo copy and Graphic Reproduction)	P
32. Produce (vegetables and fruits) Sales (sidewalk stands internal to site)	P
33. Radio Station, AM and/or FM	P

Table 5-1 PERMITTED AND CONDITIONAL COMMERCIAL LAND USES	
Use	AUP = Administrative Use Permit TUP = Temporary Use Permit P = Permitted Use C = Conditionally Permitted Use
34. Recording Studio	AUP
35. Recycling Facility – nonpermanent (subject to a temporary use permit – see Section 90-73 of the Hemet Zoning Ordinance, or as mandated by State Regulations)	TUP
36. Recycling Facility – resource collection center, self drop-off. (As mandated by State Regulations.)	AUP
37. Restaurant (not including bars and nightclubs)	
a. With dancing and/or live entertainment	C
b. With on-site sale of alcoholic beverages	P
c. With drive-through or drive-in	P
d. With or without outdoor dining	P
38. Retail sales shops including, but not limited to, appliance repair and sales, stereo/TV/video repair and sales, catering, health spa, laundromat, dry cleaners, locksmith, mail receiving service, pet grooming with no overnight stay, photographic processing, printing, lithography, engraving, copy, plumbing, electrical, heating/air conditioning, shoe repair, tailor, equipment rental, small animal clinic, veterinarian, costume rental, dry cleaning with or without an on-site plant	P
39. Retail service shops including, but not limited to, books, stationery, arts and crafts, hobby, coins and/or stamps, candy, confectionary, costumes, draperies, blinds, window coverings, gifts, hardware, home furnishing, florist, meat, delicatessen, medical supply, music with or without instruction, outdoor display and sales of patio furniture, furniture, jewelry, dressmaking or millinery, dry good or notions, raceway for slot cars, thrift, swimming pool/spa supplies, service and repair, shoes, pets, liquor, paint, fire arms, sporting goods, firewood, glass, nursery, clothing, ice cream, antique, stained and/or leaded glass	P
40. Tattoo Parlor	C
41. Theaters - motion picture and/or live, indoor or outdoor	C
42. Tire sales, repair, balancing, alignment	C
D. Manufacturing and Assembly	
1. Brewery and Distillery (limited retail sales for on-site or off-site consumption)	C
2. Furniture Upholstery	P
3. Lumber and Building Materials Yard, enclosed or screened, excluding planing mill	P
4. Motion Picture Production (indoor only)	P
E. Recreation and Open Space Uses	
1. Billiard Parlor and/or Pool Hall	C
2. Bowling Alley	P
3. Game Court – lighted (with ten-foot high court fencing)	C
4. Lodge Hall for civic, social, or fraternal organizations	P
5. Recreation Center, Park, Playground, Unlighted Game Court (with ten-foot high court fencing), Racquetball Center, Swim Club	P
6. Skating Center	P

Table 5-1 PERMITTED AND CONDITIONAL COMMERCIAL LAND USES		
		AUP = Administrative Use Permit TUP = Temporary Use Permit P = Permitted Use C = Conditionally Permitted Use
Use		
F. Miscellaneous Uses		
1.	Church, Temple, Synagogue or other religious facility including, but not limited to, parish house, convent, parsonage, monastery, religious school	C
2.	Flood Control Facilities including, but not limited to, detention and retention basins, flood control channels	P
3.	Library	P
4.	Museum	P
5.	Public Facilities and Utilities including, but not limited to, electrical substations, transmission substations, city facilities, and public offices	P
6.	Schools (Instructional) including, but not limited to, art, business, cosmetology, craft, dance, music, and student tutoring.	P
G. Accessory Uses		
1.	Accessory Structures and uses located on the same site as a permitted use	P
2.	Accessory Structures and uses located on the same site as a conditional use	P
3.	Antennas for microwaves, cellular phones, and the like (cable, Wi-Fi, or similar)	P
4.	Satellite Dish Antennas	
	a. < 39 inches in diameter when ground or roof mounted meeting the requirements of Section 90-894, Table A of the Hemet Zoning Ordinance	P
	b. > 39 inches but less than eight feet in diameter when ground or roof mounted meeting the requirements of Section 90-894, Table A of the Hemet Zoning Ordinance	P
5.	Outdoor Seating for restaurants, incidental to a permitted or conditionally permitted use, when:	AUP
	a. Located adjacent to the building	
	b. In compliance with the latest adopted version of the American Disabilities Act	
	c. In compliance with the Uniform Fire Code	
	d. Clearly defined as to the extent of the area	
	e. Not utilizing parking required pursuant to the Florida Promenade Specific Plan	
6.	Outdoor (Permanent) Displays of Merchandise	AUP
7.	Outdoor (Seasonal) Displays of Merchandise subject to the following:	TUP
	a. May only occur four (4) times a year	
	b. May only last for ten (10) days (Exception is Thanksgiving Day to New Years Day)	
	c. Displays are permitted within six (6) foot area adjacent to building. Displays that exceed six (6) feet from the building require an AUP.	
H. Hospitality Permissible only in Area 2		
1.	Hotels *Requires SDR & approval of planning commission	P

5.1.13 Site Development Standards --Area 1 Only

1. *Site Orientation*

Building orientation for the commercial site should front along Florida Avenue and Myers Street as much as possible in order to create street presence along the streets. Other anchor type tenant buildings may be situated back from the street with building entries facing the street frontage. Refer to Exhibit 5-1, Building Limit Line.

2. *Lot Coverage*

Building Area shall not exceed forty (40) percent of the area of the lot and the total building coverage shall not exceed 200,000 square feet throughout the entire Specific Plan Area. The building area for the entire Specific Plan Area may be increased by 10 percent (20,000 s.f.) and be deemed to be in substantial conformance to such an increase subject to Planning Director approval.

3. *Building Setbacks From Property Line*

a. Front Setback

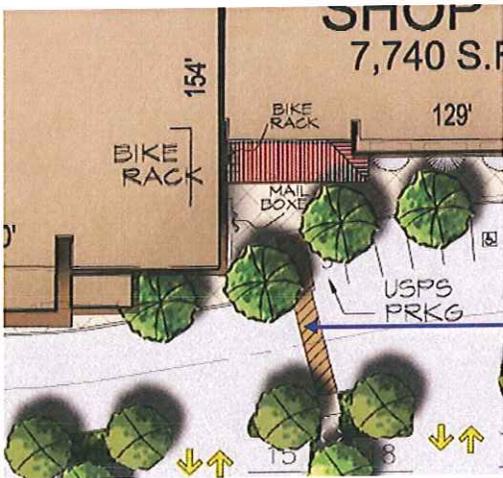
Fifteen (15) feet along Myers Street. Zero (0) feet along Florida Avenue with existing Caltrans Right-of-Ways (ROW) and subject to Scenic Highway Manual 25-foot setback requirement. Adjustments to building setbacks along Florida Avenue with the existing Caltrans ROW may go below the minimum distance based on Planning Director approval as part of Section 6.5.1, Substantial Conformance. The Scenic Highway Improvements will occur in Caltrans ROW unless the ROW changes. Modifications are subject to Planning Director approval.

b. Rear and Side Setback

Minimum thirty (30) feet when adjacent to residential properties and fifteen (15) feet when adjacent to a street or non-residential zoning.

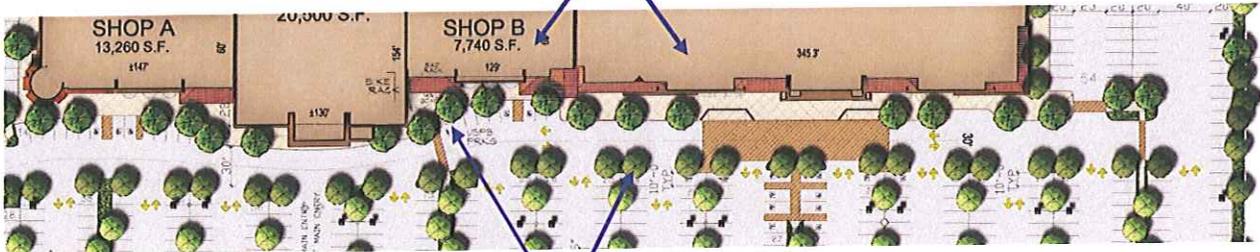


Landscaped amenities such as trellises, tree wells, and planters create focal entry area



Parking lot pedestrian connection from Florida Avenue to shops – enhanced paving as appropriate

Varied building scale changes mass



Landscape softens building mass

4. *Architectural Features*

Eaves, cornices, cantilevered roofs, wing walls, and other architectural features may project into any required set back areas a maximum of five (5) feet. Further discussion is under Commercial Design Guidelines. Refer to 5.2.6, Architectural Details. Parapet walls for screening roof-mounted equipment may not exceed four (4) feet in height.

5. *Building Height*

Forty (40) feet.

6. *Signs*

Sign requirements shall follow the sign program set forth in the Commercial Design Guidelines Section of this text.

7. *Parking and Loading Requirements*

The parking standards for the Florida Promenade Specific Plan are depicted in Table 5-2. For uses not addressed, see Article XL of the Hemet Zoning Ordinance.

Table 5-2 PARKING STANDARDS	
<i>Parking</i>	<i>Net area means consumer occupied space. Storage, kitchens, and employee space is not a part of net area.</i>
Daycare Centers	1 parking stall per employee, a minimum of 2 spaces required.
Drive-Through Restaurants	5 parking stalls per 1,000 square feet and 1 parking stall per 60 square feet above 2,000 square feet of consumer area.
Restaurants	10 parking stalls per 1,000 square feet of net area.
Retail shops	4 parking stalls per 1,000 square feet of net area.
Schools (Instructional) including, but not limited to, art, business, cosmetology, craft, dance, music, and student tutoring.	4 parking stalls per 1,000 square feet of net area.

Delivery vehicles and loading areas are identified on Exhibit 5-2, Service and Storage. Truck deliveries shall occur in the rear of buildings unless access is limited to building fronts due to driveway designs. A temporary loading area shall be provided for tenant deliveries when no rear access is provided. Designated loading areas are shown on Exhibit 4-1, Conceptual Site Plan.

8. *Accessory Structures*

Accessory structures shall conform to the City of Hemet Development Code, Section 18.28.

9. *Site Plan Requirement*

- a. Site plans shall be in accordance with Article 26, Section 90-894, General Requirements, of the City of Hemet Municipal Code.
- b. Site plans shall be reviewed by the Planning Director to ensure that the overall square footage of 200,000 square feet is not exceeded. The Planning Director shall have discretionary action in regards to Substantial Conformance. Refer to Table 5-3, Commercial Development Standards.
- c. Site plan foot prints may not extend beyond the building limit line. Building limit areas allow flexibility for a future tenant and/or builder to construct within an area that is designated. This area allows for the flexibility of any building size to be placed within the area as long as the overall site does not exceed 200,000 square feet. Refer to Section 4.4, Building Limit Areas, and Exhibit 5-1, Building Limit Line.
- d. Site plan buildings footprints may be redesigned to accommodate commercial uses as long as the total allowed square footage of 200,000 square feet is not exceeded.
- e. The Planning Director may allow modifications to the Development Standards up to 10 percent, pursuant to the requirements of Section 6.3.1 of the Florida Promenade Specific Plan and Table 5-3, Commercial Development Standards.

**Table 5-3
COMMERCIAL DEVELOPMENT STANDARDS**

Standard	Setbacks	Max. Height	Max. Area	10% Substantial Conformance
Building Coverage			200,000 square feet	220,000 square feet
Front Yard Setback Myers Street	15 feet			12 feet
Front Yard Setback Florida Avenue	0 feet			0-foot setback along Florida Avenue if Caltrans ROW is maintained.
Rear and Side Yard Setback	15 feet when adjacent to non-residential zone or street			See Notes
	30 feet when adjacent to residential area			
Building Height		40 feet		44 feet
Proposed Total Building Square Footage			200,000 square feet	220,000 square feet pending site plan design, parking and open space.

Notes:

- 1) Setbacks less than 15 feet when adjacent to commercial or less than 30 feet when adjacent to residential properties may be approved at the Planning Director's discretion but shall not be less than Uniform Fire Code Regulations.
- 2) Substantial conformance regarding a change in building or area square footage beyond 200,000 square feet may be subject to technical study amendments.
- 3) If Caltrans right-of-way is acquired as part of Florida Street frontage and site plan, the additional area shall be used for parking, driveways, and landscape, and allow building areas to increase as long as it does not exceed a generation of 125 additional vehicle trips during the peak hours of traffic. If the additional Caltrans ROW is not purchased by the property owner then the Planning Director may allow buildings to encroach into the Scenic Highway Setback up to 15 feet.
- 4) Anything beyond Note 3 (above) or total building square footage of 220,000 will be subject to Specific Plan Amendment pending Planning Director recommendations.
- 5) (0 feet) subject to Planning Director approval as well as meeting the setback requirements set forth within the City's Scenic Highway Manual. Existing conditions allow Scenic Highway Manual improvements to be in Caltrans ROW. Modifications are subject to Section 6.5.1, Substantial Conformance.

5.2 COMMERCIAL DESIGN GUIDELINES--AREA 1 ONLY

5.2.1 Introduction

The commercial area is planning to have no more than 200,000 square feet of retail type land uses plus ten (10) percent of the allowed building coverage area depending on market conditions and Planning Director approval. Retail opportunities include restaurants, services, and consumer products and the allowed uses in Table 5-1, Permitted and Conditional Commercial Land Uses. This Specific Plan supports neighboring residents and future planned residential developments located to the west, north and northeast of the Specific Plan area by providing retail uses at a convenient location. Refer to Exhibit 1-3, Site Aerial.

The Specific Plan is in the existing General Plan Land Use designation of SP-Specific Plan and Zone Designation C-2 General Commercial. The Specific Plan zone change from C-2 General Commercial to SP Specific Plan allows greater design parameters and flexibility in site planning and architectural character. It also supports architectural character and themes to be established for the commercial area.

5.2.2 Purpose And Intent

The Commercial Design Guidelines section for Florida Promenade provides a creative, yet flexible set of criteria and concepts for design, architectural styles, plotting, massing and landscape. Using simple, quality design techniques, in combination with the purest forms of scale and proportion, will result in a pleasant commercial project. These guidelines are written to define the fundamental techniques that builders will use to achieve this goal of simple, quality architectural design and create the level of character and quality that residents in nearby neighborhoods will benefit.

5.2.3 Design Guidelines

1. The Florida Promenade emphasizes a pedestrian-friendly character in order to better serve the commercial corridor and nearby residential land uses. Through well executed planning, architecture, and landscape design, Florida Promenade will complement and, to some extent, integrate the residential community to the north rather than separate the neighboring properties. Also, these design guidelines comply with the Scenic Highway Design Criteria adopted by the City of Hemet for the streetscape and landscaping along Florida Avenue.

5.2.4 Guiding Design Principles

Guiding principles for commercial design of the Florida Promenade include:

- Design should draw inspiration from the overall architectural theme of Spanish Eclectic / Contemporary Commercial Architectural concepts.
- Commercial and Retail Buildings should contribute to the qualitative nature of the overall project and its surroundings.
- Proper scale and proportions in massing and details should be used.
- Massing and articulation should be varied.
- Buildings should have an enduring quality.
- Overall parking lot areas should be de-emphasized through landscape treatment.
- Materials and colors should complement not conflict with proposed buildings.
- Details and ornamentation should be authentic in character.
- Pedestrian open spaces should be implemented.
- Buildings should be designed at a pedestrian-scale.
- Design should create an inviting place to shop.
- Pedestrian connections to neighboring land uses shall be established.

5.2.5 Site Planning

1. *Existing Features*

The existing project area for Florida Promenade is level with drainage ditches along Myers Street and Florida Avenue. The Florida Promenade incorporates the Scenic Highway Setback Manual to enhance the Florida Avenue Street Frontage.

2. *Grading*

On-site grading is a concern due to the unique fact that the entire site is relatively level which could cause some drainage concerns if site grading and drainage plans are not accurately designed. Refer to Exhibit 4-4, Conceptual Grading Plan.

- a. Site grading and disturbance should be minimized except for critical drainage issues.
- b. Grading should take place in such a way as to direct runoff away from buildings and into drainage facilities.
- c. Detention/Retention and other drainage facilities should be no larger than required to fulfill their function.
- d. When designed as an open landscaped feature, drainage facilities may be located within street and building setbacks.

3. *Access and Circulation*

a. Pedestrian

Pedestrian movement is always important for the vitality of a retail center. Pedestrian accessibility includes standard pedestrian paths such as sidewalks that support those with disabilities. Commercial areas that can provide the ease of movement between stores, parking lots, sidewalks, and land uses provide a more practical and pleasant experience at the center. Refer to Exhibit 5-3, Pedestrian Circulation Plan, and Exhibit 5-3A, Pedestrian Pathway Illustration.

- i.* Pedestrian walkways should be clearly delineated with special pavement, landscaping, and lighting.
- ii.* Pedestrian walkways should include architectural and hardscape treatments that are at human scale and create a pleasant environment that invites people to linger in commercial areas.
- iii.* Pedestrian walkways should connect adjoining properties through open space areas or other connection points.
- iv.* Reciprocal access agreement is planned for Tentative Parcel Map 35350.

b. Vehicular Movement

Vehicle movement needs to be efficient and controlled to reduce conflicts. The Vehicle Circulation system should address the needs of both vehicular movement and pedestrian accessibility to avoid potential incidents. Refer to Exhibit 5-2, Service and Storage.

- i.* Dead-end parking aisles should be avoided.
- ii.* Vehicles need proper visible directional signs to assist drivers on where to park.
- iii.* Vehicle movement should be separated from pedestrian pathways wherever practical.
- iv.* Intersections or private drives where pedestrians need to cross shall have differentiated paving materials or traffic humps to calm traffic.
- v.* Reciprocal access agreement is planned for Tentative Parcel Map 35350.

c. Parking

- i. Parking should be distributed evenly throughout the project in support of each phase of development.
- ii. Parking areas should be designed so that pedestrians walk parallel to moving cars and the need for pedestrians to cross parking aisles should be minimized.
- iii. Pedestrian aisles should be designed to accommodate movement from one destination point to another.
- iv. Parking lots should have shading elements to reduce heat generated from the asphalt from occurring.
- v. On surface parking lots, separate pedestrian walkways should be provided to allow safe movement through the designated parking areas. These walkways should be a minimum of four (4) feet wide, allowing an additional 30 inches on each side for automobile overhang and planted landscaping. All walkways should be raised to a standard sidewalk height and should be constructed of a different paving material than the parking lot.
- vi. Parking lot entrances should be prominently displayed, and should be clearly defined and lighted for pedestrian and vehicular safety.

Refer to Exhibit 5-3, Pedestrian Circulation Plan, and Exhibit 5-3A, Pedestrian Pathway Illustration.

4. ***Building Location and Orientation***

Building location and site orientation provides the consumer with a pleasant shopping experience. Orientation is important for the retailers to obtain street visibility and ease of access. Orientation provides pedestrians/consumers with ease of mobility and accessibility. Refer to Section 5.2.6, Architectural Details.

- a. Buildings should be oriented for best visibility from Florida Avenue and Myers Street. Stores with entries not visible from the street may be oriented towards pedestrian corridors or plazas.
- b. Structures, landscaping, and hardscape should be designed and located in a manner that creates focal points into the project and establishes a sense of place and arrival.
- c. Free standing buildings should be located close to the street to create an attractive streetscape, insure privacy of adjacent uses, and minimize the visual impact of large areas of pavement or parking from public streets.
- d. Buildings should be designed so that loading and service areas, trash facilities, ground mounted equipment and utilities are screened from public view with buildings, landscaping, and/or walls and other hardscape features.

- e. When adjoining residential and commercial land uses, they can both mutually benefit from connection rather than separation, appropriate connective elements, such as walkways, common landscape areas, building orientation, and unfenced property lines, should be provided between the uses.
- f. Where a project adjoins residential development, the project should lessen its impact on adjacent residences through building height limitations, as in compliance with Table 5-3, Commercial Development Standards, building footprint and façade articulation, and increased landscaping.

5. *Landscaping*

Landscaping is important towards the success of a viable commercial center in that it provides two key elements, functional landscaping and decorative landscaping. Functional landscaping are those materials and designs that provide shade, efficient water use, security, and direction, and reduced maintenance. Decorative landscaping establishes or enhances the theme and characteristics of the project site. For example fall and spring seasons provide differing natural color palettes to highlight architectural buildings or to create focal points throughout the project site. Certain types of trees and materials can create a unique identity for the commercial property that is inviting and appealing. Refer to Exhibit 4-2, Conceptual Landscape Plan, Exhibit 5-6, Conceptual Elevation Perspective Major Tenant, Exhibit 5-7, Conceptual Florida Avenue Landscape Illustration, Exhibit 5-8, Conceptual Transit Stop Pedestrian Entry, and Exhibit 5-9, Conceptual Elevation Perspective Myers Street and Florida Avenue.

- a. Special landscaping treatments such as trees, shrubs, accent trees, and special paving, should be provided at all project entries and building entrances. To de-emphasize building mass, enhanced landscaping shall be utilized east of Major 1.
- b. The plant palette should include a range of materials consistent with the City's adopted Landscaping Guidelines (Scenic Highway Manual) with an emphasis on plants native to the region or drought-tolerant plants/materials. Landscaping shall be consistent with Ordinance No. 1784 pertaining to water-efficient landscaping.
- c. Landscaping should be used to break up uninterrupted building mass expanses of paved surfaces, frame views, and connect development on adjacent pads.
- d. The visual impact of parking areas should be reduced by landscaping, hedges, berming, and planted islands. Landscape berms shall be a minimum of 3.5 feet high as measured from the parking and pad elevations.
- e. On-site entry statements should include hardscape elements consistent with the overall architectural style of the development. Public art may be incorporated within landscaped areas on West Florida Avenue Scenic Highway setback area.

- f. Because of climatic conditions, landscaping should provide seasonal elements and provide shade and sun during appropriate times of the year to reduce heat during the summer months and to allow natural heat during the winter months.

6. *Exterior Lighting*

Exterior lighting increases the visual awareness and attractiveness of a commercial site, not only for security reasons but also for the consumer shopping experience.

- a. Lighting standards should blend architecturally with buildings, pedestrian areas, and other hardscape elements and should be scaled to match its function.
- b. All lighting used in parking lots for security or safety purposes should be designed so that glare is projected below the fixture.
- c. Low energy lights should be used whenever feasible.
- d. Low energy lights should highlight focal points, landscape, and architectural features to create a place of attraction. Trees may be accented with uplighting.
- e. Exterior lighting shall not shine directly into the commercial center.
- f. Shielded lighting may be necessary to reduce glare onto neighboring properties.

7. *Signage*

Signage for a commercial center is multi-faceted in that it provides identification, direction, and way-finding. The Florida Promenade Specific Plan establishes a sign program that creates a source of identity and integrity.

- a. Signs should be integrated into the architectural style of the building. Individual signs should reinforce the building's character and not obscure or detract from it.
- b. A simple layout and color scheme should be used to make signs easy to read.
- c. Colors and materials should be complementary to the building.
- d. Letter colors shall be of a contrasting color to the sign background to ensure legibility of the sign.
- e. Signs should be sized so as to be proportional to the scale of the building and the surface area they are affixed to and in compliance with the City of Hemet Municipal Code.
- f. Wall signs should be placed to direct customers to the building location entrance.

- g. A sign program that coordinates the project theme through design elements such as size, color, lettering style, and placement should incorporate the following elements:
 - i. Sign area length should not be greater than 75 percent of the leased space width on each building side where allowed.
 - ii. Major anchor tenants, (tenants or owners with building floor area greater than 12,000 square feet).
 - iii. The size and style of individual building address signs shall comply with the City's regulations for such signs.
 - iv. No box or canned signs permitted unless required for a logo of a national or regional tenant (national or regional tenants are those with more than 35 stores).

- h. Prohibited Signs, as follows:
 - i. Blinking Signs and Moving Signs. Signs that blink, flash, shimmer, glitter, rotate, oscillate, or move, or which give the appearance of blinking, flashing, shimmering, glittering, rotating, oscillating, or moving.
 - ii. Raceway/Wireway Mounted Signs. Signs mounted onto or attached to an exposed raceway or wireway.
 - iii. Temporary signs. Temporary signs and pedestrian mall sidewalk signs, unless otherwise approved as outlined below.
 - iv. Portable Signs.
 - v. Signs in the Public Right-of-Way.
 - vi. Signs Interfering With Traffic Safety. Signs that create a safety hazard by obstructing clear view of pedestrian and vehicular traffic.
 - vii. Signs Resembling or Conflicting with Traffic Control Devices. Signs or sign structures which by color, wording, or location resemble or conflict with any traffic control sign or device.
 - viii. Roof Signs. All roof signs including signs attached to a mansard roof or on top of roof.
 - ix. Advertising Statuary. All forms of advertising statuary.
 - x. Bench Signs. All forms of bench signs or bus stop commercial advertising. (Exception: Rotary Controlled Bench Signs subject to City Standards and approval)
 - xi. Lewd Signs. Signs which display a message or graphic representation that is lewd, indecent, or otherwise offensive to public morals.
 - xii. Any other signs not specifically allowed for in this program.

- i. Major Tenant Wall Signs, as follows:
 - i. Sign Type. Individual neon tube or LED illuminated channel letters or logos with direct, indirect, and direct/indirect internal lighting.
 - ii. Maximum Primary Sign Area. One and one-half (1 1/2) square feet of sign area for each one (1) lineal foot of leased space width on each building side where allowed. Sign width shall not exceed seventy-five (75) percent of leased space width on each building side where allowed (unless corporate logos dictate otherwise) but not to exceed 300 square feet.
 - iii. Quantity of Primary Signs Allowed. One (1) on-premises Primary Sign per building side with direct exposure to Florida, Myers or to the entrances of other buildings in the shopping center. (Not to exceed two Primary Signs for each Major Tenant.)
 - iv. Primary Sign Maximum Height. 6 feet, 0 inches (including stacked signs)
 - v. Secondary Sign Maximum Height. 3 feet, 0 inches
 - vi. Maximum Secondary Sign Area. Not to exceed 60 square feet
 - vii. Quantity of Secondary Signs Allowed. Two (2) Secondary Signs allowed for each Major Tenant.
 - viii. Letter Style. Nationally recognized Corporation letter and logo style or style as approved by landlord.
 - ix. Colors. Nationally recognized Corporation colors or colors as approved by landlord.

- j. Shop Tenant Wall Signs, as follows:
 - i. Sign Type. Individual neon tube or LED illuminated channel letters or logos with direct, indirect, and direct/indirect internal lighting.
 - ii. Maximum Sign Area. One and one-half (1½) square feet of sign area for each (1) lineal foot of leased space width on each building side where allowed, but not to exceed 200 square feet per sign. Sign width shall not exceed 75 percent of leased space width on each building side where allowed.
 - iii. Quantity Allowed. One (1) on-premise Primary Sign per building side with direct exposure to Florida Avenue, Myers Street, or the entrances of other buildings in the shopping center (not to exceed two (2) signs for each Shop Tenant.)
 - iv. Sign Height. 2 feet, 0 inches pending corporate logo.

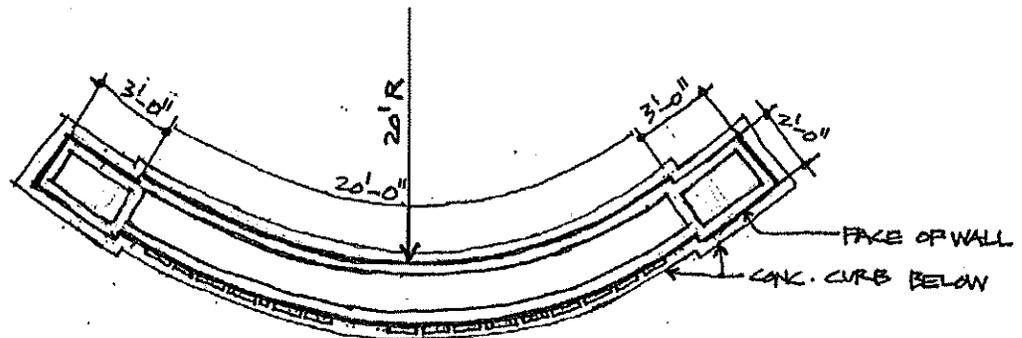
- v. Sign Maximum Stacked Height. 3 feet, 0 inches including primary sign stacked or combination of primary and secondary signs stacked.
 - vi. Letter Style. Nationally recognized Corporation letter and logo style or style as approved by landlord.
 - vii. Colors. Nationally recognized Corporation colors or colors as approved by landlord.
- k. Pad Tenant Wall Signs
- i. Sign Type. Individual neon tube or LED illuminated channel letters or logos with direct, indirect, and direct/indirect internal lighting.
 - ii. Maximum Sign Area. One and one-half (1½) square feet of sign area for each (1) lineal foot of leased space width on each building side where allowed, but not to exceed 200 square feet per sign. Sign width shall not exceed 75 percent of leased space width on each building side where allowed.
 - iii. Quantity Allowed. One (1) on-premise Primary Sign per building side with direct exposure to Florida, Myers or the entrances of other buildings in the shopping center
 - iv. Sign Maximum Height. 4 feet.
 - v. Primary Sign Maximum Stacked Height. 5-feet, 6 inches including primary sign stacked or combination of primary and secondary signs stacked.
 - vi. Letter Style. Nationally recognized Corporation letter and logo style or style as approved by landlord.
 - vii. Colors. Nationally recognized Corporation colors or colors as approved by landlord.
- l. Front and Rear Door Identification
- i. Sign Type. Vinyl copy applied to front surface.
 - ii. Allowable Copy. Suite address, business hours, and contact phone number only.
 - iii. Colors. As approved by landlord.
 - iv. Quantity Allowed. One per elevation.
 - v. Maximum Sign Area on Front. 8 inches in height x 14 inches in length. Placed on door.
 - vi. Maximum Sign Area on Rear. 8 inches in height x 14 inches in length. Placed on door.

- m. Building Address Numbers
 - i. Sign Type. Metal, plastic or p.v.c., painted semi-gloss black.
 - ii. Font Style. Arial Bold and Times New Roman.
 - iii. Maximum Height. 1 foot
 - iv. Minimum Height. 6 inches
 - v. Typical Placement. 1-foot clearance from cornice.

- n. Center Identification Monument Sign
 - i. Sign Type. Individual letters with no internal illumination. Landscape lighting to splash sign wall. Refer to the Conceptual Shopping Center Identification Monument Sign graphic on the following page.
 - ii. Maximum Sign Area. One-hundred thirty (130) square feet with a twenty (20) foot radius.
 - iii. Maximum Height. Four (4) feet maximum.
 - iv. Quantity Allowed. Three (3) center identification monument signs:
 - One (1) Myers Street;
 - One (1) Corner of Florida Avenue and Myers Street;
 - One (1) Florida Avenue
 - v. Letter Style. Letter and logo style as approved by municipality and landlord.
 - vi. Colors. Colors as approved by municipality and landlord.

- o. Shopping Center Monument Signs
 - i. Sign Type. Major tenant identification to be internally illuminated channel letters or nationally recognized corporate logo cabinet with internal fluorescent illumination. Refer to the Conceptual Shopping Center Tenant Monument Signs graphic on the following page.
 - ii. Maximum Sign Area.
 - 250 square feet on each side of the sign when located on Major Street Frontage - Florida Avenue.
 - 200 square feet on each side of the sign when located on Secondary Street Frontage - Myers Street.

- iii. Maximum Height. Shopping Center monument signs shall be 8 feet in height or greater if allowed by City Sign Ordinance, Sign Ordinance Amendment, or Variance.
 - 15 feet maximum when on Major Street - Florida Avenue.
 - 12 feet maximum when on Secondary Street - Myers Street.
- iv. Quantity Allowed. Two (2) monument signs.
- v. Letter Style. Nationally recognized Corporation letter and logo style or style as approved by municipality and landlord.
- vi. Colors. Nationally recognized Corporation colors or colors as approved by municipality and landlord.



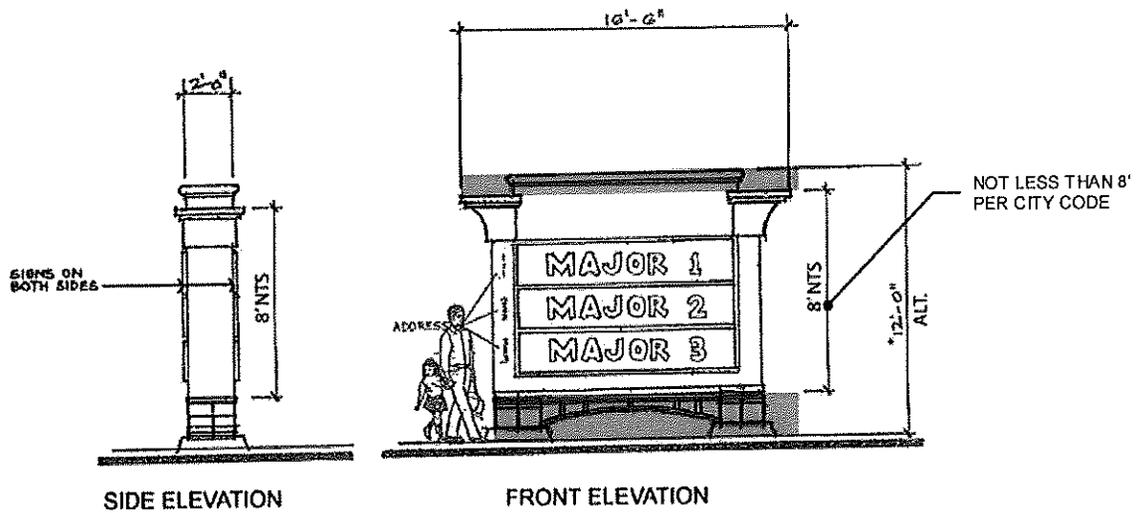
PLAN
SCALE: 1/4" = 1'-0"



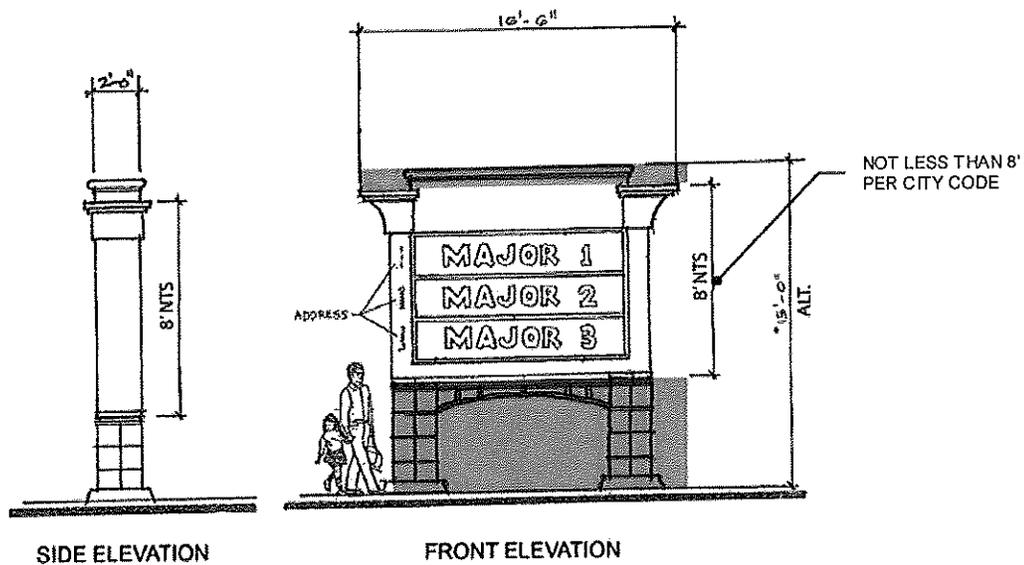
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CENTER I.D. SIGN

Source LHA



12' HIGH SHOPPING CENTER MONUMENT SIGN
W/ 3 - TENANT SIGN



15' HIGH SHOPPING CENTER MONUMENT SIGN
W/ 3 - TENANT SIGN

***Note:** Sign heights 8' in height are in compliance with City code. Proposed sign heights greater than 8' are permitted subject to a sign ordinance amendment approved by City Council.

Source LHA

q. Pad User Monument Sign

- i. Sign Type. Tenant identification to be internally illuminated channel letters or nationally recognized corporate logo cabinet with internal fluorescent illumination. Refer to the Conceptual Shopping Center Pad User Monument Signs graphic on the following page.
- ii. Maximum Sign Area. Forty-four (44) square feet on each side of the sign.
- iii. Maximum Height. Four (4) feet maximum when on Major and Secondary Street, Florida Avenue, and Myers Street. Height includes the base.
- iv. Quantity Allowed. Five (5) monument signs:
One (1) monument – Myers Street (Pad 1); One monument – Myers Street (Pad 2); One (1) monument – Myers Street (Pad 3) or Florida Avenue as an alternative; Two (2) monuments – Florida Avenue (Pad 4 and between Pads 5 and 6).
- v. Letter Style. Nationally recognized Corporation letter and logo style or style as approved by municipality and landlord.
- vi. Colors. Nationally recognized Corporation colors or colors as approved by municipality and landlord.

i. Sign Specifications

- i.* Font. Arial Bold or Italic and Times New Roman or Italic or Corporate Logo or as approved by Landlord.
- ii.* Case. Upper and lower case letters are allowed.
- iii.* Colors. Refer to list of colors below for allowable sign face colors.
*Color reference indicates Rohm & Haas Plexiglas colors.

Yellow #2465 & #2016
Green #2030 & #2106
Orange #2564 & #2119
Red #2283, #2662 & #2157
Brown - ALL SHADES
Blue #2648 & #2051
Turquoise #2306
Rust - ALL SHADES
White #7328 & #7420
Ivory #2146

- iv.* Returns. 5 inches deep, painted Bronze.
- v.* Trimcaps. ¾-inch, Bronze.
- vi.* Illumination. 15mm 6500, White neon, 30ma.

8. Sidewalks

Sidewalks should be of sufficient width and located along natural travel paths for pedestrians to provide easy access from parking areas into shops. Sidewalks may have a variety of paving materials to differentiate spaces between and around buildings.

9. Street Frontage and Buildings

Streetside buildings, or those with no parking separating them from the street, shall use design details and entry features to de-emphasize the mass of the building's appearance from the street. Buildings should not be more than 200-feet long without a pedestrian plaza or walkway breaking the building mass and connecting the parking lot with the street. On corners, buildings should utilize massing elements to anchor the corner. Refer to Section 5.1.3, Site Development Standards. Curved or rounded architectural features are recommended. (Refer to Exhibits 5-4 and 5-5, Commercial Elevations.

10. *Service and Storage Areas*

- a. Service areas (including service entrances, loading docks, trash enclosures) should not be readily visible to the public. Loading docks and service areas should be located on interior building sides/or rear yards and screened from public view. Refer to Exhibit 5-2, Service and Storage.
- b. Service areas should be located to minimize negative impacts (noise, visual, vibration, dust, light, odor, etc.) upon residential uses.
- c. All service and loading areas should be positioned so service vehicles will not disrupt traffic flow to or from the site. Access to service ways should be from side streets with truck traffic avoiding main, pedestrian-oriented streets.
- d. Walls should be used to reduce visual impacts of loading and service areas where feasible. Walls should be split face block, clay, masonry units, or natural stone, and covered with plant material. No walls should be constructed within areas reserved for street-side landscaping.
- e. Buildings should appear free of all utility and communication devices.
- f. Mechanical equipment should be screened from street view and any residential areas.
- g. Meters and other utility structures should be located away from high use public walkways or streets. Coordination with utility companies should occur with sufficient time to guide structure locations.

11. *Refuse Containers, Utility and Mechanical Equipment*

Refuse containers and mechanical equipment should be easily accessed by service vehicles but screened from view of the streets, parking lots, and connecting walkways through roof forms, walls and/or landscaping. Screening details should incorporate elements that are compatible with the architectural style of the building. Proper landscaping, including trellises along the building face, also may help to screen these elements.

5.2.6 Architectural Details

1. *Architectural Styles*

A consistent Spanish Eclectic style of architecture should be used throughout the commercial development to create a sense of continuity between the buildings. Related elements, such as trellises, planters, light-standards, windows, doors, etc. and similar fixtures should provide the appropriate detailing that is compatible with the selected architectural style. The selected style of materials for the commercial buildings does not necessarily need to be identical to those available in neighboring residential communities but should be compatible with them.

The Spanish Eclectic architectural style generally responds to the region's climate and overall image of the City of Hemet including such features as shaded windows, outdoor circulation, courtyards and/or plazas, awnings, arcades, loggias and trellises.

a. Massing

With larger buildings, appropriate massing becomes more important to maintain the pedestrian-scale of the development and create a visually pleasing environment. Design elements or features are encouraged at focal points, such as corners, plazas, major entrances, where walkways meet streets.

b. Height

Buildings with greater heights than typical single-story construction should lessen the visual impact of the structure through articulated building facades, varied exterior colors and materials, and landscaping treatments compatible with the overall architectural design.

c. Roof Forms

Roof pitches should be compatible with the architectural style of the building. Flat roofs should vary in height and be accompanied by cornice, trim or other accent features. Parapet walls for screening roof-mounted equipment may not exceed four (4) feet in height. (See Section 5.3.1. for Area 2 requirements)

d. Entry Design

Building entries should be prominent and easily identified. Various elements can be used to enhance the entry features including massing variation, materials and color change, change in roof form, and awnings. For smaller neighborhood commercial buildings, as part of a cluster or strip, arcades, awnings, and simple signage may be acceptable as entries.

2. *Arcades, Trellises and Awnings*

Outdoor arcades along storefronts are encouraged over pedestrian walkways. Arcades may be used to connect separate buildings, or to provide a more pleasing experience for pedestrians. Trellises along building face or awnings may also be used to create a covered walkway to protect pedestrians from the sun and rain.

a. Building Wall Treatment

No building frontage should have a blank, uninterrupted wall without including one of the following:

- Change in texture
- Change in material
- Change in plane
- Lattice
- A tree or equivalent element

Facades that are visible from adjacent streets or walkways should display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, awnings, porticos, and other architectural features. Awnings may have up to three different colors to alternate color patterns throughout the project site. Buildings located on Pads 3 and 4 shall have four-sided architecture.

b. Base and Top Treatments

Base and top treatments help to balance the “weight” of the building visually. Bases should appear to “ground” the building, while tops create a defined edge to the roofline. Possible treatment techniques are as follows:

i. Base

- Thicker walls
- Natural materials
- Natural colors
- Different colored materials
- Enriched landscaping with a mature height of at least 18 inches

Special materials, such as ceramic tile, granite, stone, and marble, are encouraged on the base of buildings that face streets or connecting walkways, especially adjacent to major entries.

ii. Tops

- Cornice treatments
- Roof overhangs with brackets
- Stepped parapets
- Textured materials
- Different colored materials

3. ***Building Design***

- a. Building designs at various scales should incorporate varying setbacks, recesses, projecting architectural features such as pop-outs, windows, or columns, offset roof planes, roof overhangs, and other features that create both vertical and horizontal articulation and that provide shadow and depth.
- b. Building designs should employ clean, simple, geometric forms and coordinated massing to produce overall unity, scale, and interest. Proper structural scale is recommended. Facades should be designed to convey a sense of order through the interplay of light, shadow, and texture. Façade articulation should reinforce a sense of quality and integrity. Boxy and monotonous facades, which lack a sense of scale, are not permitted.
- c. Entrances to lobby/reception areas and service areas should be clearly defined. Contrasting materials, open glass, and lighting accents should be considered as possible options. In all cases, entrances should be designed to provide safety and security, without concealed areas or blind spots. Service areas shall be separated from principal building entries.
- d. Buildings should incorporate detailed and complementary elements of design, e.g., signage, window trim, door trim, canopies/awnings, special lighting, unique forms, and features.
- e. The architecture abutting a pedestrian system should exhibit a human scale of detail. Awnings, moldings, pilasters and other architectural embellishments should be used whenever possible to create comfortable and visually stimulating facades.

Refer to Exhibit 4-3, Street Illustrations/Perspectives, Exhibits 5-4 and 5-5, Conceptual Commercial Elevations, Exhibit 5-6, Conceptual Elevation Perspective Major Tenant, Exhibit 5-7, Conceptual Florida Avenue Landscape Illustration, Exhibit 5-8, Conceptual Transit Stop Pedestrian Entry, and Exhibit 5-9, Conceptual Elevation Perspective Myers Street and Florida Avenue.

4. *Exterior Materials*

Recommended materials include stucco, exterior plaster, brick, wood siding, tile, or stone. Selected materials and detailing should have an enduring appearance.

5. *Roof Materials*

Roofing materials that are generally acceptable include metal standing seam, concrete tile, clay tile, ceramic tile and slate or slate-like materials.

6. *Walls*

Walls should be compatible with the architectural character of the primary structures and surrounding area. Both sides of the wall should be finished.

Long expanses of wall or fence surface should be architecturally designed to avoid monotony. Pilasters should be provided at intervals consistent with the length and scale of the wall. Landscaping should also be used to break long expanses of wall or fence surface.

Walls of eight (8) feet in height may be constructed as mitigation for noise attenuation as recommended by the Florida Promenade Noise Analysis; City of Hemet, California, November 7, 2006, JN04090-2, prepared by Urban Crossroads.

7. *Colors*

Color selection should be consistent with the selected architecture style and the City of Hemet Municipal Code establishing a commercial development color palette.

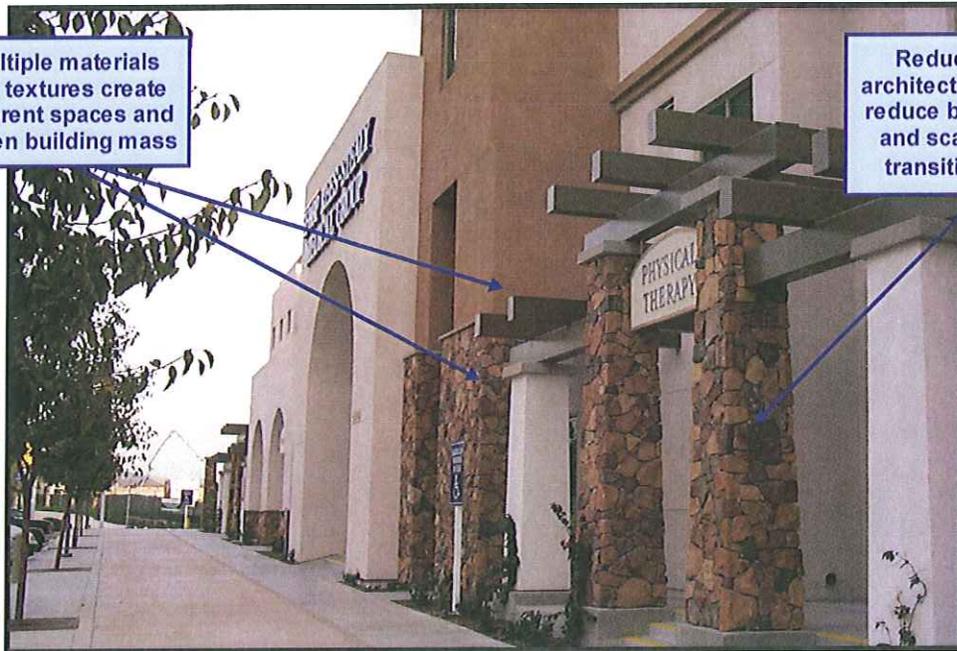
Varying setbacks
and building heights



Changing facades
add character and
variety

Conceptual Architectural Articulation Elements

Multiple materials
and textures create
different spaces and
soften building mass



Reduce scale of
architectural details to
reduce building mass
and scale to create
transitional space

Conceptual Architecture Elements



Conceptual Building Façade Elements

Awnings add relief to flush building facades, and create shade treatment for reducing energy costs

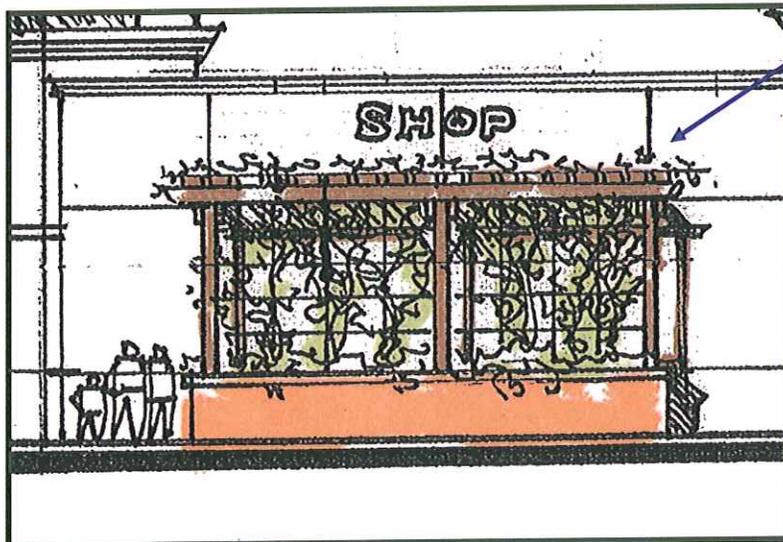
Awnings will have up to three different colors to add variety in pedestrian area.

Entryways easily identified

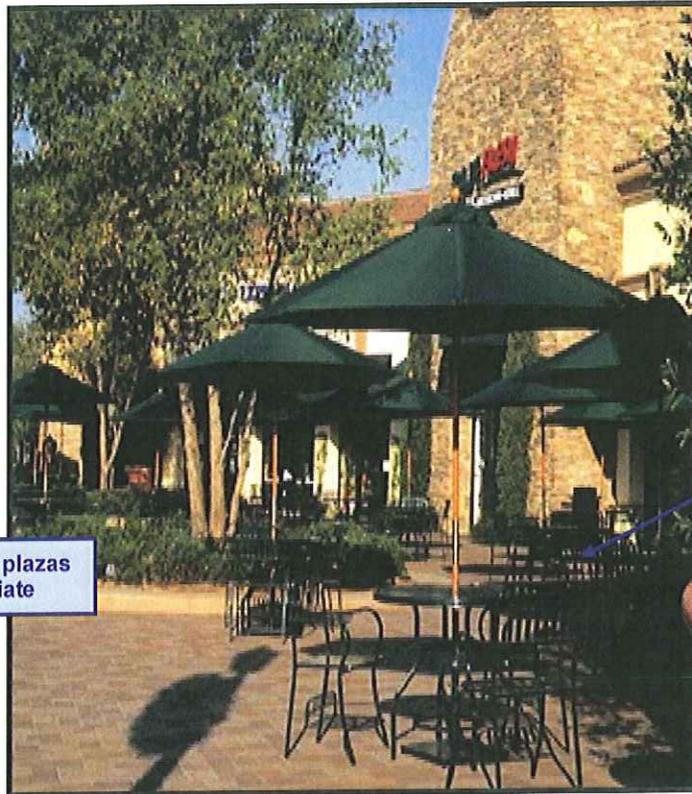
Moveable landscape features, large planters

Pedestrian-friendly site furnishings

Trellis and landscaped areas de-emphasize building mass



Conceptual Planter and Trellis Element



Create pedestrian plazas
where appropriate

Portable site furnishings to
create different spaces

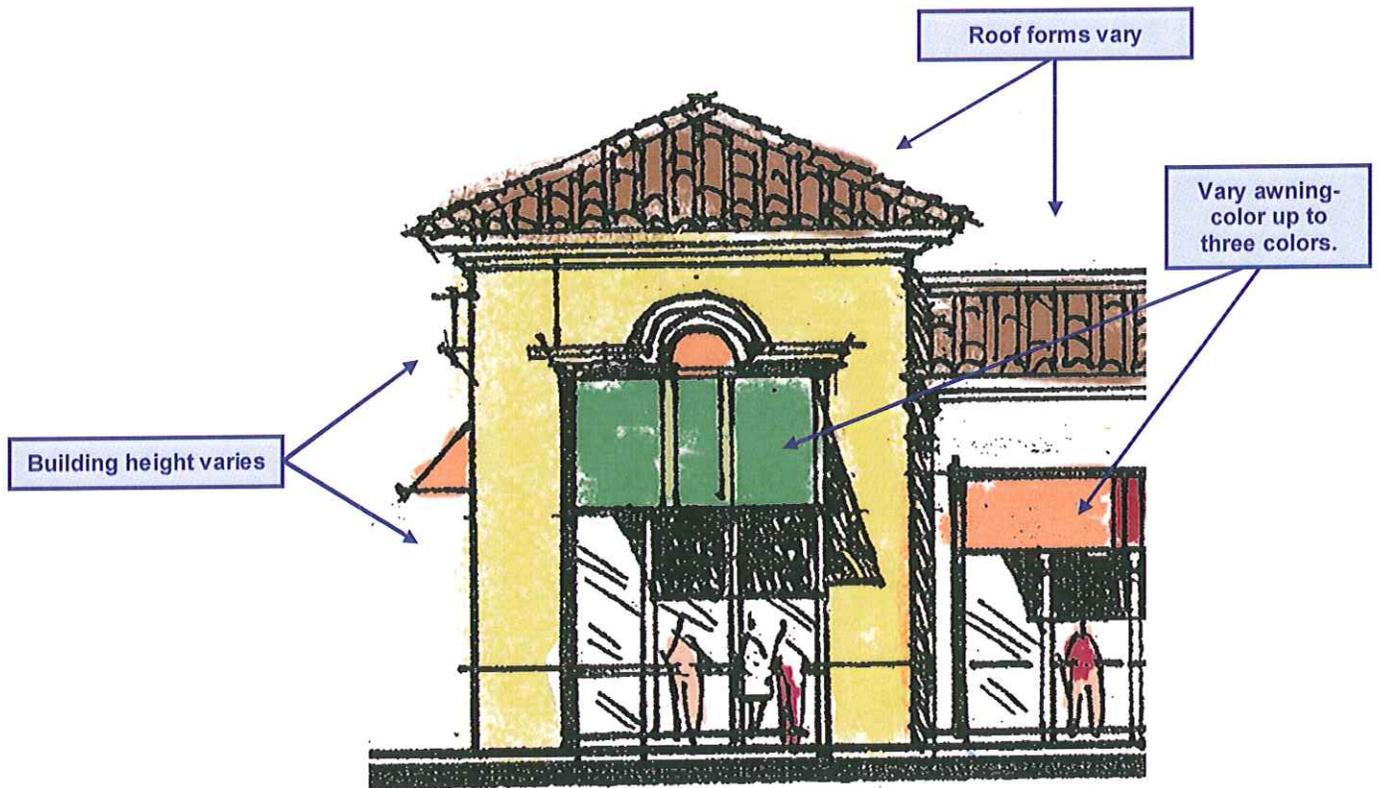
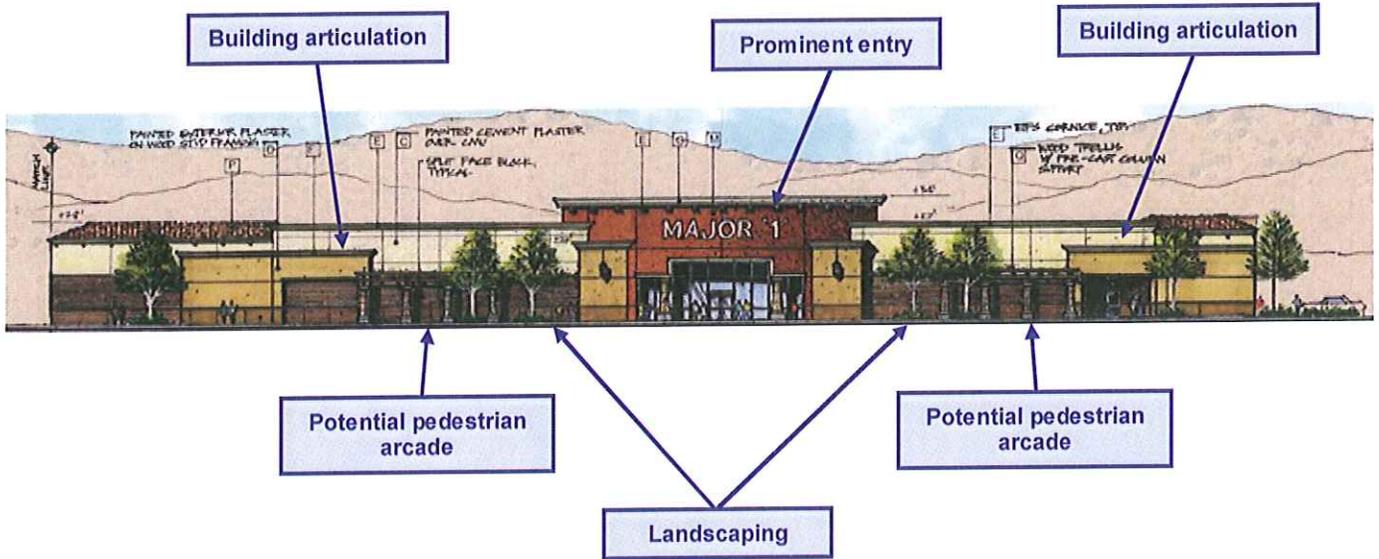
Conceptual Plaza and Gathering Area Elements

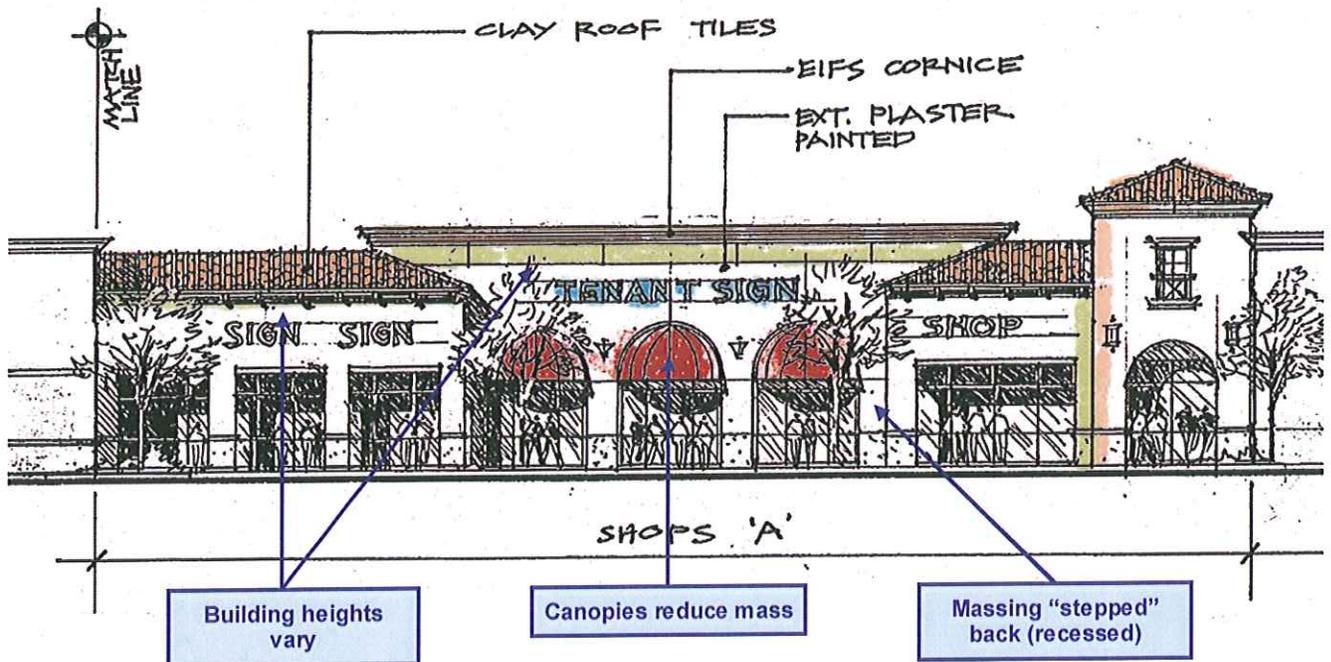
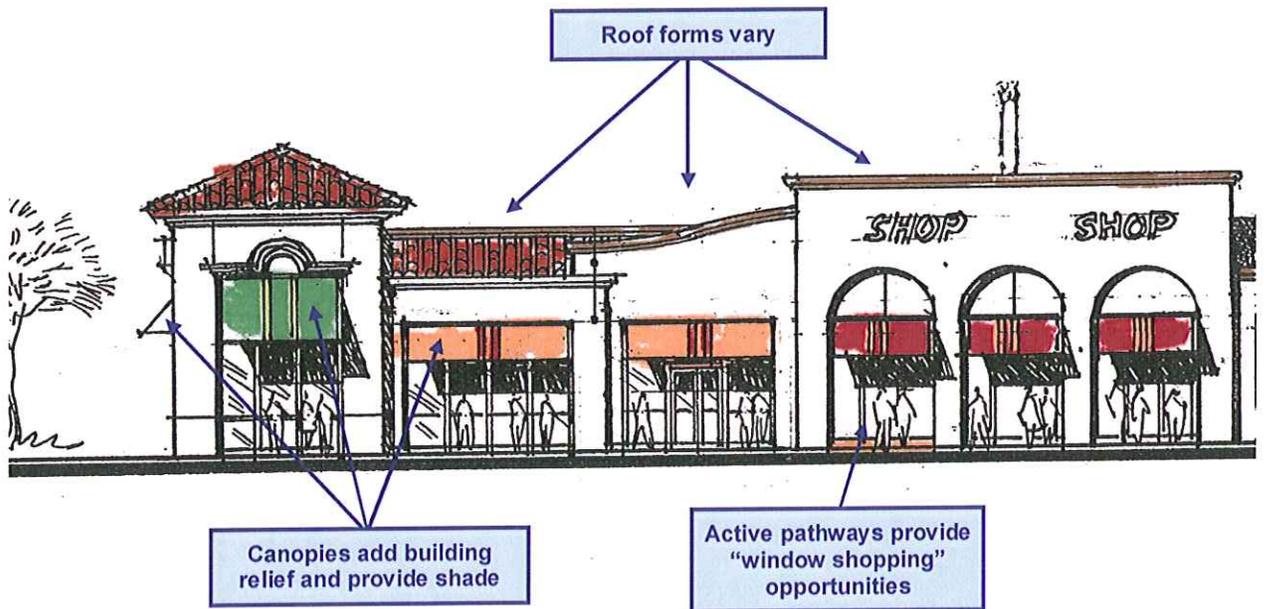


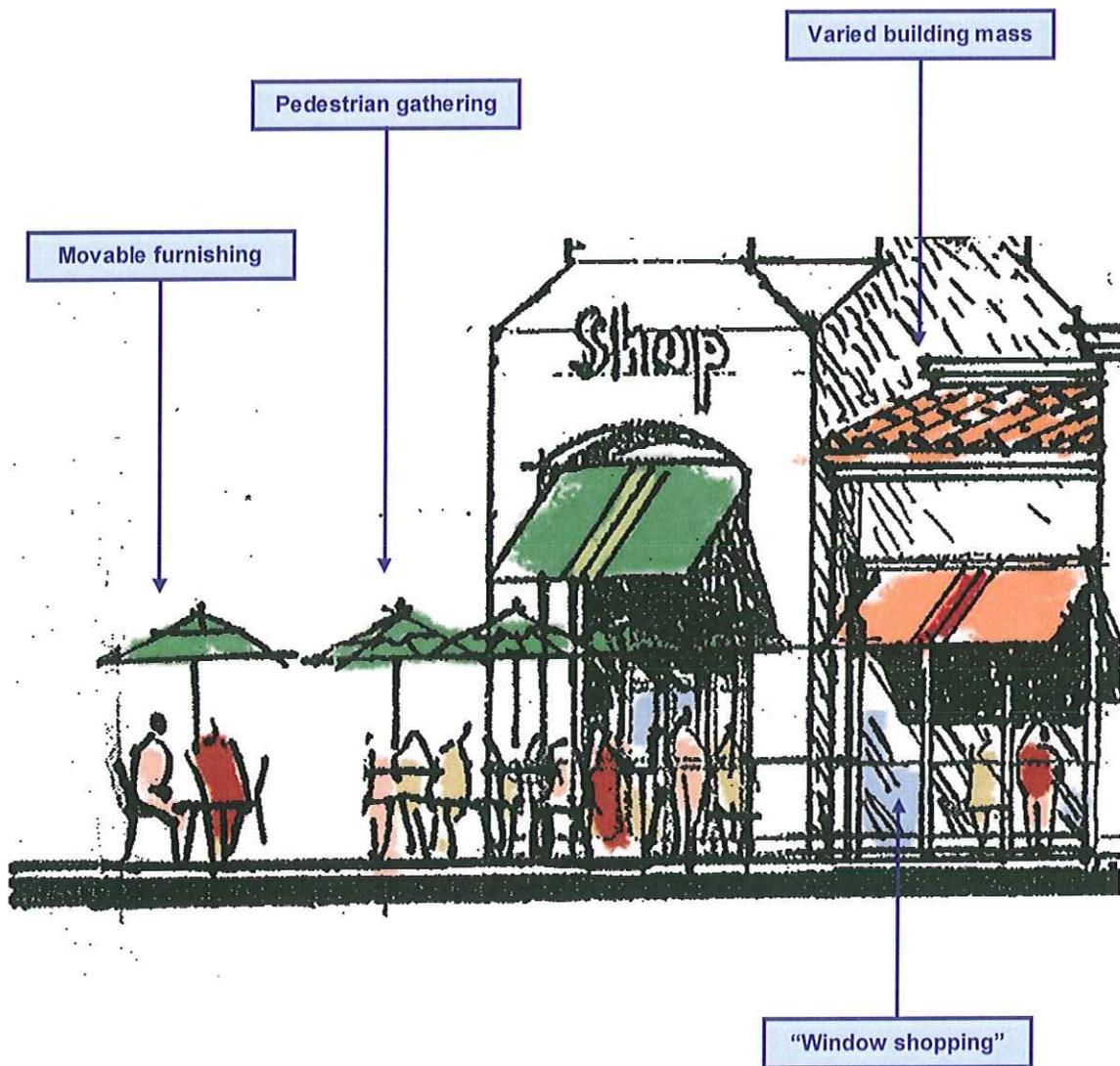
Enhanced landscape
materials and paving

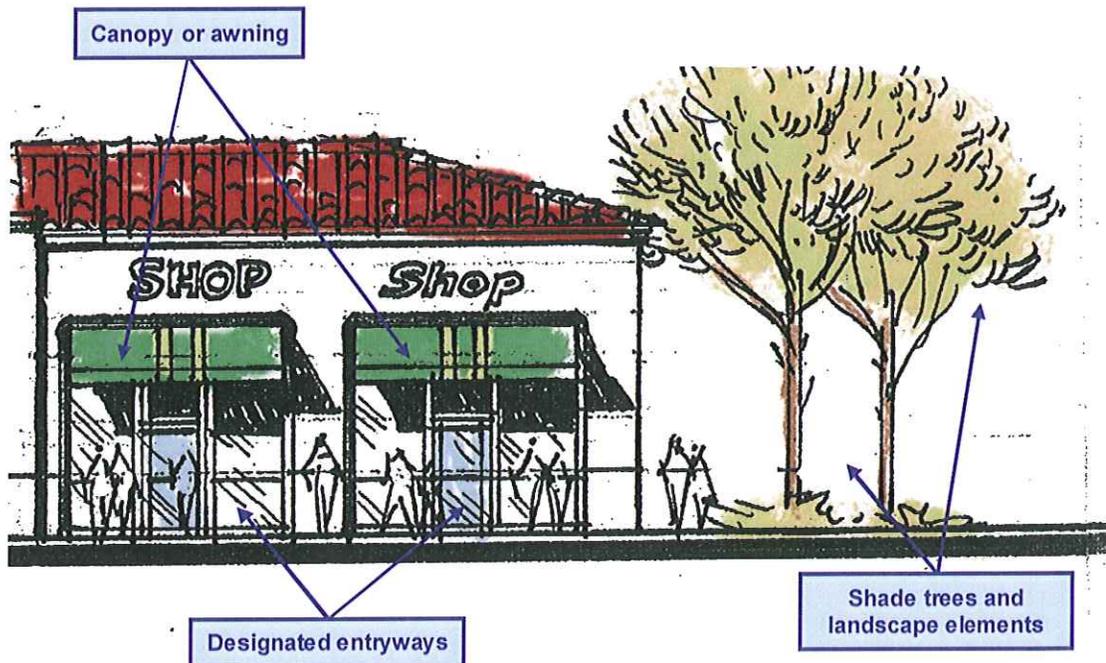
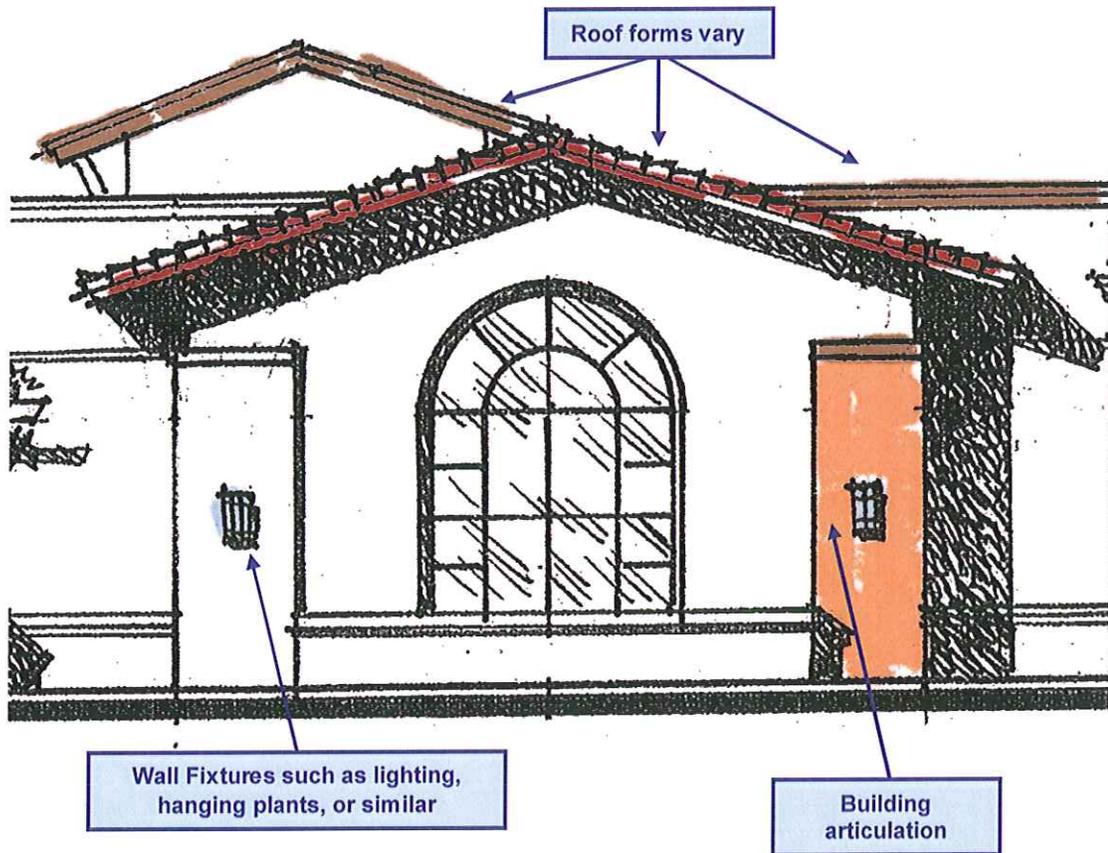
Pedestrian corridor to
connect pedestrian
intersection with
parking areas

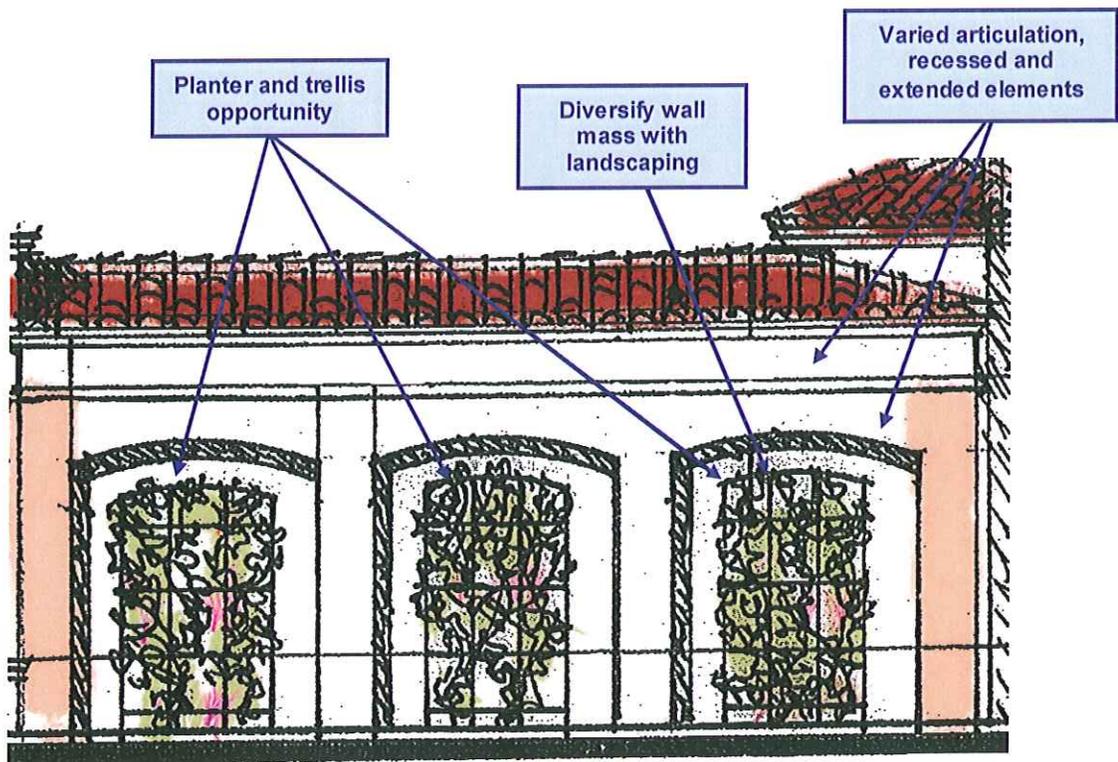
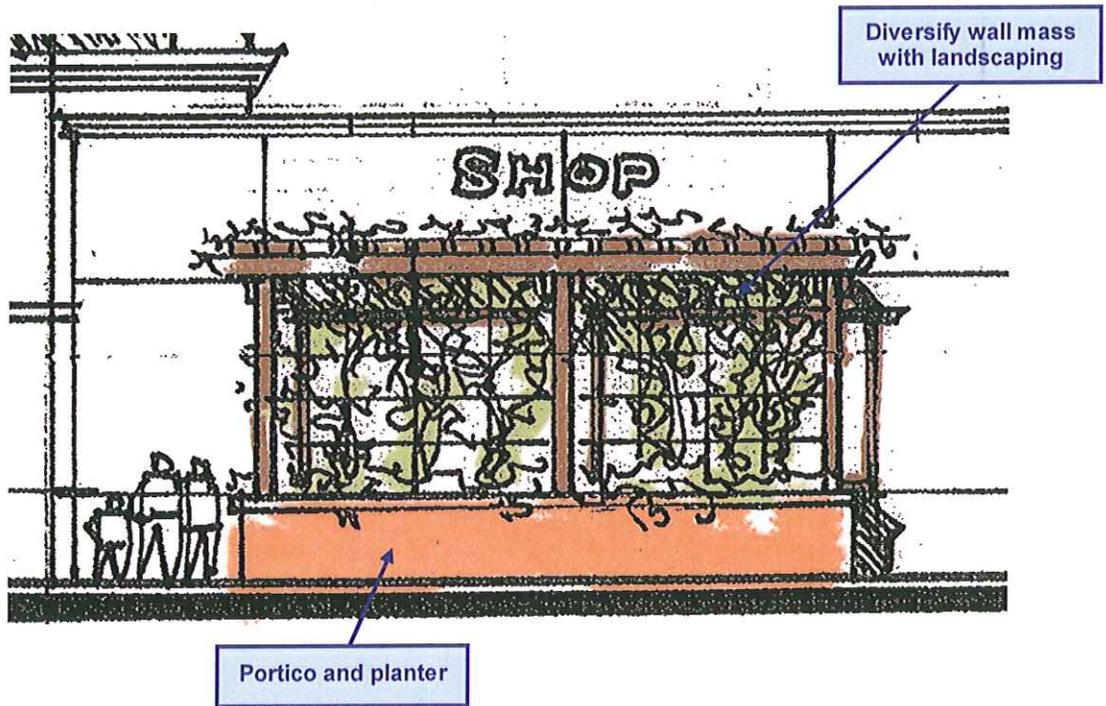
Conceptual View and Pedestrian Corridor Elements











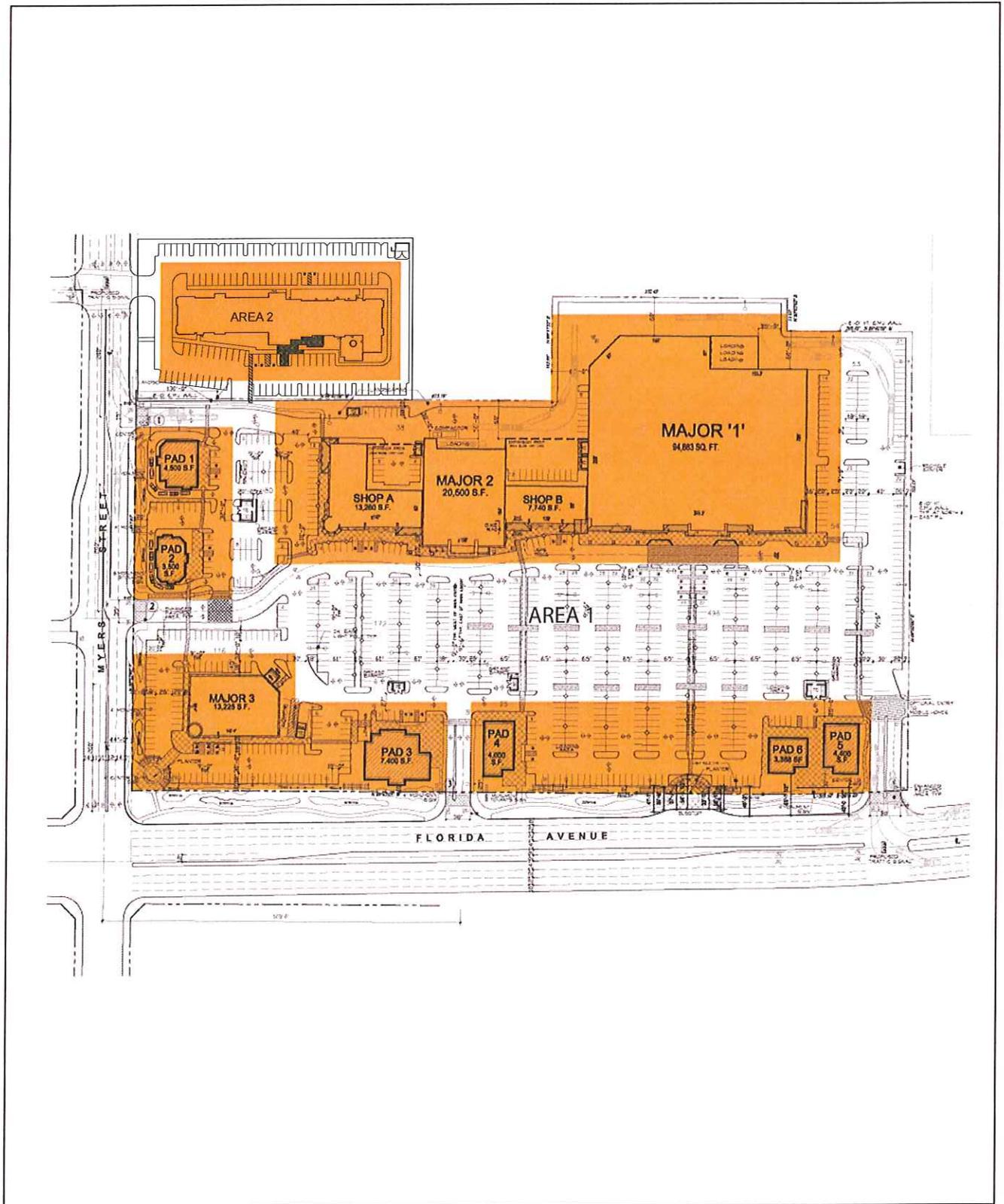


Exhibit 5-1

FLORIDA PROMENADE

DBJ Inc.

Building Limit Line



- LEGEND**
- Loading Dock
 - Trash/Recycling Containers
 - Loading Area
 - Truck Delivery Route
 - Delivery Route in front of building

Exhibit 5-2
Service and Storage

FLORIDA PROMENADE
DBJ Inc.



LEGEND
 Pedestrian Circulation

Exhibit 5-3

Pedestrian Circulation Plan

FLORIDA PROMENADE



LHA

a division of planworks
1000 North Florida Avenue, Suite 100
Tampa, Florida 33602

Exhibit 5-3A

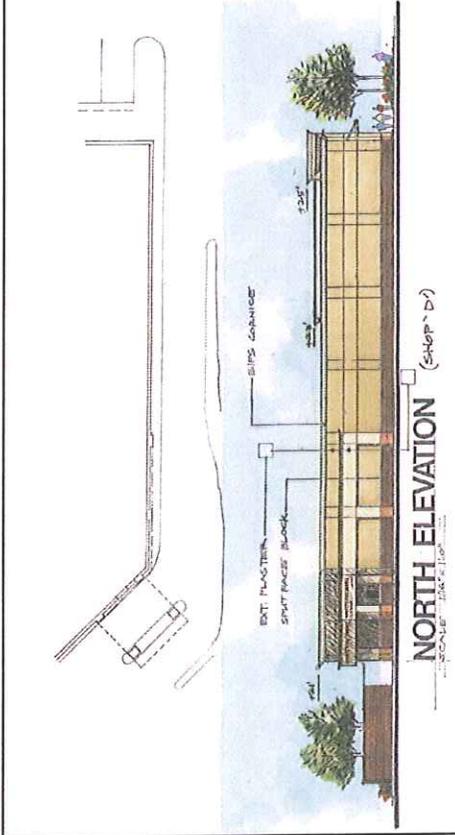
Pedestrian Pathway Illustrative

FLORIDA PROMENADE

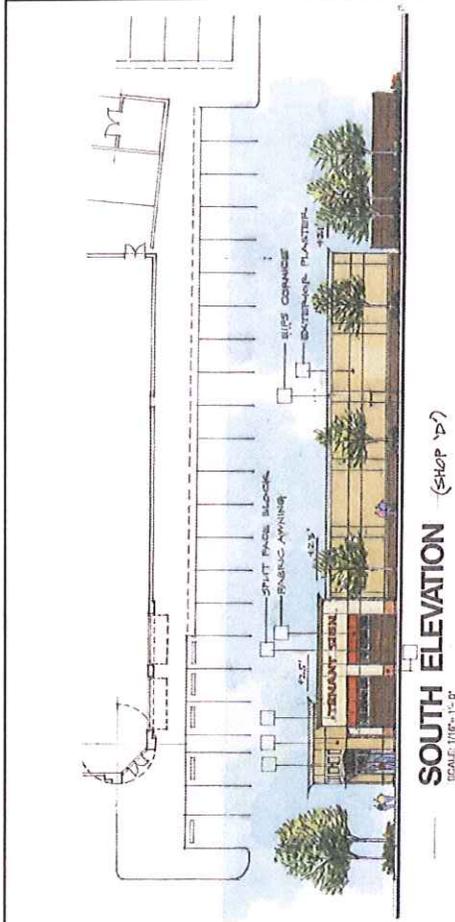
DBJ Inc.

N.J.S. IORWA
11.27.2007

5-46



NORTH ELEVATION (SHOP 'D')
SCALE: 1/16" = 1'-0"



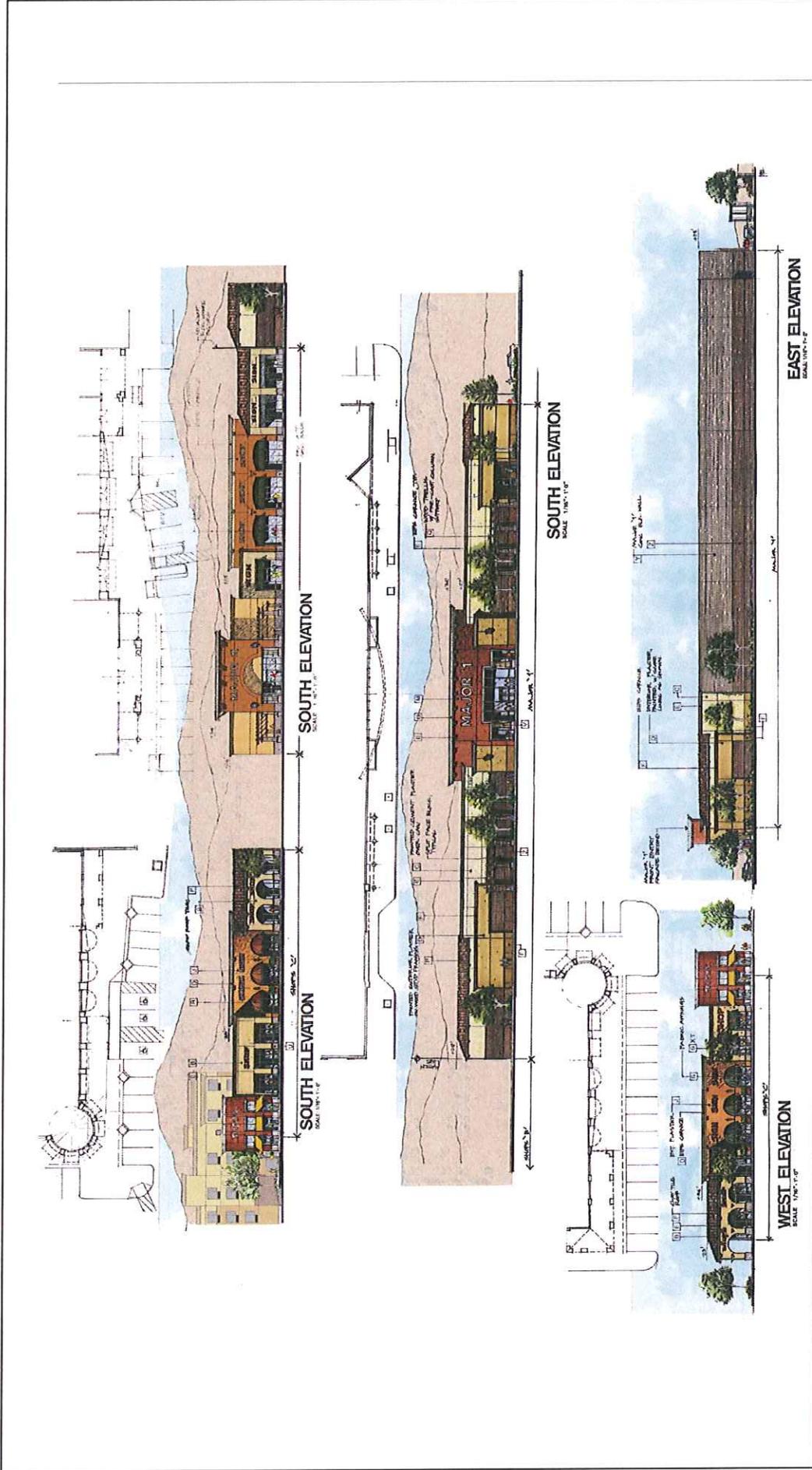
SOUTH ELEVATION (SHOP 'D')
SCALE: 1/16" = 1'-0"



EAST ELEVATION (SHOP 'D')
SCALE: 1/16" = 1'-0"



WEST ELEVATION (SHOP 'D')
SCALE: 1/16" = 1'-0"



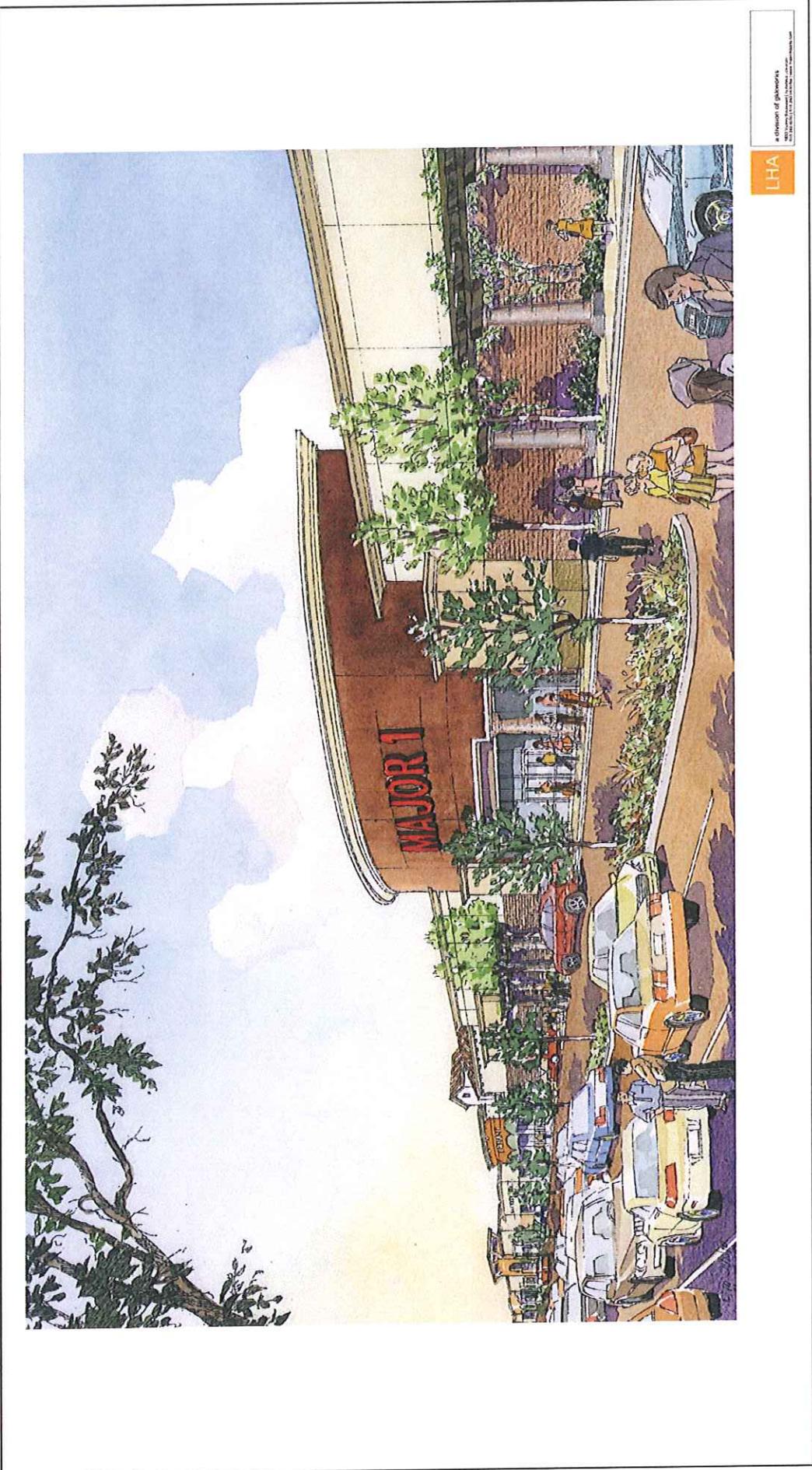


Exhibit 5-6

Conceptual Elevation Perspective Major Tenant

FLORIDA PROMENADE

DBJ Inc.

N13
KORVA
11.27.2007
5-49

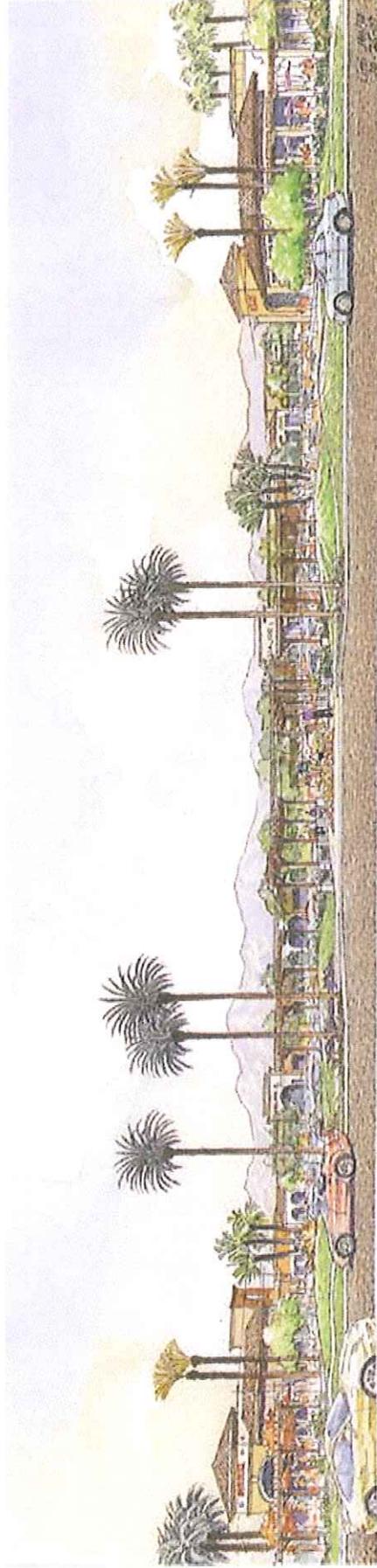


Exhibit 5-7

FLORIDA PROMENADE

DBJ Inc.

Conceptual Florida Avenue Landscape Illustration

NZS FORVM
11.27.2007
5-50

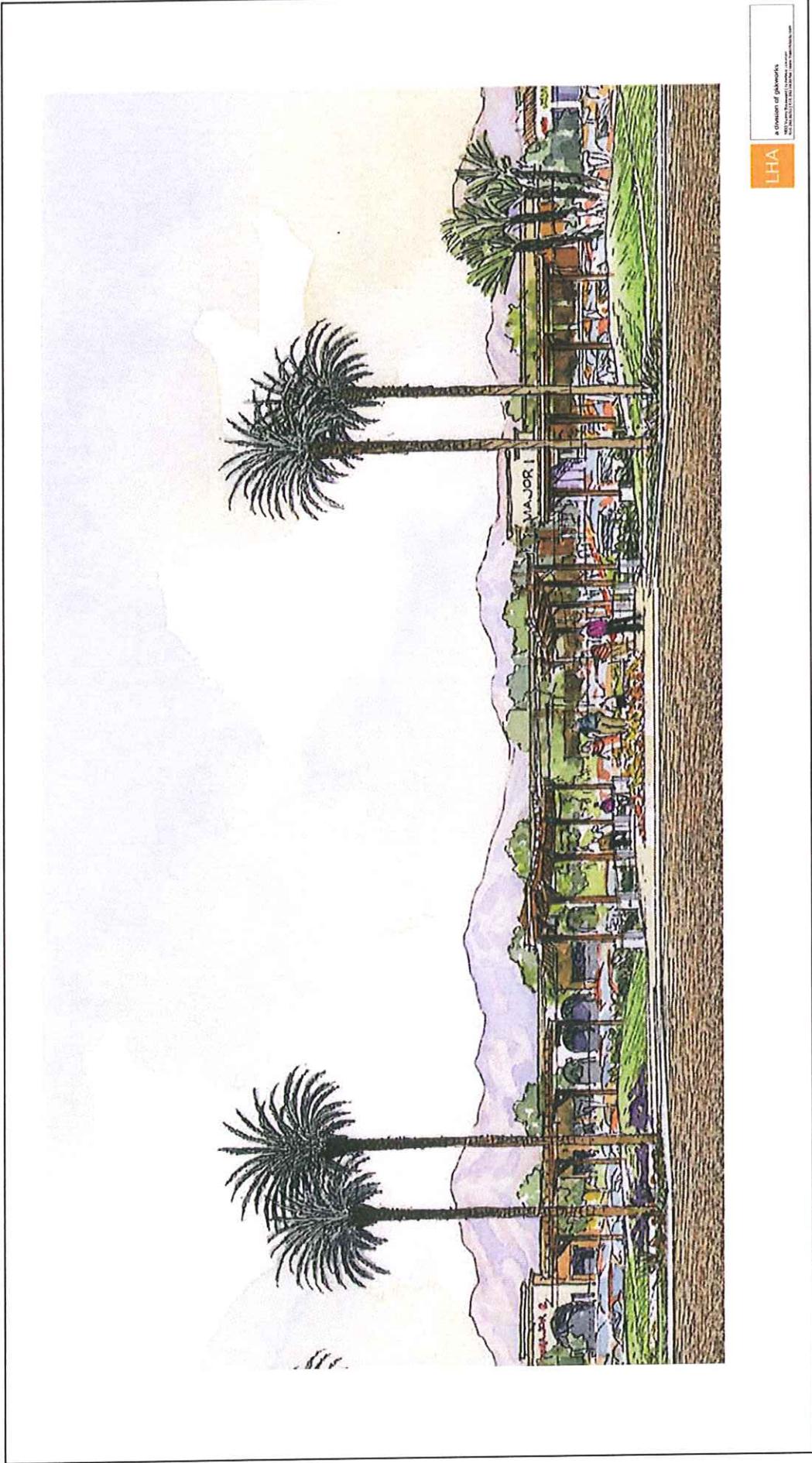


Exhibit 5-8

Conceptual Transit Stop Pedestrian Entry

FLORIDA PROMENADE

DBJ Inc.

N15 KORMA
11.27.2007

5-51

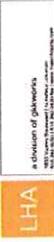
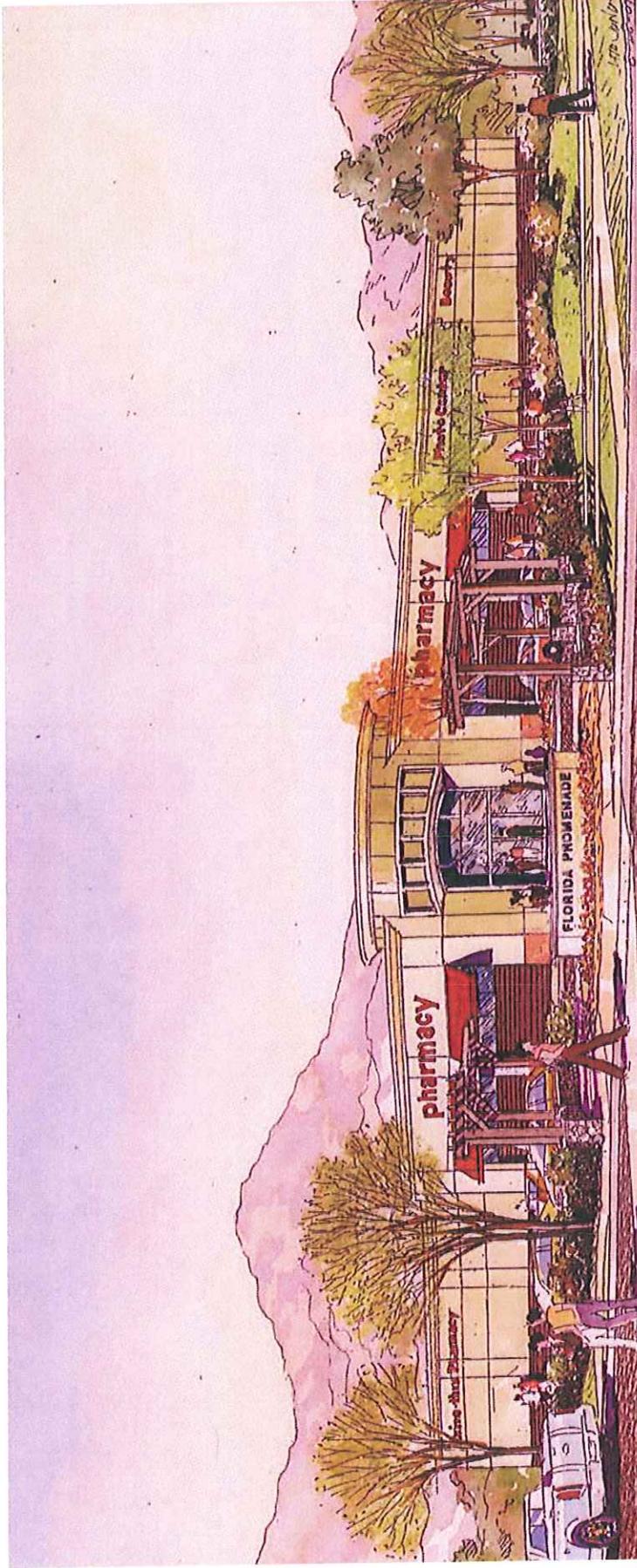


Exhibit 5-9

Conceptual Elevation Perspective Myers Street and Florida Avenue

FLORIDA PROMENADE

DBJ Inc.

N 15
FORMA
11.27.2007

5-52

5.3 Development Standards and Commercial Design Guidelines

5.3.1 Site Development Standards--AREA 2 Only

1. *Site Orientation*

Building orientation for Area 2 should front along Myers Street to create a street presence. Refer to Exhibit 5-1, Building Limit Line.

2. *Lot Coverage*

Building area shall not exceed forty (40) percent of the area of the lot and the total building coverage shall not exceed 80,000 square feet in Area 2.

3. *Building Setbacks From Property Line*

a. Front Setback

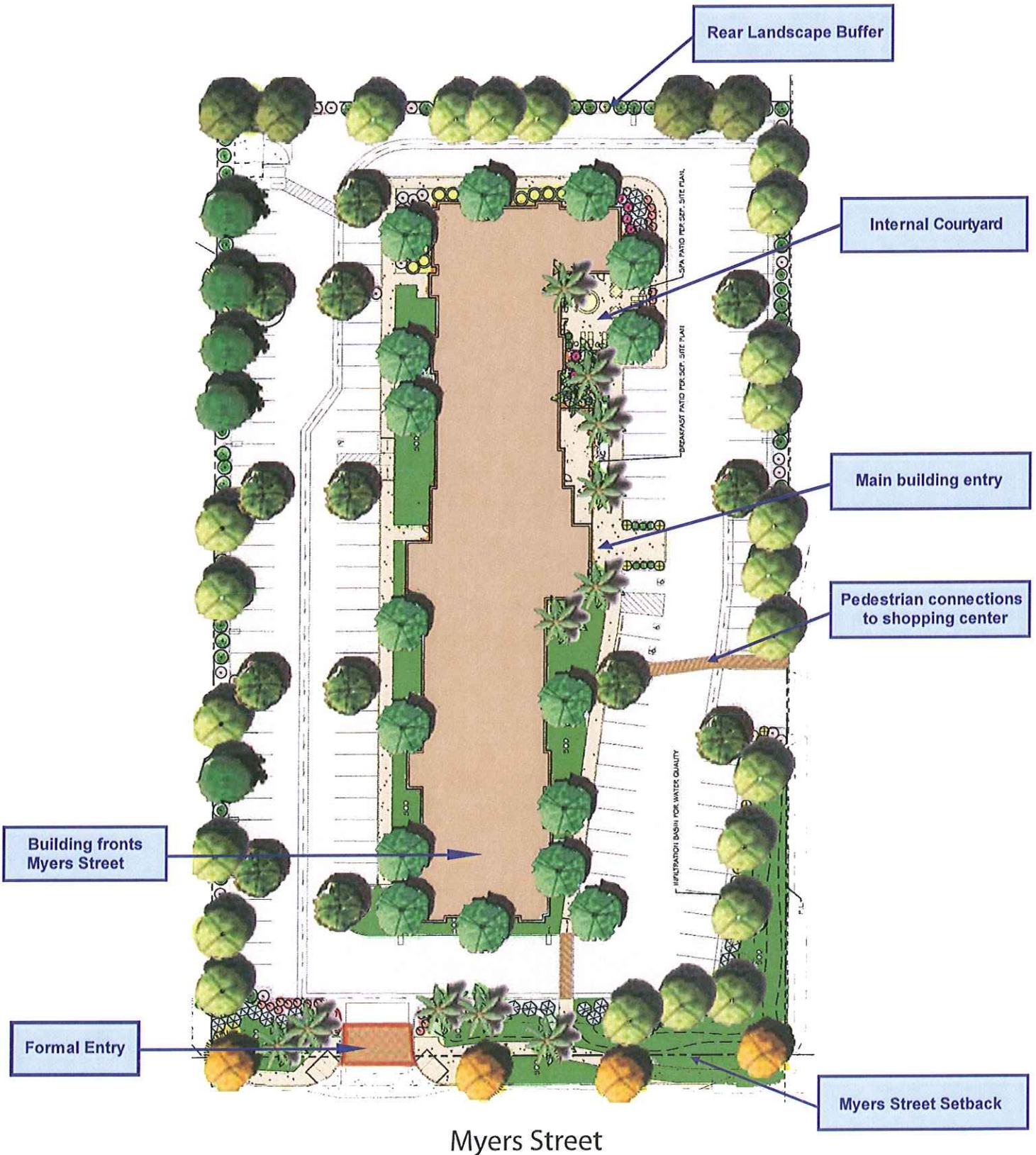
Fifteen (15) feet along Myers Street.

b. Rear and Side Setback

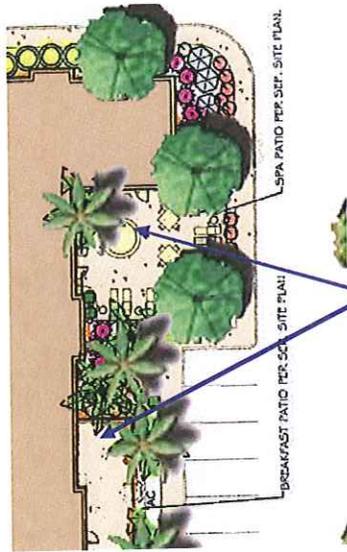
Minimum thirty (30) feet when adjacent to residential properties and fifteen (15) feet when adjacent to a street or non-residential zoning.

c. Landscape Setbacks

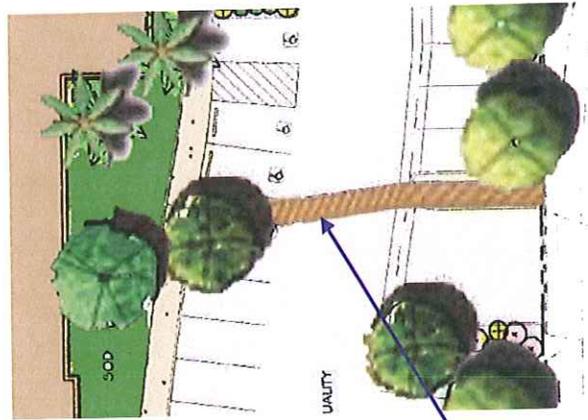
Minimum five (5) feet.



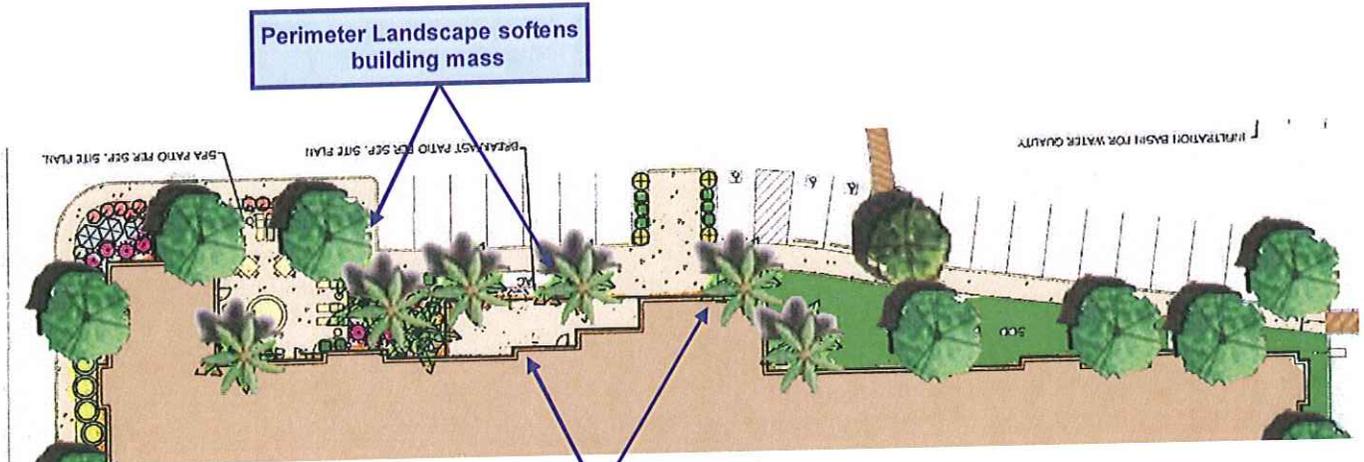
Architectural and Landscape Elements



Landscaped amenities including trellises, tree wells, and planters create outdoor eating & recreational areas



Parking lot pedestrian connection from Hotel to shops – painted striping per ADA code



Perimeter Landscape softens building mass

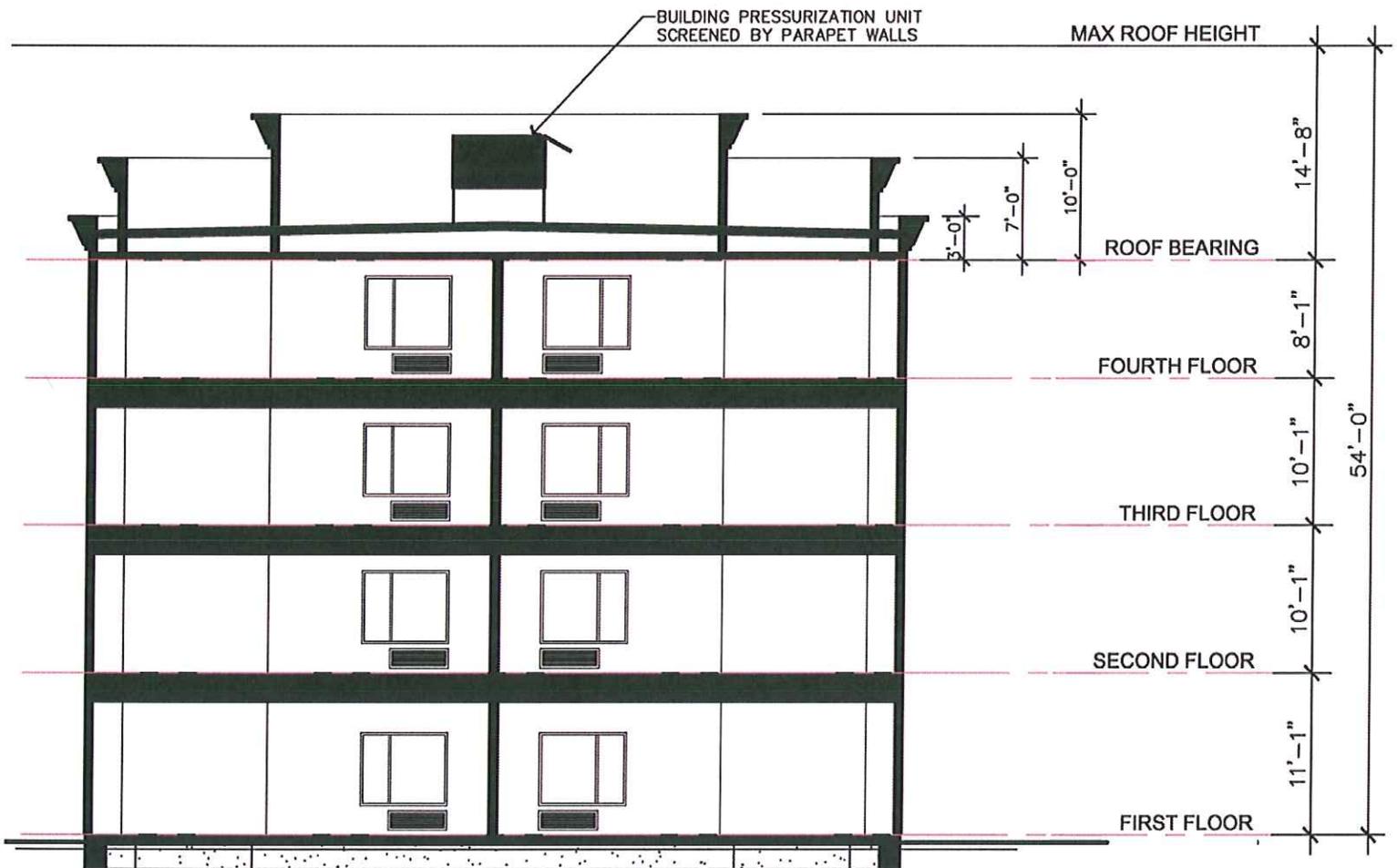
Varied building footprint changes mass

4. Architectural Features

Eaves, cornices, cantilevered roofs, wing walls, and other architectural features may project into any required set back areas a maximum of five (5) feet. Further discussion is under Commercial Design Guidelines. Refer to 5.2.6, Architectural Details. Parapet walls for screening roof-mounted equipment may be 13' max height.

5. Building Height

Fifty-four (54) feet maximum.



PARAPET WALL SECTION

Varying setbacks
and building heights

Changing facades
add character and
variety



Conceptual Architectural Articulation Elements

Varying Colors
create visual interest
and breakup facade

Multiple materials
and textures create
different spaces and
soften building mass



Conceptual Architecture Elements

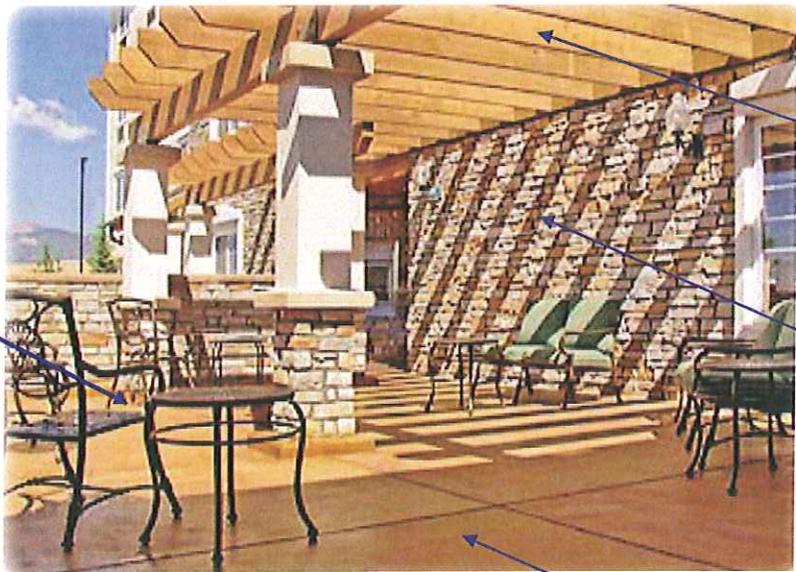
Portable site furnishings
to create different spaces



Create pedestrian plazas
near pool & dining

Conceptual Plaza and Gathering Area Elements

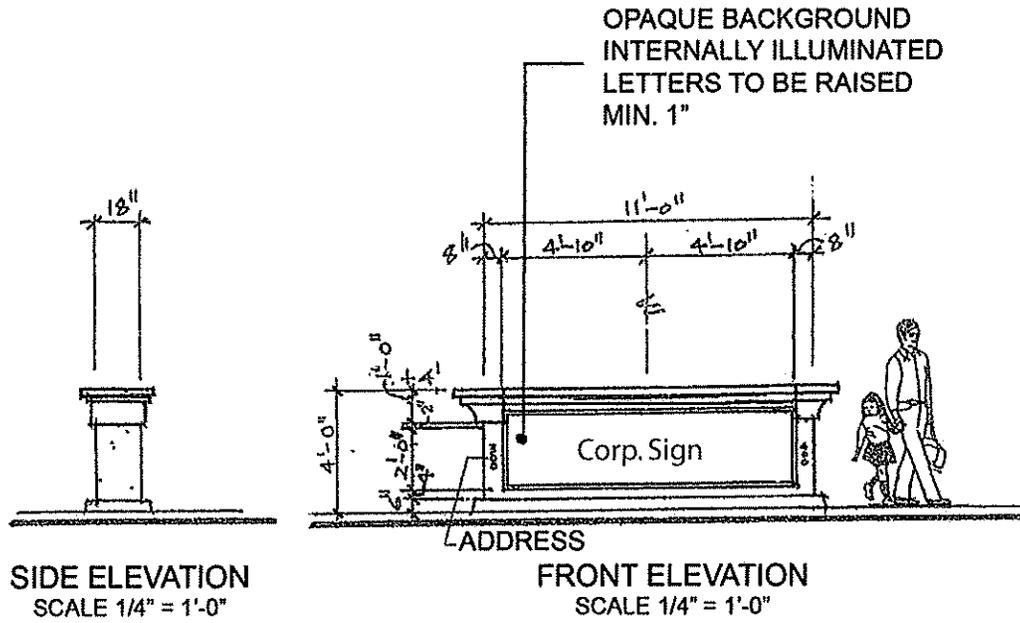
Portable site furnishings
near pool and courtyards



Shade Trellises &
Patio Coverings

Enhanced building
materials

Enhanced landscape
materials and paving



4' HIGH AREA 2 MONUMENT SIGN
FOR AREA 2(SINGLE TENANT SIGN)

*See page 5-24

Source LHA



Exhibit 5-10

Conceptual Hotel Perspective

FORNVA
11.27.2007
5-60

FLORIDA PROMENADE

DBJ Inc.

Table 5-4 COMMERCIAL DEVELOPMENT STANDARDS				
Standard	Setbacks	Max. Height	Max. Area	10% Substantial Conformance
Building Coverage			<u>80,000 square feet</u>	<u>88,000 square feet</u>
Front Yard Setback Myers Street	15 feet			12 feet
Rear and Side Yard Setback	15 feet when adjacent to non-residential zone or street			See Notes
	30 feet when adjacent to residential area			
<u>Building Height</u>		<u>54 feet</u>		<u>59 feet</u>
Proposed Total Building Square Footage			<u>80,000 square feet</u>	<u>88,000 square feet pending site plan design, parking and open space.</u>
Notes:				
<ol style="list-style-type: none"> 1) Setbacks less than 15 feet when adjacent to commercial or less than 30 feet when adjacent to residential properties may be approved at the Planning Director's discretion but shall not be less than Uniform Fire Code Regulations. 2) Substantial conformance regarding a change in building or area square footage beyond 200,000 square feet may be subject to technical study amendments. 3) If Caltrans right-of-way is acquired as part of Florida Street frontage and site plan, the additional area shall be used for parking, driveways, and landscape, and allow building areas to increase as long as it does not exceed a generation of 125 additional vehicle trips during the peak hours of traffic. If the additional Caltrans ROW is not purchased by the property owner then the Planning Director may allow buildings to encroach into the Scenic Highway Setback up to 15 feet. 4) Anything beyond Note 3 (above) or total building square footage of 220,000 will be subject to Specific Plan Amendment pending Planning Director recommendations. 5) (0 feet) subject to Planning Director approval as well as meeting the setback requirements set forth within the City's Scenic Highway Manual. Existing conditions allow Scenic Highway Manual improvements to be in Caltrans ROW. Modifications are subject to Section 6.5.1, Substantial Conformance. 				

5.3.2 Introduction

The commercial area is planning to have no more than 80,000 square feet of land uses as indicated in table 5.1 plus ten (10) percent of the allowed building coverage area depending on market conditions and Planning Director approval. This Specific Plan supports neighboring residents and future planned residential developments located to the west, north and northeast of the Specific Plan area by providing various uses at a convenient location. Refer to Exhibit 1-3, Site Aerial.

The Specific Plan is in the existing General Plan Land Use designation of SP-Specific Plan and Zone Designation C-2 General Commercial. The Specific Plan zone change from C-2 General Commercial to SP Specific Plan allows greater design parameters and flexibility in site planning and architectural character. It also supports architectural character and themes to be established for the commercial area.

5.3.3 Purpose And Intent

The Commercial Design Guidelines section for Florida Promenade Area 2 provides a creative, yet flexible set of criteria and concepts for design, architectural styles, plotting, massing and landscape. Using simple, quality design techniques, in combination with the purest forms of scale and proportion, will result in a pleasant commercial project. These guidelines are written to define the fundamental techniques that builders will use to achieve this goal of simple, quality architectural design and create the level of character and quality that residents in nearby neighborhoods will benefit.

5.3.4 Design Guidelines

1. The Florida Promenade Area 2 emphasizes a pedestrian-friendly character in order to better serve the commercial corridor and nearby residential land uses. Through well executed planning, architecture, and landscape design, Florida Promenade will complement and, to some extent, integrate the residential community to the north rather than separate the neighboring properties.

5.3.5 Guiding Design Principles

Guiding principles for commercial design of the Florida Promenade Area 2 include:

- Design should draw inspiration from the overall architectural theme of Spanish Eclectic / Contemporary Commercial Architectural concepts.
- Commercial and Retail Buildings should contribute to the qualitative nature of the overall project and its surroundings.
- Proper scale and proportions in massing and details should be used.
- Massing and articulation should be varied.
- Buildings should have an enduring quality.
- Overall parking lot areas should be de-emphasized through landscape treatment.
- Materials and colors should complement not conflict with proposed buildings.
- Details and ornamentation should be authentic in character.
- Pedestrian open spaces should be implemented.
- Buildings should be designed at a pedestrian-scale.
- Design should create an inviting place to shop.
- Pedestrian connections to neighboring land uses shall be established.

5.3.6 Site Planning

1. *Existing Features*

The existing project area for Florida Promenade Area 2 is level with drainage ditches along Myers Street.

2. *Grading*

On-site grading is a concern due to the unique fact that the entire site is relatively level which could cause some drainage concerns if site grading and drainage plans are not accurately designed. Refer to Exhibit 4-4, Conceptual Grading Plan.

- a. Site grading and disturbance should be minimized except for critical drainage issues.
- b. Grading should take place in such a way as to direct runoff away from buildings and into drainage facilities.
- c. Detention/Retention and other drainage facilities should be no larger than required to fulfill their function.
- d. When designed as an open landscaped feature, drainage facilities may be located within street and building setbacks.

3. *Access and Circulation*

a. Pedestrian

Pedestrian movement is always important for the vitality of a Area 2 Development. Pedestrian accessibility includes standard pedestrian paths such as sidewalks that support those with disabilities. Refer to Exhibit 5-3, Pedestrian Circulation Plan, and Exhibit 5-3A, Pedestrian Pathway Illustration.

- i.* Pedestrian walkways should be clearly delineated with special pavement, landscaping, and lighting.
- ii.* Pedestrian walkways should include architectural and hardscape treatments that are at human scale and create a pleasant environment that invites people to linger in commercial areas.
- iii.* Pedestrian walkways should connect adjoining properties through open space areas or other connection points.

b. Vehicular Movement

Vehicle movement needs to be efficient and controlled to reduce conflicts. The Vehicle Circulation system should address the needs of both vehicular movement and pedestrian accessibility to avoid potential incidents. Refer to Exhibit 5-2, Service and Storage.

- i.* Dead-end parking aisles should be avoided.
- ii.* Vehicles need proper visible directional signs to assist drivers on where to park.
- iii.* Vehicle movement should be separated from pedestrian pathways wherever practical.
- iv.* Intersections or private drives where pedestrians need to cross shall have differentiated paving materials or traffic humps to calm traffic.

c. Parking

- i. Parking should be distributed evenly throughout the project.
- ii. Parking areas should be designed so that pedestrians walk parallel to moving cars and the need for pedestrians to cross parking aisles should be minimized.
- iii. Pedestrian aisles should be designed to accommodate movement from one destination point to another.
- iv. Parking lots should have shading elements to reduce heat generated from the asphalt from occurring (such as trees).
- v. On surface parking lots, separate pedestrian walkways should be provided to allow safe movement through the designated parking areas. These walkways should be a minimum of four (4) feet wide, allowing an additional 30 inches on each side for automobile overhang and planted landscaping. All walkways should be raised to a standard sidewalk height and should be constructed of a different paving material than the parking lot.
- vi. Parking lot entrances should be prominently displayed, and should be clearly defined and lighted for pedestrian and vehicular safety.

Refer to Exhibit 5-3, Pedestrian Circulation Plan, and Exhibit 5-3A, Pedestrian Pathway Illustration.

4. ***Building Location and Orientation***

Building location and site orientation provides the consumer with a pleasant shopping experience. Orientation is important for the occupant to obtain street visibility and ease of access. Orientation provides pedestrians/consumers with ease of mobility and accessibility. Refer to Section 5.3.7, Architectural Details.

- a. Buildings should be oriented for best visibility from Florida Avenue and Myers Street. Building entries not visible from the street may be oriented towards pedestrian corridors or plazas.
- b. Structures, landscaping, and hardscape should be designed and located in a manner that creates focal points into the project and establishes a sense of place and arrival.
- c. Free standing buildings should be located close to the street to create an attractive streetscape, insure privacy of adjacent uses, and minimize the visual impact of large areas of pavement or parking from public streets.
- d. Buildings should be designed so that loading and service areas, trash facilities, ground mounted equipment and utilities are screened from public view with buildings, landscaping, and/or walls and other hardscape features.

- e. When adjoining residential and commercial land uses, they can both mutually benefit from connection rather than separation, appropriate connective elements, such as walkways, common landscape areas, building orientation, and unfenced property lines, should be provided between the uses.
- f. Where a project adjoins residential development, the project should lessen its impact on adjacent residences through building height limitations, as in compliance with Table 5-4, Commercial Development Standards, building footprint and façade articulation, and increased landscaping.

5. *Landscaping*

Landscaping is important towards the success of a viable commercial center in that it provides two key elements, functional landscaping and decorative landscaping. Functional landscaping are those materials and designs that provide shade, efficient water use, security, and direction, and reduced maintenance. Decorative landscaping establishes or enhances the theme and characteristics of the project site. For example fall and spring seasons provide differing natural color palettes to highlight architectural buildings or to create focal points throughout the project site. Certain types of trees and materials can create a unique identity for the commercial property that is inviting and appealing. Refer to Exhibit 4-2, Conceptual Landscape Plan, Exhibit 5-6, Conceptual Elevation Perspective Major Tenant, Exhibit 5-8, Conceptual Transit Stop Pedestrian Entry, and Exhibit 5-9, Conceptual Elevation Perspective Myers Street and Florida Avenue; also see pages 5-54, 5-55, 5-58, Exhibit 5-10.

- a. Special landscaping treatments such as trees, shrubs, accent trees, and special paving, should be provided at all project entries and building entrances.
- b. The plant palette should include a range of materials consistent with the City's adopted Landscaping Guidelines (Scenic Highway Manual) with an emphasis on plants native to the region or drought-tolerant plants/materials. Landscaping shall be consistent with Ordinance No. 1784 pertaining to water-efficient landscaping.
- c. Landscaping should be used to break up uninterrupted building mass expanses of paved surfaces, frame views, and connect development on adjacent pads.
- d. The visual impact of parking areas should be reduced by landscaping, hedges, berming, and planted islands. Landscape berms shall be a minimum of 3.5 feet high as measured from the parking and pad elevations.
- e. On-site entry statements should include hardscape elements consistent with the overall architectural style of the development.

- f. Because of climatic conditions, landscaping should provide seasonal elements and provide shade and sun during appropriate times of the year to reduce heat during the summer months and to allow natural heat during the winter months.

6. *Exterior Lighting*

Exterior lighting increases the visual awareness and attractiveness of a commercial site, not only for security reasons but also for the consumer experience.

- a. Lighting standards should blend architecturally with buildings, pedestrian areas, and other hardscape elements and should be scaled to match its function.
- b. All lighting used in parking lots for security or safety purposes should be designed so that glare is projected below the fixture.
- c. Low energy lights should be used whenever feasible.
- d. Low energy lights should highlight focal points, landscape, and architectural features to create a place of attraction. Trees may be accented with uplighting.
- e. Exterior lighting shall not shine directly into the commercial center.
- f. Shielded lighting may be necessary to reduce glare onto neighboring properties.
- g. Lighting shall comply with corporate guidelines.

7. *Signage*

Signage for a commercial center is multi-faceted in that it provides identification, direction, and way-finding. The following guidelines establish a sign program that creates a source of identity and integrity.

- a. Signs should be integrated into the architectural style of the building. Individual signs should reinforce the building's character and not obscure or detract from it.
- b. A simple layout and color scheme should be used to make signs easy to read.
- c. Colors and materials should be complementary to the building.
- d. Letter colors shall be of a contrasting color to the sign background to ensure legibility of the sign.
- e. Signs should be sized so as to be proportional to the scale of the building and the surface area they are affixed to and in compliance with the City of Hemet Municipal Code.
- f. Wall signs should be placed to direct customers to the building location entrance.

- g. Single Tenant Monuments Area 2
 - i. Sign Type. Individual letters with internal illumination. Refer to Area 2 Identification Monument sign graphic on page 5-59.
 - ii. Maximum Sign Area. Fifty (50) square feet.
 - iii. Maximum Height. Four (4) feet maximum.
 - iv. Quantity allowed. One (1) identification monument sign at Meyer St.
 - v. Letter Style. Letter and Logo as per corporation standards.
 - vi. Colors as per corporation standard sign manual.

h. Sign Specifications

- i.* Font. as per corporate standards.
- ii.* Case. Upper and lower case letters are allowed.
- iii.* Colors. Colors as per corporation standards.
- iv.* Illumination. as per corporation standard.

8. Sidewalks

Sidewalks should be of sufficient width and located along natural travel paths for pedestrians to provide easy access from parking areas into shops. Sidewalks may have a variety of paving materials to differentiate spaces between and around buildings.

9. Street Frontage and Buildings

Streetside buildings, or those with no parking separating them from the street, shall use design details and entry features to de-emphasize the mass of the building's appearance from the street. Buildings should not be more than 200-feet long without breaking the building mass.

the parking lot with the street. On corners, buildings should utilize massing elements to anchor the corner. Refer to Section 5.3.1, Site Development Standards. Curved or rounded architectural features are recommended. Refer to Exhibits 5-4, 5-5, and 5-10 Commercial Elevations.

10. *Service and Storage Areas*

- a. Service areas (including service entrances, loading docks, trash enclosures) should not be readily visible to the public. Loading docks and service areas should be located on interior building sides/or rear yards and screened from public view. Refer to Exhibit 5-2, Service and Storage.
- b. Service areas should be located to minimize negative impacts (noise, visual, vibration, dust, light, odor, etc.) upon residential uses.
- c. All service and loading areas should be positioned so service vehicles will not disrupt traffic flow to or from the site. Access to service ways should be from side streets with truck traffic avoiding main, pedestrian-oriented streets.
- d. Walls should be used to reduce visual impacts of loading and service areas where feasible. Walls should be split face block, clay, masonry units, or natural stone, and covered with plant material. No walls should be constructed within areas reserved for street-side landscaping.
- e. Buildings should appear free of all utility and communication devices.
- f. Mechanical equipment should be screened from street view and any residential areas.
- g. Meters and other utility structures should be located away from high use public walkways or streets. Coordination with utility companies should occur with sufficient time to guide structure locations.

11. *Refuse Containers, Utility and Mechanical Equipment*

Refuse containers and mechanical equipment should be easily accessed by service vehicles but screened from view of the streets, parking lots, and connecting walkways through roof forms, walls and/or landscaping. Screening details should incorporate elements that are compatible with the architectural style of the building. Proper landscaping, including trellises along the building face, also may help to screen these elements.

5.3.7 Architectural Details

1. *Architectural Styles*

A consistent Spanish Eclectic style of architecture should be used throughout the commercial development to create a sense of continuity between the buildings. Related elements, such as trellises, planters, light-standards, windows, doors, etc. and similar fixtures should provide the appropriate detailing that is compatible with the selected architectural style. The selected style of materials for the commercial buildings does not necessarily need to be identical to those available in neighboring residential communities but should be compatible with them.

The Spanish Eclectic architectural style generally responds to the region's climate and overall image of the City of Hemet including such features as shaded windows, outdoor circulation, courtyards and/or plazas, awnings, arcades, loggias and trellises.

a. Massing

With larger buildings, appropriate massing becomes more important to maintain the pedestrian-scale of the development and create a visually pleasing environment. Design elements or features are encouraged at focal points, such as corners, plazas, major entrances, where walkways meet streets.

b. Height

Buildings with greater heights than typical single-story construction should lessen the visual impact of the structure through articulated building facades, varied exterior colors and materials, and landscaping treatments compatible with the overall architectural design.

c. Roof Forms

Roof pitches should be compatible with the architectural style of the building. Flat roofs should vary in height and be accompanied by cornice, trim or other accent features. (See Section 5.3.1 and page 5-56 for requirements)

d. Entry Design

Building entries should be prominent and easily identified. Various elements can be used to enhance the entry features including massing variation, materials and color change, change in roof form, and awnings.

2. *Arcades, Trellises and Awnings*

Outdoor arcades along storefronts are encouraged over pedestrian walkways. Arcades may be used to connect separate buildings, or to provide a more pleasing experience for pedestrians. Trellises along building face or awnings may also be used to create a covered walkway to protect pedestrians from the sun and rain.

a. Building Wall Treatment

No building frontage should have a blank, uninterrupted wall without including one of the following:

- Change in texture
- Change in material
- Change in plane
- Lattice
- A tree or equivalent element

Facades that are visible from adjacent streets or walkways should display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, awnings, porticos, and other architectural features. Awnings may have up to three different colors to alternate color patterns throughout the project site. Buildings located on Pads 3 and 4 shall have four-sided architecture.

b. Base and Top Treatments

Base and top treatments help to balance the “weight” of the building visually. Bases should appear to “ground” the building, while tops create a defined edge to the roofline. Possible treatment techniques are as follows:

i. Base

- Thicker walls
- Natural materials
- Natural colors
- Different colored materials
- Enriched landscaping with a mature height of at least 18 inches

Special materials, such as ceramic tile, granite, stone, and marble, are encouraged on the base of buildings that face streets or connecting walkways, especially adjacent to major entries.

ii. Tops

- Cornice treatments
- Roof overhangs with brackets
- Stepped parapets
- Textured materials
- Different colored materials

3. ***Building Design***

- a. Building designs at various scales should incorporate varying setbacks, recesses, projecting architectural features such as pop-outs, windows, or columns, offset roof planes, roof overhangs, and other features that create both vertical and horizontal articulation and that provide shadow and depth.
- b. Building designs should employ clean, simple, geometric forms and coordinated massing to produce overall unity, scale, and interest. Proper structural scale is recommended. Facades should be designed to convey a sense of order through the interplay of light, shadow, and texture. Façade articulation should reinforce a sense of quality and integrity. Boxy and monotonous facades, which lack a sense of scale, are not permitted.
- c. Entrances to lobby/reception areas and service areas should be clearly defined. Contrasting materials, open glass, and lighting accents should be considered as possible options. In all cases, entrances should be designed to provide safety and security, without concealed areas or blind spots. Service areas shall be separated from principal building entries.
- d. Buildings should incorporate detailed and complementary elements of design, e.g., signage, window trim, door trim, canopies/awnings, special lighting, unique forms, and features.
- e. The architecture abutting a pedestrian system should exhibit a human scale of detail. Awnings, moldings, pilasters and other architectural embellishments should be used whenever possible to create comfortable and visually stimulating facades.

*Refer to Exhibit 5-5, 5-10, and pages 5-54, 5-55, 5-56, 5-57, 5-58.

4. *Exterior Materials*

Recommended materials include stucco, exterior plaster, brick, wood siding, tile, or stone. Selected materials and detailing should have an enduring appearance.

5. *Roof Materials*

Roofing materials that are generally acceptable include metal standing seam, concrete tile, clay tile, ceramic tile and slate or slate-like materials.

6. *Walls*

Walls should be compatible with the architectural character of the primary structures and surrounding area. Both sides of the wall should be finished.

Long expanses of wall or fence surface should be architecturally designed to avoid monotony. Pilasters should be provided at intervals consistent with the length and scale of the wall. Landscaping should also be used to break long expanses of wall or fence surface.

Walls of eight (8) feet in height may be constructed as mitigation for noise attenuation as recommended by the Florida Promenade Noise Analysis; City of Hemet, California, November 7, 2006, JN04090-2, prepared by Urban Crossroads.

7. *Colors*

Color selection should be consistent with the selected architecture style and the City of Hemet Municipal Code establishing a commercial development color palette.

6 IMPLEMENTATION

6.1 SPECIFIC PLAN NAME

Florida Promenade Specific Plan (SP 06-4) refers to the document and support information only. If a name other than Florida Promenade for the community name is selected by the applicant at a future date, it shall require approval by the Planning Director, which shall not be unreasonably withheld.

6.2 SPECIFIC PLAN ADOPTION

Once the Florida Promenade Specific Plan is adopted, it will serve as the Zoning and General Plan implementation document for the property in conjunction with City Municipal Code. The methods and procedures for implementation and administration of this Specific Plan document are as follows.

SPECIFIC PLAN ADOPTION, California Government Code Section 65453 (a) states that:

“A Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.”

The Florida Promenade Specific Plan functions as both a regulatory document and a land use policy plan. The development standards are structured in a format consistent with the City of Hemet Municipal Code and Zoning Ordinance.

The Florida Promenade Specific Plan is adopted by ordinance in accordance with California Government Code 65453.

6.3 SPECIFIC PLAN CHANGES

6.3.1 Administrative Changes

The following changes in the Specific Plan may be made with the approval of the Planning Director and without amending the plan.

1. The addition of new information to the Specific Plan maps or text for the purpose of clarification that does not change the effect or intent of any regulation.
2. Changes to the Specific Plan area infrastructure such as drainage systems, roads, water and sewer systems, etc., which do not have the effect of significantly increasing or decreasing capacity in the Specific Plan Area beyond the specific density range, and do not otherwise change the intent of any provision of this plan.

3. The Planning Director shall have the duty to interpret the provisions of this Specific Plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person adversely affected by such an interpretation may request that such interpretation be reviewed by the Planning Commission.
4. In approving or conditionally approving a minor adjustment, the Planning Director shall find that because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of development standards contained herein deprives such property of privileges enjoyed by other properties in the vicinity. In addition, the Planning Director shall find:
 - a. There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.
 - b. The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.
 - c. The adjustment is not in conflict with the objectives of the General Plan or the general intent of this Specific Plan.
 - d. Adjustments do not exceed 10% of the allowed total build out in building square footage, or 1.9 acres in land area. Refer to Table 5-3, Commercial Development Standards.
5. Upon appeal to the Planning Commission of any decision of the Planning Director made pursuant to this Section, the Planning Commission shall set the matter for hearing in a manner prescribed in the Hemet Municipal Code Zoning Ordinance.

6.3.2 Amendments

The following changes to the Specific Plan shall require an amendment to the Specific Plan:

1. Changes to the text or maps of the Specific Plan other than the addition of new information which does not change the effect or intent of any regulation or is otherwise permitted as described within this Specific Plan.
2. Changes in the overall Specific Plan Area boundaries, with exception to 6.3.1, Administrative Changes, 4.d, for administrative approval.
3. Changes in infrastructure such as drainage systems, roads, water and sewer systems, etc., which have the effect of significantly increasing or decreasing capacity beyond the specific density range in the Specific Plan Area pending Public Works and Planning Director review. Refer to Section 6.5.1, Substantial Conformance.
4. Major changes in the designated alignment or location of the backbone infrastructure system.

5. Any other additions or deletions which deemed by the Planning Director would change the effect or intent on any regulation.

6.3.3 Amendment Procedures

The following procedures, as outlined in California Government Code Section 65500, are required to be followed when adoption of an amendment to a Specific Plan is desired.

1. An application, with any necessary supporting documentation along with the required fee, shall be submitted to the Planning Director stating in detail the reasons for and nature of the proposed amendment.
2. Before taking an action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be given at least ten (10) days in advance and must be published at least once in a newspaper of general circulation.
3. The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.
4. The recommendation of the Planning Commission together with additional related documents and information shall be transmitted to the City Council. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.
5. The City Council shall hold at least one public hearing for each proposed amendment pursuant to the provisions of the California Government Code. The action of the City Council shall be to approve, disapprove or conditionally approve the proposed Specific Plan and to adopt the necessary resolution or ordinance, as appropriate.
6. An amendment to the Specific Plan may be initiated by the City of Hemet. The City Council shall first refer such proposal to the Planning Commission for report. Before making a report, the Planning Commission shall report within forty (40) days after the request by the City Council. Before adopting the proposed plan or amendment the City Council shall hold at least one public hearing. Notice of the time and place of hearing held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings by the Planning Commission as specified above.
7. Amendments to the Specific Plan can also be requested by a property owner of record within the study area. Such amendments require that actual development be proposed by the applicant (to minimize speculation) and submitted to the Planning Director, unless the Planning Director determines that certain materials are not required. The Planning Director shall review all requests for amendments and prepare a report and recommendation for submission to the Planning Commission, and thereafter to the City Council.

All proposed amendments to the Specific Plan shall be processed and acted upon pursuant to the Zone Change amendment provisions contained in the City of Hemet Municipal Code Zoning Ordinance.

6.3.4 Amendment findings

1. The Plan or amendment systematically implements and is consistent with the General Plan.
2. The Plan or amendment provides for the development of comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.
3. The Plan or amendment provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries.

6.4 IMPLEMENTATION

The Florida Promenade Specific Plan shall be implemented through the processing and review of tract maps, parcel maps and site plans, ensuring development consistency with the Specific Plan objectives. The implementation process is described below:

6.4.1 Applicability

All development within the Florida Promenade Specific Plan shall be subject to the implementation procedures described herein.

6.4.2 Development Review Process

Tentative Tract/Parcel Maps and Site Plans for development within a Specific Plan area shall be submitted to the Development Department for review and processing. Tentative Maps and Site Plans shall be prepared and submitted in accordance with City Municipal Codes. They will be reviewed by the City for consistency with the Land Use Plan Map and with the Development Components (Chapter 4) and Development Standards (Chapter 5) that are set forth in this document.

6.5 REVIEW PROCEDURES

The Florida Promenade Specific Plan may be implemented through the tentative tract map review process.

6.5.1 Substantial Conformance

The Planning Director shall authorize site plan, architectural or landscape design changes within the building limit lines (area) identified on Exhibit 5-1, Building Limit Line, and based on Table 5-3, Commercial Development Standards, and the following findings:

- The total Specific Plan gross leasable area does not exceed 200,000 square feet unless subject to Table 5-3, Commercial Development Standards and Planning Director approval.
- That building footprints do not exceed or extend beyond the building limit line. Refer to Exhibit 5-1, Building Limit Line.
- Any changes beyond the building limit line will require a Variance, Conditional Use Permit or Specific Plan Amendment and approval by the Planning Commission or City Council pending the circumstances.
- That thresholds identified in Table 5-3, Commercial Development Standards or environmental documents are not exceeded.
- A zero (0) setback distance is permitted with existing Caltrans Right-of-Way (ROW). Changes in the Caltrans ROW that alter Scenic Highway Manual landscaping of 25 feet that affect building setbacks shall be reviewed and authorized by the Planning Director.
- That the uniform design elements for landscaping, signage, fixtures, and “center characteristics” are maintained and continued to unify the Specific Plan.
- Onsite drainage facilities as proposed may be removed pending a Community Facilities District (CFD) or Infrastructure Facilities District (IFD), and collaborative approval with the Public Works Director.
- The locations and configurations of proposed landscaping are conceptual and subject to change. They are intended only to illustrate character for the Florida Promenade site plan. Final planting species, locations, sizes, and configurations of landscaping will be determined in a landscape plan prepared by a professional Landscape Architect for administrative review. The final landscape plans along Florida Avenue should be prepared to meet the intent of the City of Hemet’s Scenic Highway Setback Manual Design Criteria.

6.5.2 Parcel/Tentative Tract Map

A tentative tract map or parcel map, as applicable, shall be filed subject to the provisions as stipulated in Chapter 70, Subdivisions, Article V, Tentative Maps, Sections 70-131 through 70-134 of the City of Hemet Municipal Code Subdivision Ordinance. After map approval, the final map may be recorded and building permits issued.

6.5.3 Site Plan, Architectural, and Landscape Design Review Requirements

A Site Plan Review presentation for information purposes shall be provided to the Planning Commission when an administrative design decision to this Specific Plan is being proposed or when the Planning Director initiates his/her authority and interpretation of this Specific Plan that significantly affect the aesthetics of the original Specific Plan requirements. Site plan and design reviews are subject to the discretion of the Planning Director and subject to his/her requirements for such a presentation or as referenced in Chapter 90, Zoning, Article XLI, Site Development Plan Review in the City of Hemet Municipal Code Zoning Ordinance.

6.5.4 Administrative Design Review

Any significant design changes that deviate from the intent of this specific plan or its guidelines and standards shall be presented to the Planning Director as a written request and presented to the Planning Commission as recommended by the Planning Director.

Any deviations in regards to architectural design and site design that are different than what is stated within this specific plan shall be reviewed and considered by the Planning Director.

Action taken by the Planning Director that does not significantly deviate from the intent of this specific plan shall be administratively approved. In consideration of the Planning Commissions authority, the Planning Director shall present a report to inform the Planning Commission of such design and site changes that were approved.

6.6 PARCEL/TENTATIVE TRACT MAP REVIEW REQUIREMENTS

6.6.1 General Provisions

Parcel/Tentative tract maps shall comply with the review requirements established in titles of City of Hemet Municipal Codes entitled "Subdivisions" (Chapter 70).

6.6.2 Parcel/Tentative Tract Map Submittals

The exact format, content and order of project data for parcel maps and tentative tract map submittals shall be determined in consultation with the City of Hemet, reference Chapter 70, Subdivisions, Article V, Tentative Maps, in City of Hemet Municipal Code.

6.6.3 Parcel/Tentative Tract Map Review Procedures

The Parcel/Tentative Tract Map review process involves a pre-application conference as follows:

1. *Pre-Application Conference*

This is intended to provide the Development Department with knowledge about the developer's intent and to provide the developer an understanding of what is required to develop under the Florida Promenade Specific Plan. There are no particular requirements for submission of materials and plans by a developer at a pre-application conference. However, the more information the developer

provides, the more response they may get from the conference. Staff shall explain all relevant City Ordinances and Specific Plan provisions.

Another function of the pre-application conference is to determine levels of information necessary to implement satisfactorily all provisions of this Specific Plan. Further, submittal and review schedules meeting statutory and staff and workload requirements, shall also be established as part of the pre-application conference.

The Planning Director may choose to form a pre-application conference team which routinely conducts this function. This team may include members of the planning staff, and others from related departments such as engineering, public works, traffic, and police and fire, and the City Manager's office.

Refer to Chapter 70, Subdivisions, Article V, Tentative Maps, in the City of Hemet Municipal Code in regards to filing parcel/tentative tract maps and final parcel/tract maps.

6.7 ENFORCEMENT

The Florida Promenade Specific Plan serves as both a planning and regulatory function. The provisions on this section are set forth to properly relate the Specific Plan to the provisions within the City's Municipal Code. If there is a conflict or inconsistency between this Specific Plan and the City's Municipal Code, the contents of this Specific Plan shall prevail. In cases where this Specific Plan does not address specific development standards, the provisions of the appropriate sections of the Municipal Code shall govern.

Enforcement of the provisions of the Specific Plan shall be as follows:

- The Planning Director shall have the duty to enforce the provisions of this Specific Plan.
- The Planning Director shall have the duty to interpret the provisions of the Florida Promenade Specific Plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the Planning Commission.
- Upon adoption of the Florida Promenade Specific Plan, the development standards and procedures established herein will become the governing zoning regulations and standards for land uses within the Florida Promenade Specific Plan area. Any details, regulations, or issues not specifically covered by the Florida Promenade Specific Plan shall be subject to the City of Hemet Municipal code. Terms used herein shall have the same meaning as defined in the City of Hemet Municipal Code unless otherwise defined herein.
- All construction within the boundaries of this Specific Plan shall comply with all provisions of the California Building Code and the various mechanical, electrical, plumbing, fire and security codes adopted by the City of Hemet.

- Any land use not specifically designated in this Specific Plan shall be deemed inappropriate and not permitted unless formally amending this Specific Plan through the public hearing process and as approved by the City of Hemet Planning Commission.
- If any regulation, condition, program or portion thereof, that the Specific Plan is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

6.8 PHASING OF COMMON SPACE / PUBLIC FACILITIES

Construction phases will be identified at time of development plan submittal. Development plans for the Florida Promenade may be submitted during various market conditions that allow smaller pad areas to be developed while not being delayed by larger pad areas. This allows improvements to occur as long as utility services and parking are provided. Refer to Exhibit 6-1, Phasing Map, to reference conceptual phases of development.

6.8.1 Street Landscaping

Street Landscaping on Florida Avenue and Myers Street frontage shall be completed prior to 20% of the Certificate of Occupancies issued.

6.9 MAINTENANCE RESPONSIBILITIES

LLMAD for Florida Avenue and Myers Street. Utility easements as necessary.

6.10 FINANCING MECHANISMS

The Development of public facilities and the provision of public services associated with the Specific Plan Area could occur through a combination of financing mechanisms. These mechanisms are described below:

6.10.1 Possible Financing Mechanisms

An infrastructure financing program is important to implementation of the Specific Plan. The financing program needs to assure the timely financing of public streets, utilities, and other necessary capital improvements.

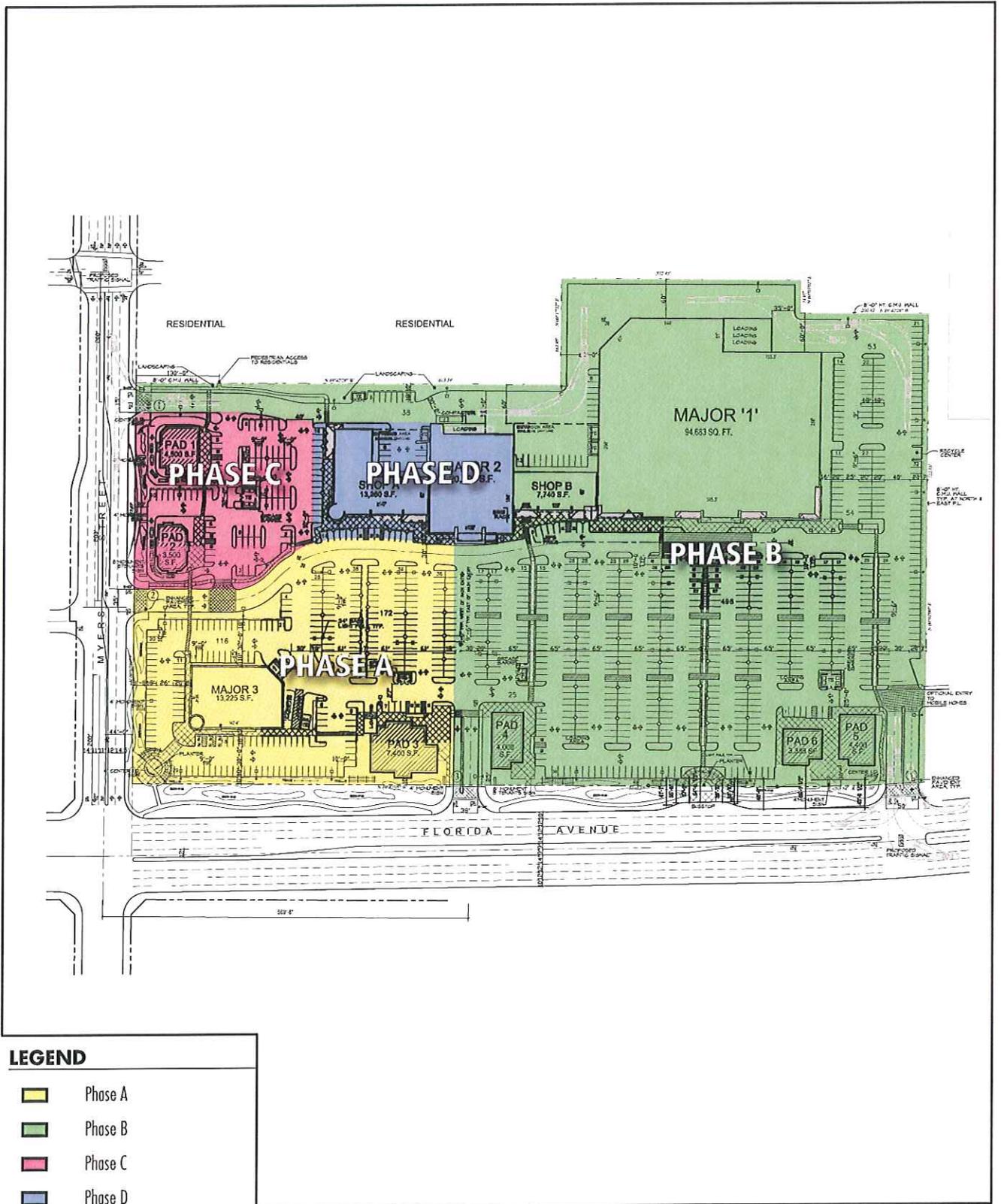
Various techniques are available for financing of the improvements associated with Project Development. The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure. Some of the possible funding mechanisms for public improvements include, but are not limited to:

- Impact fees (AB 1600 Fees);
- Conventional subdivision financing;

- Turn key construction by Project Applicants;
- Land reservation, offers of dedication, fee dedications and/or easements;
- Per unit hook up charges;
- Community Facilities District and/or Assessment Districts;
- Infrastructure Facilities District;
- Landscape Maintenance Districts;
- Drainage Maintenance Districts;
- Reimbursement agreements; and
- State and/or Federal grants and loans (e.g., Federal Transportation Funds and various infrastructure financing programs).

6.10.2 Impact Fees

Development within the Specific Plan and the provision of public services shall be subject to impact fees defined in a fee schedule most recently adopted by the City of Hemet, special districts, and other governmental agencies except for those fees that are specifically addressed in a Development Agreement.



LEGEND

- Phase A
- Phase B
- Phase C
- Phase D

Exhibit 6-1

FLORIDA PROMENADE

Phasing Map

DBJ Inc.

M.T.S.  FORMA
11.27.2007



CITY COUNCIL ORDINANCE No. 1789 and LEGAL DESCRIPTION



City of Hemet

445 EAST FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (951)765-2307

From the Office of
Stephen B Clayton
CITY CLERK

December 19, 2007

Jeffrey Holbrook
Jeffrey Homes
27201 Puerta Real, Ste. 360
Mission Viejo, CA 92691

RECEIVED
DEC 26 2007

Dear Jeff:

Enclosed is the following items you requested:

Certified Copy of Resolution Nos. 4194 and 4193
Certified Copy of Ordinance No. 1789

Charges for the documents are as follows:

ACCOUNT SUMMARY		
ITEM	QUANTITY	TOTAL
Resolution No. 4193	4 pages	\$0.55
Resolution No. 4194	25 pages	\$2.50
Ordinance No. 1789	7 pages	\$0.70
Postage	1 package	\$1.82
Amount Due		\$5.57

If you have any questions or require more information, please feel free to contact my office at (951) 765-2307.

Thank you,

Sarah McComas
Deputy City Clerk



CITY OF HEMET

ORDINANCE NO. 1789

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA APPROVING SPECIFIC PLAN NO. 06-004 (FLORIDA PROMENADE) FOR THE DEVELOPMENT OF A 19.0 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF FLORIDA AVENUE AND MYERS STREET (APN'S: 448-140-014 AND -015)

WHEREAS, on November 6, 2007, the City of Hemet Planning Commission adopted Resolution No. 07-037 recommending to the City Council approval of Specific Plan No. 06-004; and,

WHEREAS, on November 27, 2007, the Hemet City Council adopted a Resolution certifying the Mitigated Negative Declaration and the Mitigation Monitoring Plan for Specific Plan No. 06-004; and,

NOW THEREFORE, the City Council of the City of Hemet, California does hereby ordain as follows:

SECTION ONE: REQUIRED ZONE CHANGE FINDINGS.

1. The proposed change of zone and Specific Plan are in conformance with the General Plan for the city in that the property is located in the Northwest Hemet Neighborhood Planning Area of the General Plan. The development concept of this Planning Area is to allow development through specific plans with commercial development along Florida Avenue and at various intersections. Since this is a commercial specific plan, the intent of the General Plan is met.

Additionally, the General Plan land use designation is SP (Specific Plan) which encompasses a full range of land uses within the General Plan. Applications of the SP designation are intended for larger properties which will allow a degree of flexibility in developing innovative projects while incorporating special development and design objectives (General Plan page II-A-25). Moreover, the request for a zone change to SP will put the General Plan and the Zoning in compliance.

2. Streets in the area are adequate to handle potential traffic generated by the change of zone in that a Traffic Study for this project was performed by Urban Crossroads dated October 19, 2006. This Traffic Study concluded that traffic signals at the easternmost entry intersection of California Avenue / Florida Avenue will be required. Additionally, left turn lanes, medians, and other mitigation measures will be required of this project to ensure that streets in the area are adequate to handle potential traffic. These mitigation measures are incorporated into the Mitigated Negative Declaration and will be required upon development of the project. Thus, the proposed project is not anticipated to result in exceeding, either cumulatively or individually, any applicable level of service standards.

City of Hemet Planning Department
SPECIFIC PLAN NO. 06-004 – FLORIDA PROMENADE/MYERS CENTER

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3. The proposed change of zone is compatible with adjacent zoning in that the proposed zone change is from C-2 (General Commercial) to SP (Specific Plan). Adjacent zone classifications are C-2 to the west and south, and A-2 (Heavy Agriculture) to the south and east. Thus, the proposed zoning is compatible with surrounding zoning in that this area allows a mixture of commercial and agricultural uses. Additionally, commercial businesses exist intermittently along Florida Avenue, therefore this commercial SP will continue with the commercial node on Florida Avenue.

SECTION TWO: Specific Plan No 06-004 is hereby adopted and the City of Hemet Official Zoning Map is hereby ordered amended accordingly. Specific Plan No. 06-004 is for that certain property depicted on Exhibit A and as more particularly described in the legal description in Exhibit B, both attached hereto and incorporated herein by this reference.

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

SECTION THREE: The City Clerk is directed to cause this ordinance to be published within 15 days of its passage in a newspaper of general circulation published and circulated within the City of Hemet.

INTRODUCED at the regular meeting of November 27, 2007.

APPROVED AND ADOPTED at the regular meeting of December 11, 2007.

THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST Sarah McComas
CITY CLERK, CITY OF HEMET, CALIFORNIA
December 24, 2007

Marc Searl
Marc Searl, Mayor

ATTEST:

APPROVED AS TO FORM:

Stephen B. Clayton
Stephen B. Clayton, City Clerk

Eric S. Vail
Eric S. Vail, City Attorney

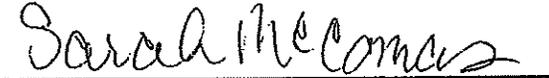
City of Hemet Planning Department
SPECIFIC PLAN NO. 06-004 – FLORIDA PROMENADE/MYERS CENTER

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

3 I, Sarah J. McComas, Deputy City Clerk of the City of Hemet, do hereby certify that
4 the foregoing Ordinance was introduced and first read on the 27th day of November,
5 2007, and had its second reading at the regular meeting of the Hemet City Council
6 on the 11th day of December, 2007, and was passed by the following vote:

6 **AYES:** Council Members Lowe, McBride and VanArsdale, Vice Mayor
7 Christie and Mayor Searl

7 **NOES:**
8 **ABSTAIN:**
9 **ABSENT:**


Sarah J. McComas, Deputy City Clerk

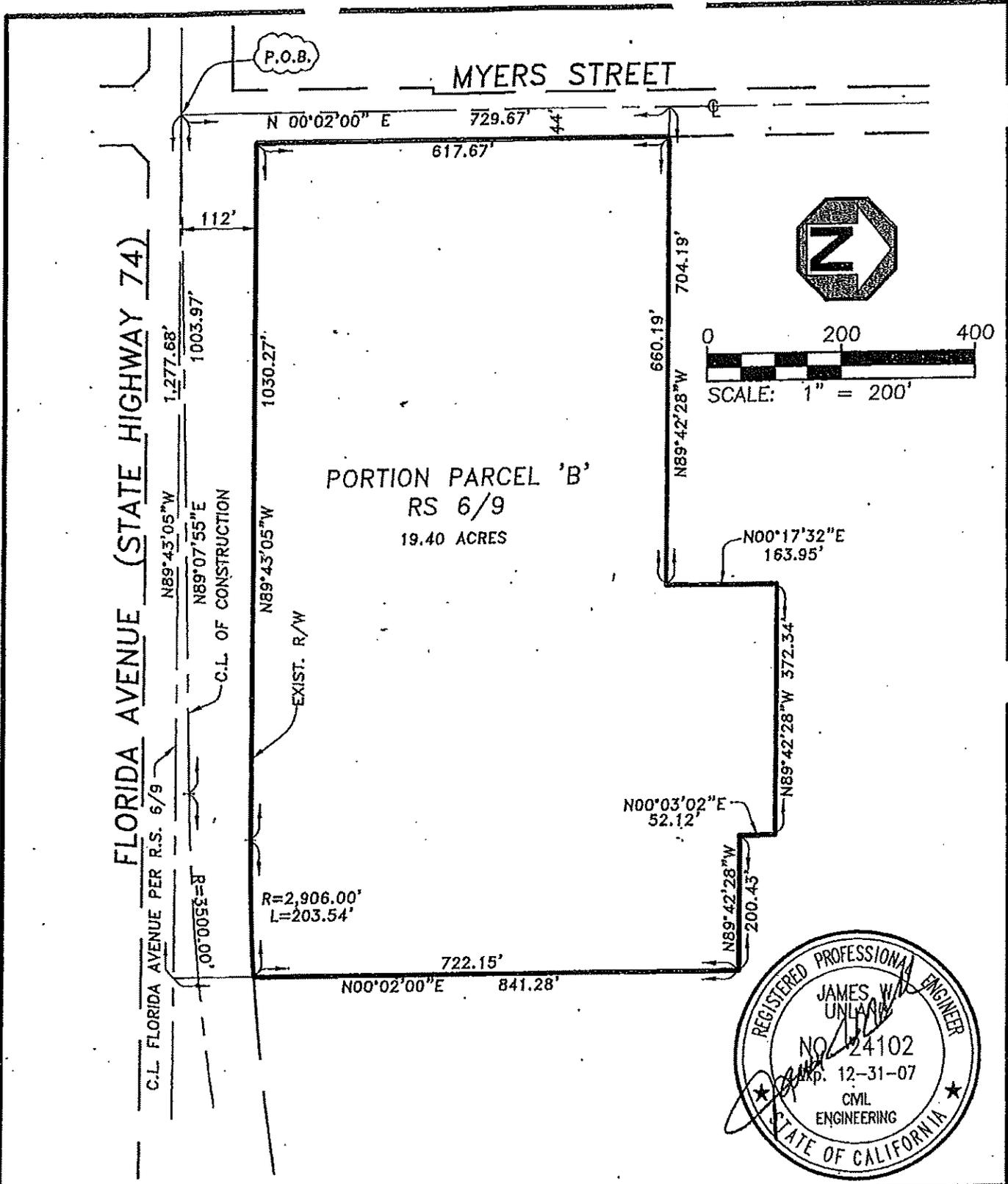
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City of Hemet Planning Department
SPECIFIC PLAN NO. 06-004 – FLORIDA PROMENADE/MYERS CENTER

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Exhibit A
Map

City of Hemet Planning Department
SPECIFIC PLAN NO. 06-004 – FLORIDA PROMENADE/MYERS CENTER

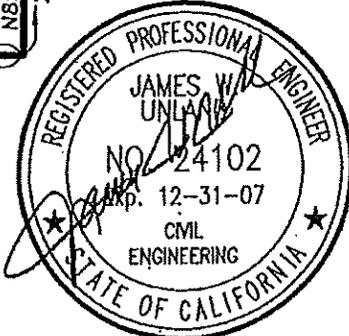
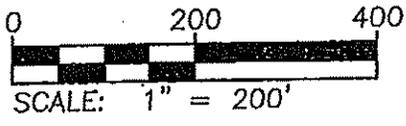


P.O.B.

MYERS STREET

FLORIDA AVENUE (STATE HIGHWAY 74)

PORTION PARCEL 'B'
RS 6/9
19.40 ACRES




JAMES W. UNLAND & ASSOCIATES
 CIVIL ENGINEERS
 3550 E. Florida Ave. Suite G
 Hemet, California 92544
 951/652-5575, FAX 951/925-6490

CITY OF HEMET
 LEGAL DEPICTION
 SP06-4
 FLORIDA PROMENADE
 SCALE: 1"=200' DATE: 11/1/07

C:\JIM\LANU\PROJECTS\029-06-004\8x11\BOUNDARY.DWG M-1-5311

EXHIBIT A

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Exhibit B
Legal Description

City of Hemet Planning Department
SPECIFIC PLAN NO. 06-004 – FLORIDA PROMENADE/MYERS CENTER



LEGAL DESCRIPTION OF PROPERTY

DATE: October 31, 2007

PROJECT NUMBER: SP06-4

Please include in the description, an Assessor Parcel Number, recorded map description, and description on grant deed.

BEING a portion of Parcel 'B' as shown by Map on file in Book 6 of Records of Survey, Page 9, Records of Riverside County, California, described as follows:

BEGINNING at the centerline intersection of Florida Avenue (State Highway 74) and Myers Street;
THENCE North 00° 02' 00" East along the centerline of said Myers Street, a distance of 729.67 feet;
THENCE leaving said Myers Street South 89° 42' 28" East, a distance of 704.19 feet;
THENCE North 00° 17' 32" East, a distance of 163.95 feet;
THENCE South 89° 42' 28" East, a distance of 372.34 feet;
THENCE South 00° 03' 02" West, a distance of 52.12 feet;
THENCE South 89° 42' 28" East, a distance of 200.43 feet;
THENCE South 00° 02' 00" West, a distance of 841.28 feet to an intersection with the centerline of said Florida Avenue (State Highway 74);
THENCE North 89° 43' 05" West, a distance of 1,277.68 feet to the centerline of Myers Street and the POINT OF BEGINNING

EXCEPTING THEREFROM that portion included in Myers Street.

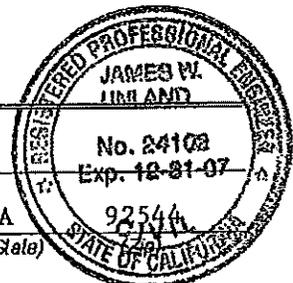
ALSO EXCEPTING THEREFROM that portion conveyed to the State of California for road purposes by Deed filed for Record, February 19, 1951, as Instrument No. 7166 in Book 1245, Page 285, Riverside County Records.

CONTAINING 19.40 acres, net.

BY: [Signature]
RCE 24102, Exp. 12/31/07
ADDRESS: 3550 E. Florida Avenue, Suite G
(Number) (Street)

DATE: 11/1/07

Hemet, CA
(City) (State)



PHONE: (951) 652-5575

Planning Department - 445 E. Florida Avenue - Hemet, CA 92543 - (909) 765-2375 - FAX (909) 765-2359

City of Hemet - Planning Department

Revised 9/02

EXHIBIT B



LEGAL DESCRIPTION OF PROPERTY

DATE: October 31, 2007

PROJECT NUMBER: SP06-4

Please include in the description, an Assessor Parcel Number, recorded map description, and description on grant deed.

BEING a portion of Parcel 'B' as shown by Map on file in Book 6 of Records of Survey, Page 9, Records of Riverside County, California, described as follows:

BEGINNING at the centerline intersection of Florida Avenue (State Highway 74) and Myers Street;
THENCE North 00° 02' 00" East along the centerline of said Myers Street, a distance of 729.67 feet;
THENCE leaving said Myers Street South 89° 42' 28" East, a distance of 704.19 feet;
THENCE North 00° 17' 32" East, a distance of 163.95 feet;
THENCE South 89° 42' 28" East, a distance of 372.34 feet;
THENCE South 00° 03' 02" West, a distance of 52.12 feet;
THENCE South 89° 42' 28" East, a distance of 200.43 feet;
THENCE South 00° 02' 00" West, a distance of 841.28 feet to an intersection with the centerline of said Florida Avenue (State Highway 74);
THENCE North 89° 43' 05" West, a distance of 1,277.68 feet to the centerline of Myers Street and the POINT OF BEGINNING

EXCEPTING THEREFROM that portion included in Myers Street.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of California for road purposes by Deed filed for Record, February 19, 1951, as Instrument No. 7166 in Book 1245, Page 285, Riverside County Records.

CONTAINING 19.40 acres, net.

BY: _____ DATE: _____
RCE 24102, Exp. 12/31/07
ADDRESS: 3550 E. Florida Avenue, Suite G Hemet, CA 92544
(Number) (Street) (City) (State) (Zip)
PHONE: (951) 652-5575

Planning Department - 445 E. Florida Avenue - Hemet, CA 92543 - (909) 765-2375 - FAX (909) 765-2359

CITY COUNCIL RESOLUTIONS

Resolution No. 4193 for Mitigated Negative Declaration and Mitigation Monitoring Plan
Resolution No. 4194 for Tentative Parcel Map No. 35350

Initial Study, September 20, 2007 (*Unmodified*)



CITY OF HEMET
Hemet, California
RESOLUTION NO. 4193

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR SPECIFIC PLAN NO. 06-004 FOR THE DEVELOPMENT OF 200,000 SQUARE FEET OF RETAIL SPACE AND FOR TENTATIVE PARCEL MAP NO. 35350 TO SUBDIVIDE 19.0 ACRES INTO NINE (9) COMMERCIAL PARCELS LOCATED ON THE NORTHEAST CORNER OF FLORIDA AVENUE AND MYERS STREET (APN'S: 448-140-014 AND -015)

WHEREAS, an application for Specific Plan No. 06-004 and Tentative Parcel Map No. 35350 has been duly filed by:

Applicant / Owner: DBJ Development
Authorized Agent: Doyle Barker
Project Location: Southeast corner of Florida Avenue and Myers Street
APN Number: 448-140-014 and 448-140-015
Lot Area: 19.0 acres; and,

WHEREAS, the proposed Specific Plan No. 06-004 and Tentative Parcel Map No. 35350 are considered a "project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and,

WHEREAS, after completion of an Initial Study, the Planning Director determined that it identified potentially significant effects on the environment, but that revisions to the project or the incorporation of mitigation measures would avoid or lessen the effects below the threshold of significance. Therefore staff has proposed a Mitigated Negative Declaration and Mitigation Monitoring Program for this project; and,

WHEREAS, the proposed Mitigated Negative Declaration consists of the following documents: Initial Study, Technical Appendices, Mitigation Monitoring Program, and responses; and,

WHEREAS, on September 20, 2007, using a method permitted under CEQA Guidelines Section 15072(b), the City provided notice of its intent to adopt the proposed Mitigated Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk; and,

1 **WHEREAS**, the City made the proposed Mitigated Negative Declaration available for
2 public review beginning on September 20, 2007 and closing on October 30, 2007, a period of
3 not less than 30 days. During the public review period, the City received two(2) written
4 comments concerning the proposed Mitigated Negative Declaration; and,

5
6 **WHEREAS**, the Hemet Planning Commission conducted a duly noticed public hearing on
7 November 6, 2007 at which it received public testimony concerning the project and the proposed
8 Mitigated Negative Declaration and recommended the City Council adopt the Mitigated Negative
9 Declaration and proposed Mitigation Monitoring Program.

10
11 **NOW THEREFORE**, the City Council of the City of Hemet does hereby resolve,
12 determine, find and order as follows:

13
14 **SECTION 1. FINDINGS.**

15
16 The City Council, in light of the whole record before it including but not limited to the City's local
17 CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration
18 and documents incorporated therein by reference, any written comments received and
19 responses provided, the proposed Mitigation Monitoring Program and other substantial evidence
20 (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record
21 and/or provided at the public hearing, hereby finds and determines as follows:

22
23 **Review Period:** That the City has provided the public review period for the Mitigated Negative
24 Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105.

25
26 **Compliance with Law:** That the Mitigated Negative Declaration and Mitigation Monitoring
27 Program were prepared, processed, and noticed in accordance with the California
28 Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA
29 Guidelines (14 California Code of Regulations Section 15000 et seq.) and the local CEQA
30 Guidelines and Thresholds of Significance adopted by the City of Hemet.

31
32 **Independent Judgment:** That the Mitigated Negative Declaration reflects the independent
33 judgment and analysis of the City.

34
35 **Mitigation Monitoring Program:** That the Mitigation Monitoring Program is designed to ensure
36 compliance during project implementation in that changes to the project and/or mitigation
37 measures have been incorporated into the project and are fully enforceable through permit
38 conditions, agreements or other measures as required by Public Resources Code Section
39 21081.6.

40
41 **No Significant Effect:** That revisions made to the project plans agreed to by the applicant and
42 mitigation measures imposed as conditions of approval on the project, avoid or mitigate any
43 potential significant effects on the environment identified in the Initial Study to a point below the
44 threshold of significance. Furthermore, after taking into consideration the revisions to the project
45 and the mitigation measures imposed, the City Council that there is no substantial evidence, in
46 light of the whole record, from which it could be fairly argued that the project may have a
47 significant effect on the environment. Therefore, the City Council concludes that the project will
48 not have a significant effect on the environment.

1 **SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).**

2
3 The project is found to be consistent with the MSHCP. The project is located outside of any
4 MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.
5

6 **SECTION 3. CITY COUNCIL ACTIONS.**

7
8 Based on the foregoing findings, and on substantial evidence in the whole of the record, the City
9 Council take the following actions:

10
11 **Adopt MND:** The Mitigated Negative Declaration for Specific Plan No. 06-004 and Tentative
12 Parcel Map No. 35350 is hereby approved and adopted.

13
14 **Adopt MMP:** The Mitigation Monitoring Program for the Mitigated Negative Declaration is
15 hereby approved and adopted.

16
17 **Notice of Determination:** In compliance with Public Resources Code §21152 and CEQA
18 Guidelines §15075, the Planning Director shall prepare a Notice of Determination concerning
19 the approval and adoption of the Mitigated Negative Declaration, and within five (5) working
20 days of project approval, file the Notice with the Riverside County Clerk for posting.

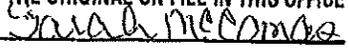
21
22 **Location:** The Mitigated Negative Declaration, Mitigation Monitoring Program, and all
23 documents incorporated therein or forming the record of decision therefore, shall be filed with
24 the Hemet Planning Department at the Hemet City Hall, 445 E. Florida Avenue, Hemet,
25 California 92543 and shall be made available for public review upon request

26
27 **PASSED, APPROVED, AND ADOPTED** by the City Council this 27TH day of November, 2007.
28
29

30
31 
32 Marc Searl, Mayor

33
34
35
36 **ATTEST:**
37 
38 Stephen B. Clayton, City Clerk
39

40
41 **APPROVED AS TO FORM:**
42 
43 Eric S. Vail, City Attorney

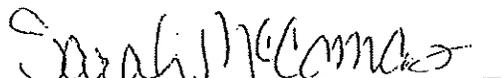
44
THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST 
CITY CLERK, CITY OF HEMET, CALIFORNIA
December 19, 20 07

1 **State of California)**
2 **County of Riverside)**
3 **City of Hemet)**
4

5 I, Sarah McComas, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing
6 Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was
7 passed at a regular meeting of the City Council on the 27th day of November, 2007 by the
8 following vote:
9

10 **AYES: Council Members Christie, Lowe and McBride, Vice Mayor VanArsdale and**
11 **Mayor Searl**

12 **NOES:**
13 **ABSTAIN:**
14 **ABSENT:**

15 
16 Sarah McComas
17 **Sarah McComas, Deputy City Clerk**
18



CITY OF HEMET
Hemet, California
RESOLUTION NO. 4194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 35350 FOR THE SUBDIVISION OF 19.0 ACRES INTO NINE (9) COMMERCIAL PARCELS LOCATED ON THE NORTHEAST CORNER OF FLORIDA AVENUE AND MYERS STREET APN'S 448-140-014 AND -015)

WHEREAS, an application for Tentative Parcel Map No. 35350 (TPM No. 35350) for the subdivision of 19.0 acres into eight (8) parcels has been duly filed by:

Owner: DBJ Development
Applicant: Doyle Barker
Project Location: Northeast corner of Florida Avenue and Myers Street
Lot Area: 19.0 acres; and,

WHEREAS, the Municipal Code allows for subdivision of the subject parcels into nine (9) commercial lots subject to the approval of a Tentative Parcel Map; and

WHEREAS, the Hemet Planning Commission conducted a duly noticed public hearing on November 6, 2007, at which it received public testimony concerning the project and recommended that the City Council approve TPM No 35350.

WHEREAS, on November 19, 2007, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered; and

WHEREAS, in accordance with Government Code Section 66452.3, the City has provided the applicant and each tenant on the subject property with a copy of the Planning Department's report and recommendation to the City Council at least three (3) days prior to the below referenced notice public hearing; and

WHEREAS, on November 27, 2007, the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to the Tentative Parcel Map and at which the City Council considered the Tentative Parcel Map.

WHEREAS, the City Council approved a Mitigated Negative Declaration and Mitigation Monitoring Program by Resolution No. 07-084 on November 27, 2007 for

CITY COUNCIL RESOLUTION NO. 4194

1 Specific Plan No. 06-004 and Tentative Parcel Map No. 35350. In compliance with the
2 California Environmental Quality Act ("CEQA"), and the CEQA Guidelines the Planning
3 Director has evaluated the project to determine if any new environmental impacts would
4 be created as a result of the proposed project and has determined that no additional
5 environmental analysis is needed

6
7 **NOW, THEREFORE,** the City Council of the City of Hemet does Resolve,
8 Determine, Find and Order as follows:
9

10 **SECTION 1. ENVIRONMENTAL FINDINGS**

11
12 1. **CEQA.** The City Council adopted a Mitigated Negative Declaration and Mitigation
13 Monitoring Program by Resolution on November 27, 2007 for Specific Plan No.
14 06-004 and a Notice of Determination will be filed in accordance with CEQA
15 requirements. There has been no legal challenge brought against the project or
16 the environmental determination. The City Council has reviewed the Mitigated
17 Negative Declaration and Mitigation Monitoring Program and Initial Study
18 previously approved for the project in light of applicant's submittal of Tentative
19 Parcel Map No. 35350. The City Council has concluded that Tentative Parcel
20 Map No. 35350 is a subsidiary and implementing approval or permit contemplated
21 under the larger project and that Tentative Parcel Map No. 35350 complies with
22 the City's Zoning Ordinance, and other applicable standards. The City Council
23 finds that Tentative Parcel Map No. 35350 will not result in an increase in the
24 density or intensity of the project and will not result in project changes that were
25 not previously analyzed under the approved Mitigated Negative Declaration and
26 Mitigation Monitoring Program. As such, Tentative Parcel Map No. 35350 and any
27 effects it may have on the environment, fall within the scope of, and were
28 analyzed under the previously approved Mitigated Negative Declaration and
29 Mitigation Monitoring Program for the project. Furthermore, based on the City
30 Council knowledge of the project and surrounding developments, the City Council
31 concludes that there has been no change in circumstances under which the
32 project is being undertaken that would require additional analysis under CEQA.
33 Finally, the City Council has not been presented with any information contrary to
34 this conclusion nor any information from which it could be fairly argued that
35 Tentative Parcel Map No. 35350 involves new significant effects on the
36 environment or substantially increases the severity of a previously identified effect.
37 Based thereon, the City Council makes the following findings in accordance with
38 CEQA Guidelines Section 15162:

- 39
40 a. Tentative Parcel Map No. 35350 does not propose substantial changes to
41 Specific Plan No. 06-004 that would require major revisions to the existing
42 Mitigated Negative Declaration and Mitigation Monitoring Program
43
44 b. No substantial changes have occurred in the circumstances under which
45 Specific Plan No. 06-004 or Tentative Parcel Map No. 35350 is being

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undertaken that would require major revisions to the Mitigated Negative Declaration and Mitigation Monitoring Program

c. No new information has been presented from which it may be fairly argued that Tentative Parcel Map No. 35350 may involve a new significant environmental effect, or a substantial increase in the severity of previously identified significant effects, or demonstrating that a mitigation measure previously found to be infeasible is now feasible.

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

SECTION 2. MAP ACT FINDINGS

In accordance with Hemet Municipal Code §70-133 and §70-191 and Government Code §66463, §66473.1, §66473.5 and §66474, the City Council, in light of the whole record before it, including but not limited to the City Council's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. Tentative Parcel Map No. 35350 is consistent and compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan in that

The property is located in the Northwest Hemet Neighborhood Planning Area of the General Plan. This neighborhood is predominantly characterized by commercial and residential land uses. Commercial uses have been envisioned primarily along the West Florida Avenue core. The residential uses are planned in the areas to the north of Florida Avenue. The new General Plan land uses for the area are Mixed Use and Residential. A detailed consistency analysis is found in Section 3 of SP 06-04.

Circulation routes in the neighborhood include Florida and Devonshire which run east and west. North and south travel are accommodated by Warren Road, Myers Street and Cawston Avenue to the east. In the future the extension of Whittier Avenue will help create another greatly needed east and west circulation link. Additionally, the development concept for the Florida Avenue Planning Area

1 features the creation of a regional commercial node at Florida Avenue and Warren
2 Road.

3
4 Tentative Parcel Map No. 35350, together with the design and improvement of the
5 proposed subdivision, is consistent and compatible with the objectives and
6 policies, general plan land uses, and programs specific plan in the Florida
7 Promenade Specific Plan in that the property has a General Plan land use
8 designation of Specific Plan which allows for commercial development and
9 densities determined by the neighborhood. The proposed subdivision will allow
10 property ownership for the individual commercial areas defined by the map.

11
12 2. The design and improvement of the subdivision proposed under Tentative Parcel
13 Map No. 35350 is consistent with the City's General Plan in that:

14
15 The project is located in the Florida Avenue Neighborhood Planning Area if he
16 General Plan which allows for commercial development. Since this is a parcel
17 map for commercial purposes, and as explained in Number 1 above, the project
18 meets the intent of the General Plan. Additionally, the proposed subdivision has
19 been designed to meet City standards which provide satisfactory pedestrian and
20 vehicular circulation, including emergency vehicle access and on site
21 improvements, such as streets, utilities and drainage facilities have ben designed
22 and are conditioned to be constructed in conformance with City standards.

23
24 3. The site is physically suitable for the type of development proposed under
25 Tentative Parcel Map No. 35350, in that:

26
27 The site is physically suitable for the proposed development of commercial
28 development in that the site topography is generally flat, and that the rectangular
29 shape of the site allows for an orderly pattern of accommodating the construction
30 of individual buildings.

31
32 4. The site is physically suitable for the density of development proposed under
33 Tentative Parcel Map No. 35350, in that:

34
35 The site is generally rectangular in shape and flat, and consists of approximately
36 19.0 acres. The commercial subdivision has been designed to accommodate the
37 development of multiple buildings that meet the provision of the Specific Plan and
38 of the Zoning Ordinance development standards.

39
40 5. The design of the subdivision and improvements proposed under Tentative Parcel
41 Map No. 35350, is not likely to cause substantial environmental damage or
42 substantially and avoidable injure fish or wildlife or their habitat in that:

CITY COUNCIL RESOLUTION NO. 4194

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The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

The site is currently vacant and does not contain any significant vegetation or habitat for wildlife. There is no evidence that any endangered, threatened or listed species of plant or animal, or its habitat, is located on the site. There is no evidence that vernal pool complex, similar bodies of water, or conditions suitable for forming such bodies of water exist on the site. This determination is based on the Initial Study prepared by LA Associates. In addition, this project has been conditioned to comply with the environmental policies and regulations of the City of Hemet and those of all local and regional governmental agencies having jurisdiction over the site.

- 6. The design of the subdivision and improvements proposed under Tentative Parcel Map No. 35350, is not likely to cause serious public health problems in that:

The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance, the construction of all units on the site has been conditioned to comply with all applicable City of Hemet ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to Stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted City street and public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access and in the immediate neighborhood

- 7. The design of the subdivision and improvements proposed under Tentative Parcel Map No. 35350, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that:

There is no indication of easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site that have not been accommodated by the design of the subdivision, and the City does not otherwise have any constructive or actual knowledge of any such easements.

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8. The design of the subdivision proposed Tentative Parcel Map No. 35350 adequately provides for future passive or natural heating and cooling opportunities in the subdivision in that:

The proposed subdivision accommodates buildings that can take advantage of passive or natural heating and cooling opportunities by means of architectural features of the buildings, and the provision of landscape areas that supplement these opportunities.

SECTION 3. CITY COUNCIL ACTION

The City Council take the following action:

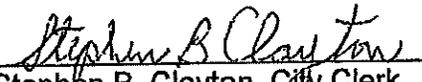
1. **Approve Tentative Parcel Map.** Tentative Parcel Map No. 35350 is hereby approved, as shown in Exhibit 1A which is attached hereto and incorporated herein by reference, and subject to the Conditions of Approval in Exhibit 1B which are attached hereto and incorporated herein by reference.

PASSED, APPROVED, AND ADOPTED by the City Council this 27th day of November 2007.



Marc Searl, Mayor

ATTEST:

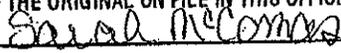


Stephen B. Clayton, City Clerk

APPROVED AS TO FORM:



Eric S. Vall, City Attorney

THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST 

CITY CLERK, CITY OF HEMET, CALIFORNIA
December 19, 20 07

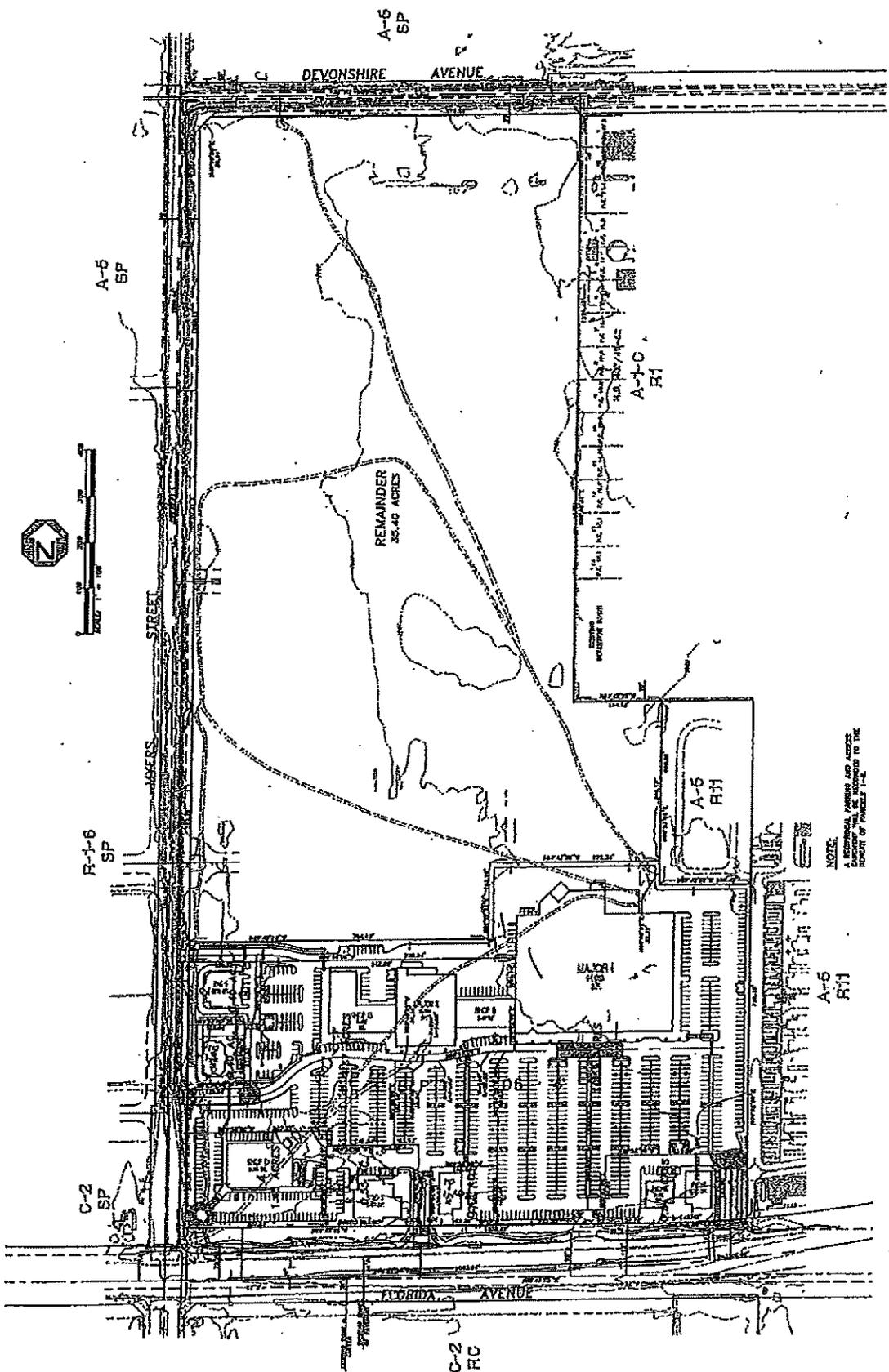
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State of California)
County of Riverside)
City of Hemet)

I, Sarah McComas, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the 27th day of November, 2007 by the following vote:

AYES: Council Members Christie, Lowe and McBride, Vice Mayor VanArsdale and Mayor Searl
NOES:
ABSTAIN:
ABSENT:


Sarah McComas
Sarah McComas, Deputy City Clerk



NOTES:
 A. RECORDING FEE AND COSTS
 OF THIS MAP, AS REFERRED TO THE
 BOARD OF PUBLIC WORKS.

Underground Service Alert Call TOLL FREE 1-800-227-2600 FOR MORE INFO VISIT US AT 		FOR DEVELOPMENT JOB NO. 2014-004 ALL plans filed with this office are subject to the provisions of the Alabama Uniform Land Use Act, which requires that all plans be approved by the Board of Public Works. The Board of Public Works may require the applicant to provide additional information and/or to revise the plans.		SEAL [Blank space for seal]		APPROVED BY [Signature]		APPROVED BY [Signature]		DATE 11/17/14		DATE 11/17/14		DATE 11/17/14	
REVISIONS [Blank space]		REVISIONS [Blank space]		REVISIONS [Blank space]		REVISIONS [Blank space]		REVISIONS [Blank space]		REVISIONS [Blank space]		REVISIONS [Blank space]		REVISIONS [Blank space]	
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CITY OF HEMET
CONDITIONS OF APPROVAL

CITY COUNCIL DATE: November 27, 2007

PLANNING COMMISSION DATE: November 6, 2007 (modified)

PROJECT NO.: TENTATIVE PARCEL MAP NO. 35350 (MAP NO. 07-009)
APPLICANT: DBJ Development
AGENT: Doyle Barker
LOCATION: Northeast corner of Florida Avenue and Myers Street
OCCUPANCY: This project has been reviewed as an B and M occupancy; any other use will require further review.

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

STANDARD CONDITIONS

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

GENERAL REQUIREMENTS

1. Tentative Parcel Map No. 35350 shall become null and void on {Insert Date} (two calendar years from the date of approval), unless use in reliance on the approved Tentative Parcel Map No. 35350 is established prior to the expiration date. A time extension may be granted by the Planning Commission in accordance with Hemet Municipal Code, provided a written request for a time extension is submitted the Planning Department prior to the expiration date. No formal notice of expiration will be given by the City.
2. Tentative Parcel Map No. 35350 shall become effective on {Insert Date} unless appealed to the City Council by {Insert Date} (10 calendar days after action by the Planning Commission). The appeal shall be in writing and shall be accompanied by the required fee.
3. The conditions of approval of this project shall supersede all conflicting notations,

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

specifications, dimensions; typical sections, and the like, which may be shown on the tentative project plans.

4. This project site shall be developed in accordance with the approved plan(s) and the conditions contained herein.
5. This project shall comply with all sections of the Specific Plan 06-004, th Zoning and Subdivision Ordinances and all other applicable Local regulations in effect at the time of the building permit application and/or time of recordation, including the I.C.B.O. Uniform Building Code, Uniform Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24).
6. Prior to the issuance of building permits, the applicant shall be subject to all applicable development fees at the rate in effect at the time of building permit application. Such fees may include, but not be limited to: Park Fees, School Fees, Master Plan Storm Drainage Fees, Permit and Plan Checking Fees, Water and Sewer Service Fees, and Capital Facility Fees or when fees are accepted by the City.
7. Prior to or concurrent with the submittal of building plans for plan check review on this Project, the conditions of approval contained herein shall be photocopied onto the first sheet of the building plans. A copy of the building plans shall be submitted to the Planning Department prior to the issuance of building permits to verify compliance with the conditions of approval and the approved plans.
8. Construction activity shall meet the requirements of Hemet Municipal Code Chapter 30, Article II.
9. Prior to any grading or drainage activity, a grading and/or drainage plan shall be prepared and submitted to the City Engineer and Planning Department for review and approval. No grading or drainage work shall occur without a grading permit and/or the permission of the City Engineer.
10. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

11. The developer shall install U.S. Postal Service approved neighborhood mailboxes prior to occupancy.
12. Prior to the issuance of a Certificate of Occupancy, a Lighting and Landscaping Maintenance District or alternative maintenance mechanism acceptable to the City shall be established for maintenance of improvements. In the event that the Lighting & Landscaping Maintenance District (LLMD) is required, the property owner of record shall execute a property owner ballot agreeing to formation of or annexation to an LLMD.

PLANNING CONDITIONS

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

LANDSCAPING

13. Prior to the issuance of building permits for the Project, the applicant shall submit for review and approval by the Planning Department a detailed on-site landscape and irrigation plan consistent with the project site plan. The landscape plans shall include a landscape palette that contains the botanical and common names, quantity for each specie proposed in the plans.
14. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, on-site landscaped areas shall have an irrigation system, with automatic timer installed and operational. Undeveloped areas shall be treated for weeds and dust control or hydroseeded.
15. As part of the landscape plan submittal, the applicant shall show all existing on-site mature trees. The applicant shall minimize the removal of mature trees, wherever possible. A mature tree shall be defined as a tree with a trunk measuring four (4) inches in diameter and four (4) feet from existing ground level. Any mature trees that must be removed as a result of the project shall be replaced by planting replacement trees at a ratio of 1:1 and of a size not less than 24-inch box.

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

16. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, disease, vermin, and debris, during the term of this Project.
17. All graded slopes, over 3-feet in vertical height, and/or on slopes graded to a 2:1 or greater ratio shall be seeded, planted, mulched or hydro-seeded or otherwise protected to prevent erosion. A permanent irrigation system shall be installed for non-native vegetation. A one year Faithful Performance bond shall be posted to guarantee installation and established growth.
18. This project is subject to all the requirements defined in the Scenic Highway Setback Manual. Prior to the issuance of any building permit, the applicant shall submit to the Planning Department, separate landscaping plans specific to the scenic highway.
19. This project shall be subject to all the requirements listed in the Water Efficiency Landscaping Ordinance (Ordinance No. 1784) adopted by City Council on July 23, 2007.

OPERATIONAL CHARACTERISTICS

20. All outdoor lighting shall be low pressure sodium and shall be shielded or designed to direct the lighting downward. All lighting shall be adjusted so that all lighting is contained within the boundaries of the site.
21. All illuminated signs shall be installed with a time clock set to turn off all sign illumination, internal and external between the hours of 11:00 pm and sunrise, except such hours that the premises are open for business beyond such time limit (HMC Sec. 90-1253b).
22. Building permits for the signs are not approved as part of this Project. Signing, in accordance with the Zoning Ordinance and Specific Plan No. 06-004, shall be approved prior to the installation of any signs for this Project.
23. Prior to the certificate of occupancy for any building a recorded reciprocal access and parking agreement shall be given to the City.

GRADING

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

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

ENVIRONMENTAL

25. The developer and property owner shall reasonably allow free site access to monitors sponsored by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians during grading and other earthmoving, demolition, and excavation activities, and documentation shall be provided to the Planning Director for inclusion with the project file for Tentative Parcel Map No. 35350.
26. If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist and representatives of the Pechanga Band and Soboba Band of Luiseno Indians shall be notified in order to investigate the find and make recommendations on its disposition, and documentation shall be provided to the Planning Director for inclusion with the project file for Tentative Parcel Map No. 35350.
27. The landowner shall relinquish ownership of any and all Luiseno archaeological resources, Native American remains and sacred items that may be discovered in the course of work to the Pechanga Band and Soboba Band of Luiseno Indians for appropriate treatment and disposition, and documentation shall be provided to the Planning Director for inclusion with the project file for Tentative Parcel Map No. 35350.

MITIGATION MEASURES

Air Quality

28. AIR-1. The project developer shall require by contract specifications that all diesel-powered equipment shall adhere to SCAQMD Rule 431.2 (diesel fuel with sulfur content of 15 parts per million by weight or less). Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.
29. AIR-2. The project developer shall require by contract specifications that off-road construction equipment shall utilize lean NOx catalysts. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.
30. AIR-6. The project developer shall require by contract specifications that architectural coatings identified as "Zero-VOC paints" (which assume no more than 100 grams/liter of VOC) are utilized.
31. AIR-7. Prior to the issuance of building permits, the project proponent shall provide evidence to the City that applicable (as determined by the City) Transportation Demand Measures (TDM), such as preferential parking for employee vanpooling/ carpooling, bicycle parking facilities (such as bicycle lockers and racks), bus turn-outs, and pedestrian-friendly (e.g. sidewalks and pedestrian walkways within

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

the site) design features are incorporated into the design of the proposed project.

32. AIR-8 The project developer shall require by contract specifications that construction operations incorporate fugitive dust control measures, as identified in SCAQMD Rule 403. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. These measures include (but shall not be limited to) the following:

- Revegetate disturbed areas as quickly as possible.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- Sweep all streets once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site.
- Pave, water, or chemically stabilize all on-site roads as soon as feasible.
- Minimize at all times the area disturbed by clearing, grading, earthmoving, or excavation operations.
- Apply non-toxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least twice daily. Locations where grading is to occur will be thoroughly watered prior to earthmoving.
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least two feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
- Pave construction access roads at least 100 feet onto the site from the main road, where feasible.
- Reduce traffic speeds on all unpaved roads to 15 mph or less.

Biological Resources

33. BIO-1. No more than 30 days prior to ground-disturbing activities associated with the project, a qualified biologist shall conduct a pre-construction presence/ absence

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

survey for burrowing owls. If burrowing owls are detected during pre-construction surveys, the owls shall be relocated from the property following accepted protocols. If active burrows are found during the breeding season, grading activities shall be postponed in that area until a qualified biologist has determined that the nest is no longer actively being used to rear young. Grading and associated activities shall commence only at such time that the biologist has determined that the burrows are no longer active. If active burrows are found outside the breeding season, relocation of the owls shall be conducted by a qualified biologist in accordance with requirements outlined in the western Riverside County MSHCP and approved by the appropriate agencies. If focused surveys indicate that three or more pairs of burrowing owls are found within the project site, (including adjacent areas) and supports greater than 35 acres of suitable habitat and is not contiguous with MSHCP Conservation lands, at least 90% of the area with long-term conservation value and burrowing owl pairs would be conserved on site. If the site is found to contain or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than 3 pairs of owls, then on-site burrowing owls would be passively or actively relocated following accepted protocols.

34. BIO-2. If site-clearing and grading activities occur within the avian nesting period (February 1-August 31), a certified biologist shall conduct a nesting bird survey prior to any ground-disturbing activities. The nesting survey shall take place over three consecutive days one week prior to the start of ground-disturbing activity. Ground disturbance shall not be permitted within a pre-determined buffer dependent upon nesting bird species requirement. All site-clearing and grading shall conform to applicable provisions of the Migratory Bird Treaty Act.
35. BIO-3. Prior to the issuance of any permits for the proposed project, the project applicant shall provide evidence to the City that the per-acre MSHCP fee of \$5,620.00 has been paid. The payment of said fee shall be in accordance with Chapter 31 of the City's Municipal Code (Multiple Species Habitat Conservation Plan Mitigation Fee).
36. BIO-4. Prior to the commencement of project grading, the project applicant shall submit evidence to the City that all permit requirements mandated by the U.S. Army Corps of Engineers, the California Department of Fish and Game, and/or the Regional Water Quality Control Board, Santa Ana Region, have been satisfied.
37. BIO-5. If vegetation is to be removed during the nesting season (February 1 through August 31), a qualified biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation no more than three days prior to vegetation removal. If active nests are identified during nesting bird surveys, then the nesting vegetation shall be avoided until the nesting event has completed and the juveniles can survive independently from the nest. The biologist shall flag the nesting vegetation and shall establish an adequate buffer around the nesting vegetation. Clearing/grading shall not occur within the buffer zone until the nesting event has completed.

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

Cultural Resources

38. CUL-1. Prior to the commencement of ground-disturbing activities, the project applicant shall provide evidence to the City that a qualified (as determined by the City) archaeologist and/or paleontologist has been retained to monitor ground-disturbing activities. The qualified archaeologist and/or paleontologist shall be on site during any ground-disturbing activities. In the event any archaeological, historical, or paleontological resource is uncovered during the course of the project, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified monitor. Any such resource uncovered during the course of project-related grading or construction shall be recorded and/or removed per applicable City and/or State regulations.

Geology and Soils

39. GEO-1. The design and construction of all structures and facilities within the project limits shall be in accordance with the applicable recommendations cited in the geotechnical investigation prepared for the proposed project. Prior to the issuance of grading and building permits, the City shall require the following, or as amended:

Footings:

- Remove a minimum of 2 feet of expansive soils and replace the soils with non-expansive sandy soils; or
- Use reinforced footings capable to withstand soil expansion; or
- Subsequent to grading perform lime treatment procedure.

Slab-on-Grade:

- Remove a minimum of 2 feet of expansive soils and replace the soils with non-expansive sandy soils; or
- Use thicker concrete slabs as determined by engineer, with moisture barrier; or
- Post-tensioned slabs with moisture barrier.

Garage Slab, Driveway, Sidewalk, Curb, and Gutter:

- Remove a minimum of 2 feet of expansive soils and replace them with non-expansive soils; or
- Subsequent to grading perform lime treatment procedure.

Noise

40. NOS-1. Provide a minimum 4-foot high parapet wall (for Major 1 building) above the roof line to block the line-of-sight from the mobile home park (to the east) and the future residences (to the north) to the exposed roof and mechanical ventilation systems. **(Modified at Planning Commission 11-6-07)**
41. NOS-2. Provide an 8-foot high block wall along the eastern and northern property line of the commercial property.
42. NOS-3. Ensure that all masonry walls present a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) shall be filled with grout or caulking.
- ~~43. NOS-4. Prohibit the delivery of goods during the noise-sensitive nighttime hours between 10:00 p.m. and 7:00 a.m.~~
44. NOS-5. Reduce delivery truck noise by minimizing engine idling time during deliveries.
45. NOS-6. During all project site excavation and grading on site, 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.
46. NOS-7. The construction contractor shall locate equipment staging at a minimum of 300 feet distance in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction. A staging plan shall be reviewed and approved by the City. **(Modified at Planning Commission 11-6-07)**
47. NOS-8. The construction contractor shall perform all construction-related activities 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.
48. NOS-9. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

Transportation and Traffic

49. TRA-1. Prior to the issuance of building permits, the project applicant shall contribute its fair-share contribution (as stated in the Traffic Impact Analysis or as negotiated by the City) for the following improvements:

California Avenue (NS)/ Florida Avenue (EW):

- Install traffic signal;
- Add a northbound left-turn lane; and
- Add a southbound left-turn lane.

Warren Road (NS)/ Devonshire Avenue (EW):

- Install warranted traffic signals;
- Add a northbound left-turn lane;
- Add a southbound left-turn lane;
- Add an eastbound left-turn lane; and
- Add a westbound left-turn lane.

Warren Road (NS)/ Florida Avenue (EW):

- Northbound right-turn overlap phasing;
- Add a third eastbound through lane;
- Convert a westbound existing right-turn lane into a shared through right lane; and
- Add a second westbound left-turn lane.

Warren Road (NS)/ Steton Avenue (EW):

- Install traffic signal;
- Add a northbound left-turn lane;
- Convert northbound existing right-turn lane into a shared through right lane;
- Add a southbound left-turn lane;
- Add an eastbound left-turn lane; and
- Add a westbound left-turn lane.

Myers Street (NS)/ Florida Avenue (EW):

- Add a second southbound left-turn lane; and
- Add a second eastbound left-turn lane.

Cawston Avenue (NS)/ Florida Avenue (EW):

- Add a northbound left-turn lane;
- Add a northbound shared through right lane;
- Add a southbound shared through right lane;
- Add a southbound right-turn lane;
- Add a second eastbound left-turn lane; and
- Add a westbound left-turn lane.

Sanderson Avenue (NS)/ Florida Avenue (EW):

- Add a second northbound left-turn lane;
- Add a second southbound left-turn lane;
- Add a second eastbound left-turn lane; and
- Add a second westbound left-turn lane.
- Sanderson Avenue (NS)/ Stetson Avenue (EW):
- Northbound right-turn overlap phasing.
- Kirby Street (NS)/ Florida Avenue (EW):
- Convert a westbound right-turn lane into a shared through lane.

50. TRA-2. The project applicant shall pay applicable Transportation Uniform Mitigation Fee (TUMF) and City of Hemet fees.

BUILDING CONDITIONS

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

BUILDING CODE REQUIREMENTS

51. Smoke detectors shall be installed in accordance with Uniform Building Code Section 1210.12.
52. As part of the plans for plan check, a detailed structural analysis, in compliance with Chapter 16 of the Uniform Building Code for the building's intended use, shall be provided.
53. The electrical, plumbing and mechanical systems shall be in accordance with applicable adopted codes.

SETBACKS AND OPENINGS

54. Due to proximity to property lines, etc., fire resistive construction and parapet walls shall be required per Uniform Building Code Section 709.4.

HANDICAP REQUIREMENTS

55. This project is subject to State Handicapped Accessibility Requirements. (California Code of Regulations, Title 24)
56. Handicapped restrooms shall be installed in accordance with California Code of Regulations, Title 24/Uniform Building Code, Section 1115(b).

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

57. Handicapped parking and signage shall be installed in compliance with applicable state and city codes, if off-street parking is provided.
58. All entrances and exits shall be handicapped accessible per California Code of Regulations, Title 24.
59. A handicapped accessible pedestrian access to the site shall be provided.

AGENCY APPROVALS

60. Prior to the issuance of a building permit, Riverside County Environmental Health Department approval shall be obtained, when required.
61. Prior to the issuance of a building permit, Eastern Municipal Water District approval shall be obtained.

GENERAL

62. Type V, 1-hour construction shall be required throughout. (Upgrade existing structures) unless alternative building type construction is approved by the Building Official. (Modified at Planning Commission 11-6-07)
63. Utilities shall be underground.

ENGINEERING CONDITIONS

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

MAPPING

64. When changes to the approved Tentative Map are proposed, a Substantial Compliance Exhibit consisting of a vellum map, in the same scale of the Tentative Map, shall be submitted for review and approval of the City Engineer.
65. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project
66. Digitized drawing files of the Parcel Map, in a City's compatible CAD system, shall be submitted along with original mylar plans.
67. Easement(s) of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, which cannot be relinquished or relocated, shall be redesigned.

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

68. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
69. Monuments shall be provided in accordance with City of Hemet Standard Specifications for Public Works Construction Standard M-900 and M-900A. In lieu of Standard M-901, street centerline monuments shall conform with Riverside County Surveyor's Office provided that cross-ties are set in top of curbs and tie sheets are filed with the City Engineer.
70. Provide a 37-foot Scenic Highway Setback, in accordance with the City of Hemet "Scenic Highway Setback Manual Design Criteria" or as shown on the site plan. (Modified at Planning Commission 11-6-07)
71. All parcels within this map shall have a reciprocal access and parking easement.
72. Provide an access point for ingress and egress to the "Royal Holiday" development, as shown on the site plan.
73. The applicant shall enter into a Subdivision Improvement Agreement with the City, whereby the applicant agrees to construct the public improvements required as a condition of acceptance of the parcel map.
74. The applicant may receive credit against Development Impact Fees for construction of improvements identified in the City's "Master Facilities Plan", in accordance with Hemet Municipal Code Section 58-64, provided that an agreement is entered into with the City of Hemet prior to the recordation of the Parcel Map.

STREETS

Florida Avenue

75. Install type "B" curb and gutter on an alignment 57-feet from the centerline, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-201.
76. Install a 14-foot wide landscaped raised median with type "D" curb, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-203.
77. Install street paving to match the new curb and gutter per Caltrans requirements. Prior to the commencement of any improvement work on or along Florida Avenue an encroachment permit must be obtained from Caltrans.

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

78. Street structural sections shall be designed for a Traffic Index (TI) of 9.5. Preliminary soils investigations shall be used to determine the R-value to calculate the pavement structural section, based on the established TI. The final pavement section shall be approved by the City Engineer.
79. Install decorative lighting, sidewalk, bus stops and other improvements required by City of Hemet "Scenic Highway Setback Manual Design Criteria".

Myers Street

80. Install type "A" curb and gutter on an alignment 32-feet from the centerline of Myers Street, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-200.
81. Install a raised median with type "D" curb, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-203.
82. Install street paving from the new gutter lip to 12-feet West of the centerline, in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard Street Sections.
83. Street structural sections shall be designed for a Traffic Index (TI) of 7.5. Preliminary soils investigations shall be used to determine the R-value to calculate the pavement structural section, based on the established TI. The final pavement section shall be approved by the City Engineer.
84. Install street trees (40-feet on-center) in accordance with the City of Hemet Approved Street Tree List. Install automatic irrigations system to trees.

General

85. Install driveway approach in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards C-208, C-209, and C-210. In accordance with City of Hemet Resolution No. 1783, driveway widths and locations shall be approved by the City Engineer.
86. Install handicap ramp(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-216A and Uniform Building Code Title 24.
87. Install sidewalk and handicap ramp(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction.
88. Install public street lights in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards G-805, G-808, and G-808A. The plans shall be designed by a registered electrical engineer.

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

89. Install stop signs, street name signs and red curb per instructions of the City Engineer.
90. All existing and proposed aerial utility lines shall be relocated and installed underground, in accordance with the City of Hemet Ordinance Bill 05-100, amending Section 82-172 of the Municipal Code.
91. Digitized drawing files of all improvement plans, in a City's compatible CAD system, shall be submitted along with original mylar plans.
92. Prior to any lane closure or detour, the Applicant shall submit a Construction Traffic Management Plan, for review and approval by the City Engineer. The plan shall include, but not limited to, signing, truck routes, and dirt hauling hours.
93. Existing City roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, to the satisfaction of the City Engineer.

TRAFFIC

94. Install a traffic signal, on Florida Avenue, at the most easterly entrance to the site.
95. Modify the existing traffic signal at the intersection of Florida Avenue and Myers Avenue, as determined by the traffic study.
96. Developer shall make a fair share contribution to future traffic improvements identified in the traffic study. The final amount of the required fair share contribution shall be determined by the City Engineer.
97. Complete an additional off-site traffic improvement, determined by the City.
98. Submit a signing and striping plan, prepared by a California Registered Engineer, for review and approval by the City.

WATER

99. Domestic water service will be provided by EMWD.

SEWER

100. Domestic sewer service will be provided by EMWD.

LANDSCAPING

101. Prior to the approval of the Parcel Map, a Lighting and Landscaping Maintenance District (LLMD) shall be established or joined.

City of Hemet Planning Department - Conditions of Approval
Tentative Parcel Map No. 35350 - DBJ Development

FIRE DEPARTMENT

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

There are no conditions from the Fire Department

POLICE DEPARTMENT

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

There are no conditions from the Police Department.

ADDED AT PLANNING COMMISSION 11-6-07

102. Reciprocal access shall be offered to the Royal Holiday R.V. Park to the east.
(Modified at Planning Commission 11-6-07)

END

