

McSWEENY RANCH PLANNED COMMUNITY

Final Specific Plan

July, 1991

Prepared for:

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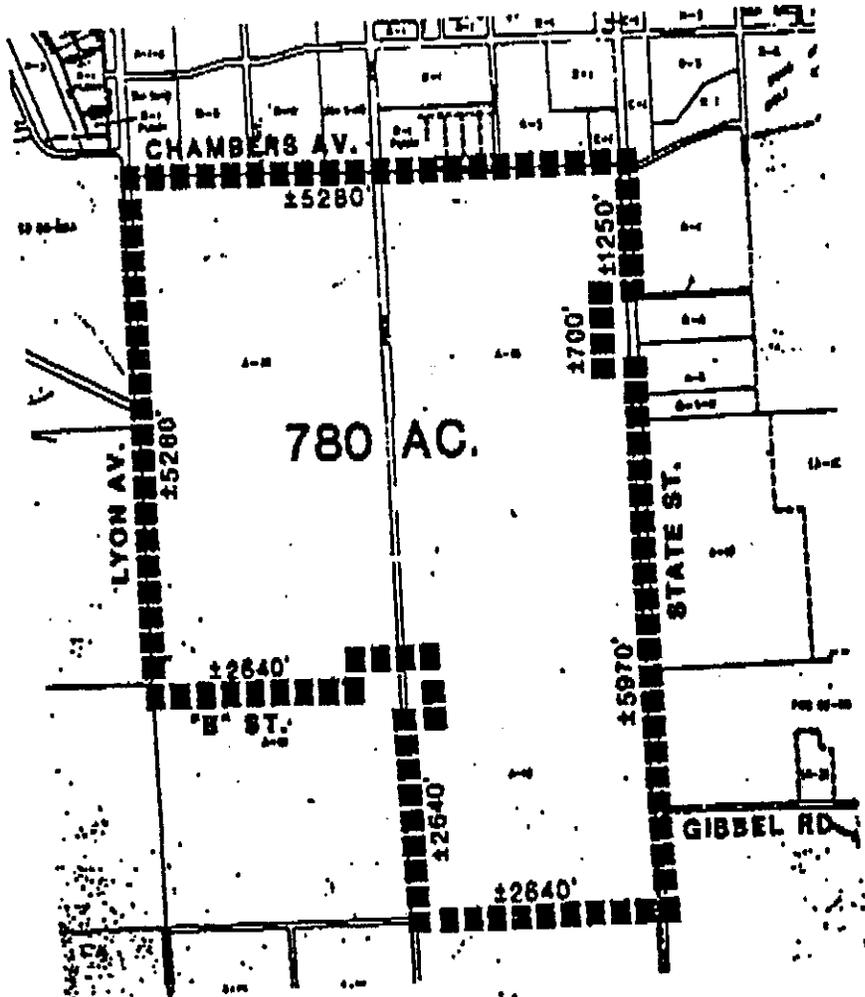
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ZONE CHANGE NO. 88-19

FROM: A-10

TO: SP

ORD.



AS*

LOKXWLRJ

THOSE PORTIONS OF TRACT 16 OF RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO AND PARTICULARLY DESCRIBED IN THE FINAL DECREE OF PARTITION OF SAID RANCHO FILED ON NOVEMBER 22, 1882, IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, IN THAT CERTAIN ACTION ENTITLED "F. M. BOUTON VS. MIGUEL PEDRORENA, ET AL." DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 27 IN TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED WITH THE BOUNDARY LINES OF SAID TRACT 16 OF SAID RANCHO SAN JACINTO VIEJO, DESCRIBED AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27.

ROBERT BEIN, WILLIAM FROST & ASSOCIATES

BY: *S. Robert Kallenbaugh* DATE: April 22, 1988
S. Robert Kallenbaugh
ADDRESS: 14725 Alton Parkway Irvine, CA 92718
(Number) (Street) (City) (Zip)
PHONE: (714) 472-3505
(Area Code) (Number)

PARCEL 3:

THOSE PORTIONS OF TRACT 16 OF RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO AND PARTICULARLY DESCRIBED IN THE FINAL DECREE OF PARTITION OF SAID RANCHO FILED ON NOVEMBER 22, 1882, IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, IN THAT CERTAIN ACTION ENTITLED "F. M. BOUTON VS. MIGUEL PEDRORENA, ET AL." DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 28 IN TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED WITHIN THE BOUNDARY LINES OF SAID TRACT 16 OF SAID RANCHO SAN JACINTO VIEJO, DESCRIBED AS FOLLOWS:

THE NORTHEAST ONE-QUARTER OF THE SAID SECTION 28.

PARCEL 4:

THOSE PORTIONS OF TRACT 16 OF RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO AND PARTICULARLY DESCRIBED IN THE FINAL DECREE OF PARTITION OF SAID RANCHO FILED ON NOVEMBER 22, 1882, IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, IN THAT CERTAIN ACTION ENTITLED "F. M. BOUTON VS. MIGUEL PEDRORENA, ET AL." DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 27, IN TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED WITHIN THE BOUNDARY LINES OF SAID TRACT 16 OF SAID RANCHO SAN JACINTO VIEJO, DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27.

PARCEL 5:

THOSE PORTIONS OF TRACT 16 OF RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO AND PARTICULARLY DESCRIBED IN THE FINAL DECREE OF PARTITION OF SAID RANCHO FILED ON NOVEMBER 22, 1882, IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, IN THAT CERTAIN ACTION ENTITLED "F. M. BOUTON VS. MIGUEL PEDRORENA, ET AL." DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 27, IN TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED WITHIN THE BOUNDARY LINES OF SAID TRACT 16 OF SAID RANCHO SAN JACINTO VIEJO, DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27.

LEGAL DESCRIPTION

The real property situated in the State of California, County of Riverside, City of Hemet, described as follows:

PARCEL 1:

THOSE PORTIONS OF TRACT 16 OF RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO AND PARTICULARLY DESCRIBED IN THE FINAL DECREE OF PARTITION OF SAID RANCHO FILED ON NOVEMBER 22, 1882, IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, IN THAT CERTAIN ACTION ENTITLED "F. M. BOUTON VS. MIGUEL PEDRORENA, ET AL." DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 21, IN TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED WITHIN THE BOUNDARY LINES OF SAID TRACT 16 OF SAID RANCHO SAN JACINTO VIEJO, DESCRIBED AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21.

PARCEL 2:

THOSE PORTIONS OF TRACT 16 OF RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP OF THE PARTITION OF SAID RANCHO AND PARTICULARLY DESCRIBED IN THE FINAL DECREE OF PARTITION OF SAID RANCHO FILED ON NOVEMBER 22, 1882, IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, IN THAT CERTAIN ACTION ENTITLED "F. M. BOUTON VS. MIGUEL PEDRORENA, ET AL." DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 22 IN TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED WITHIN THE BOUNDARY LINES OF SAID TRACT 16 OF SAID RANCHO SAN JACINTO VIEJO, DESCRIBED AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22:

EXCEPTING THEREFROM THAT PORTION CONVEYED TO EZILDA C. MC SWEENEY IN A DECREE OF DISTRIBUTION RECORDED AUGUST 16, 1968 AS INSTRUMENT NO. 79823 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER S. J. 26 AS SAID CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 12 PAGE 27 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER BEING ALSO THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 16 WITH THE CENTER LINE OF STATE STREET;

THENCE SOUTH 0 DEGREES 02' 38" EAST ALONG THE CENTER LINE OF SAID STATE STREET A DISTANCE OF 1253.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 57' 22" WEST A DISTANCE OF 199.15 FEET;

THENCE SOUTH 21 DEGREES 43' 05" WEST A DISTANCE OF 468.71 FEET;

THENCE SOUTH 24 DEGREES 57' 13" EAST A DISTANCE OF 247.74 FEET;

THENCE NORTH 89 DEGREES 57' 22" EAST A DISTANCE OF 268.58 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID STATE STREET;

THENCE NORTH 0 DEGREES 02' 38" WEST ALONG THE CENTER LINE OF SAID STATE STREET A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING.

2157

ORDINANCE NO.

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING ZONE CHANGE NO. 88-19 WHEREIN THE ZONE FOR THE PROPERTY GENERALLY BORDERED BY STATE STREET ON THE EAST, FERRARO ROAD ON THE SOUTH, THE FUTURE LYON AVENUE ON THE WEST, AND CHAMBERS STREET ON THE NORTH IS HEREBY CHANGED FROM A-10 TO SPECIFIC PLAN

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

SECTION ONE:

The property consisting of 767.3 ± acres, generally bordered by State Street on the east, Ferraro Road on the south, the future Lyon Avenue on the west, and Chambers Street on the north is hereby changed from A-10 to Specific Plan, subject to the Conditions of Approval, and Errata Sheet.

SECTION TWO:

The property is more particularly described as follows:

LEGAL DESCRIPTION

See Attached

SECTION THREE:

A map describing the property is attached as Attachment A and by this reference, made a part of this ordinance.

Introduced at the regular meeting of June 25, 1991.

Enacted at the regular meeting of _____, 19____, by the following vote:

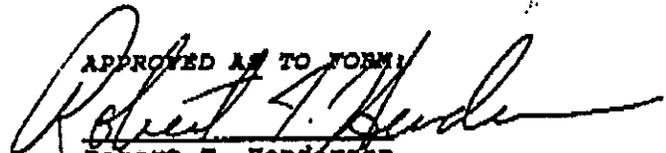
- AYES;
- NOES;
- ABSTAIN;
- ABSENT:

Gaila Jennings, Mayor

ATTEST:

Brenda Weckerle,
City Clerk

APPROVED AS TO FORM:


Robert T. Henderson,
City Attorney

II. SUMMARY

A. PROJECT SUMMARY

The McSweeney Ranch Planned Community is located in the City of Hemet, California, approximately 90 miles east of Los Angeles. The site is framed by the scenic Santa Rosa Mountains to the east and south, and is bordered by State Street on the east, Chambers Avenue on the north, Lyon Avenue on the west and an extension of Simpson Road on the south. Figure 1 shows the regional context of the site, while Figure 2 shows its local setting. The site, primarily consisting of relatively flat terrain generally sloping downward to the northwest, is currently being utilized for dry land agricultural purposes, as well as a portion which remains in a fallow condition. Figure 3 depicts the opportunities and constraints as they exist on the site.

The development of McSweeney Ranch will be guided by this Specific Plan in which land uses, circulation, public services and facilities, and development regulations are each addressed on a project wide scale within a regional context. McSweeney Ranch has been designed to be consistent with the Goals and Policies of the City of Hemet's General Plan. A General Plan Amendment is required to provide a "SP" land use designation for the project site.

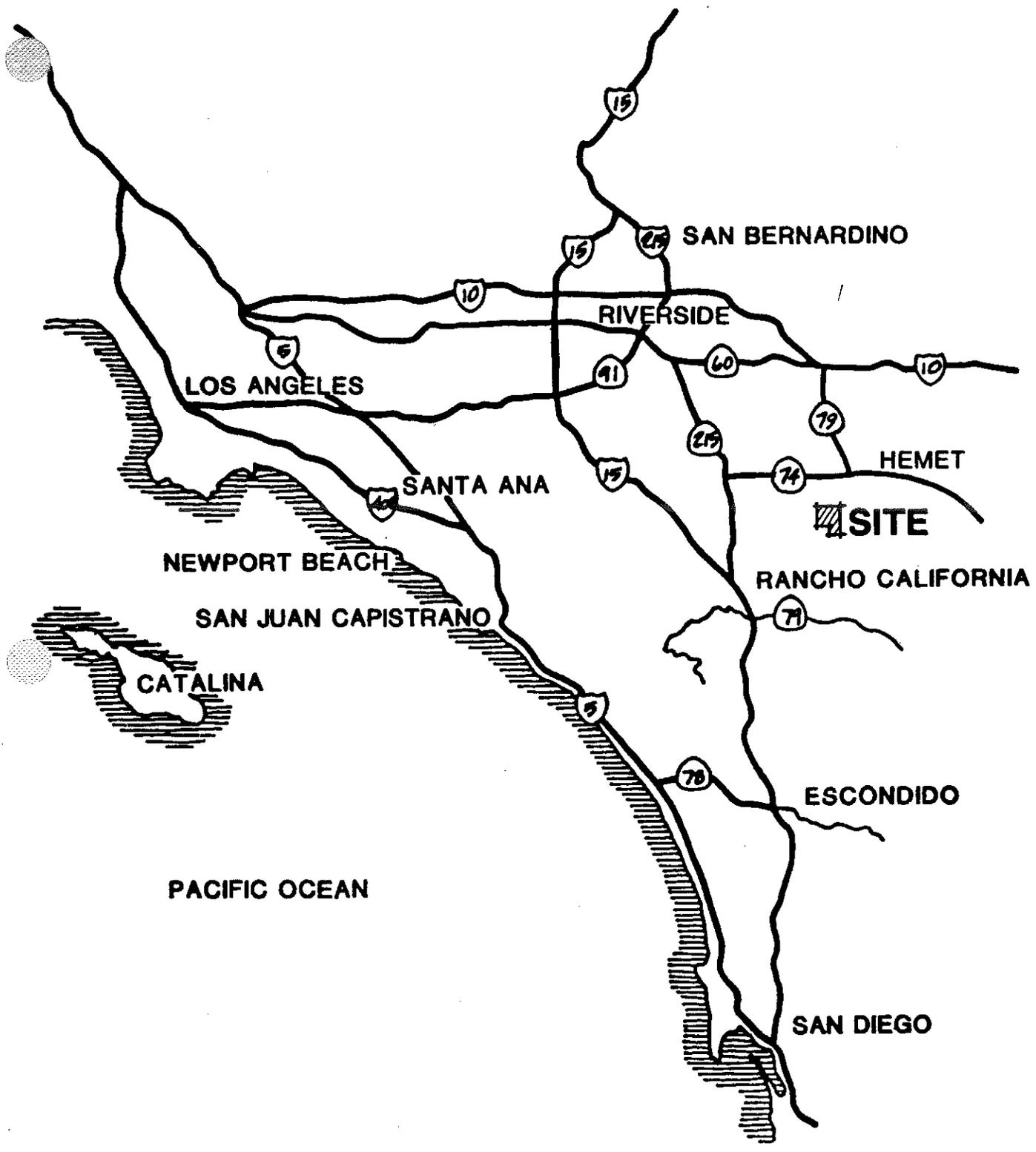
The 767.3 acre parcel has been master planned to provide a variety of residential housing types with a total of 3200 homes oriented to both the primary and senior markets, a Village Center, and approximately 174.5 acres of open space linking the various neighborhoods together. This extensive open space area, accounting for approximately 22% of the total site, will provide for a variety of recreational opportunities at McSweeney Ranch and will be viewed at the major entries into the community. Open Space uses will consist of a golf course and clubhouse facilities, parks, passive recreation areas, and regional drainage facilities which cross the site. In addition, an affordable housing component includes the opportunity to provide up to 300 dwelling units in excess of the 3200 dwelling units specified in the Specific Plan. The affordable housing component is discussed in further detail on page 13.

Design Guidelines have been created to direct the architectural and landscape architectural concepts for McSweeney Ranch ensuring that a high quality community image is achieved. These guidelines will serve to establish the overall development character envisioned for McSweeney Ranch, resulting in residential and commercial designs which are both attractive and compatible with one another. Landscape architectural concepts have been created to further enhance the community image of McSweeney Ranch. These include design concepts for streetscape treatments, land use interface treatments, and entry features for major, secondary, and neighborhood entries throughout the community. Through the implementation of these concepts the McSweeney Ranch Planned Community will become a distinctive asset within the City of Hemet.

The residential market for Hemet has historically been directed toward the retirement market. People who had reached or were anticipating retirement, were attracted to the area by its rural atmosphere, desirable climate, and location. With the expansion of

development in the surrounding communities of Riverside County, and with the changes in Hemet itself, the primary or family housing market is growing and is attracted to the area for similar reasons. As a result of this shift in the residential market, McSweeny Ranch is planned to be flexible in its response to market conditions providing a variety of residential densities and product types ranging from single-family detached to multiple-family opportunities. The land use regulations, design guidelines and community infrastructure will be in place to accommodate the future housing needs and will create a balanced, appealing community within the City of Hemet.

The financing for on-site public services and facilities will be based entirely upon private sources or assessment districts, so that there will be no burden upon the City or its current residents. The formation of such assessment districts will occur following the adoption of this Specific Plan.



NOT TO SCALE

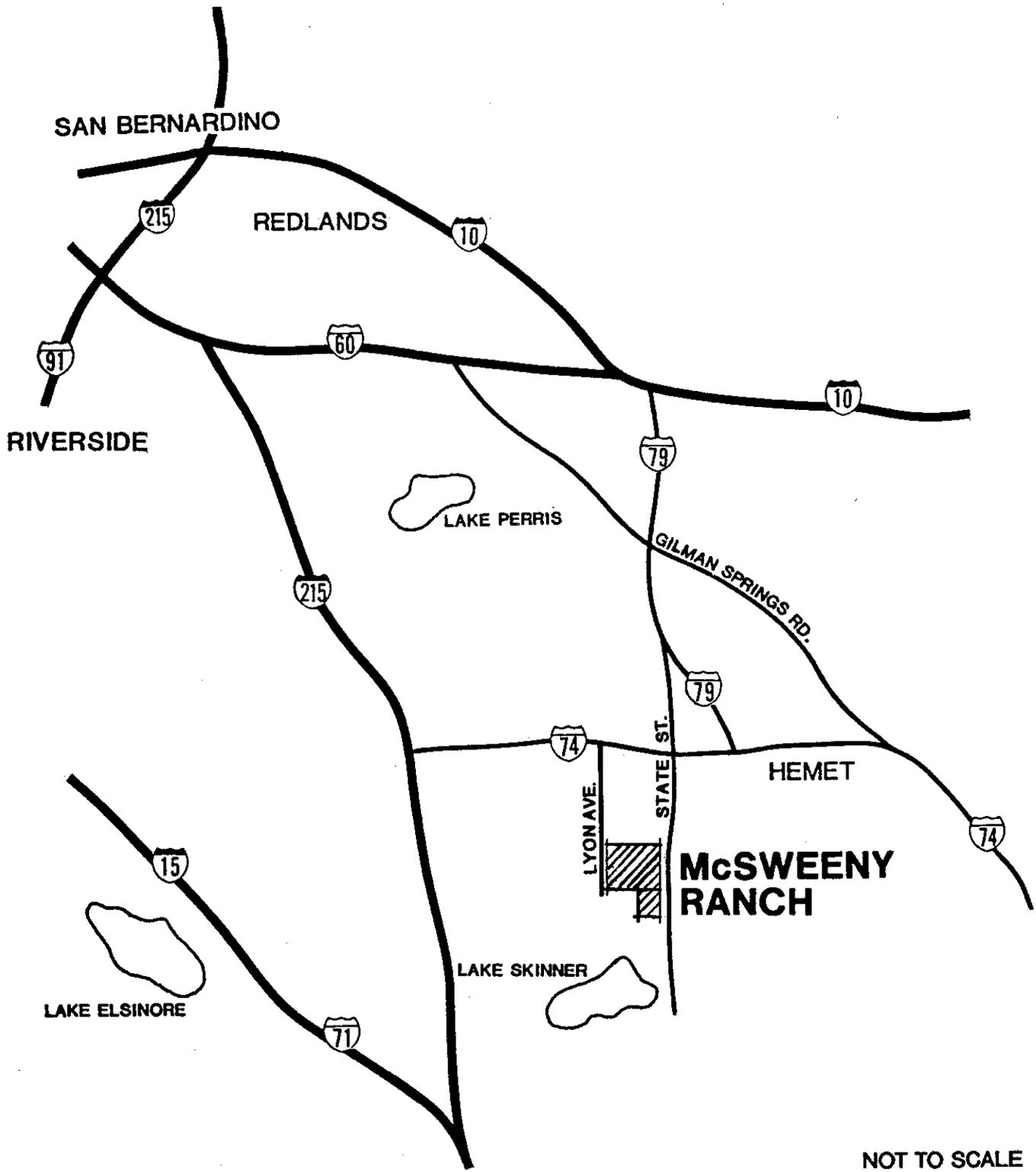
**FIGURE 1
REGIONAL MAP**

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

RANCON FINANCIAL CORPORATION





**FIGURE 2
SITE LOCATION MAP**

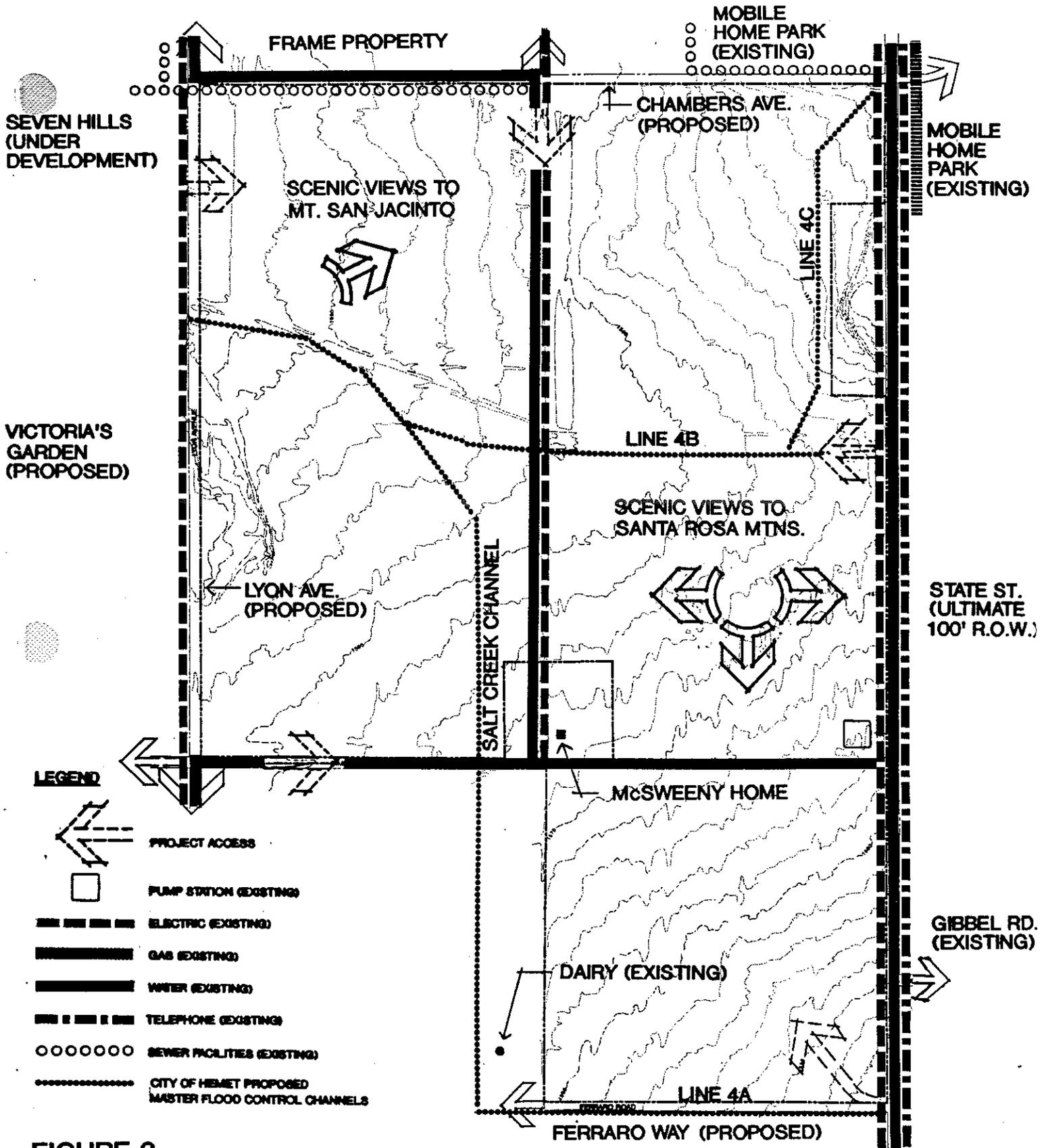
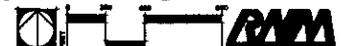


FIGURE 3
OPPORTUNITIES/CONSTRAINTS

McSWEENEY RANCH PLANNED COMMUNITY
 HEMET, CALIFORNIA RANCON FINANCIAL CORPORATION



III. SPECIFIC PLAN

A. PROJECT-WIDE DEVELOPMENT PLANS AND STANDARDS

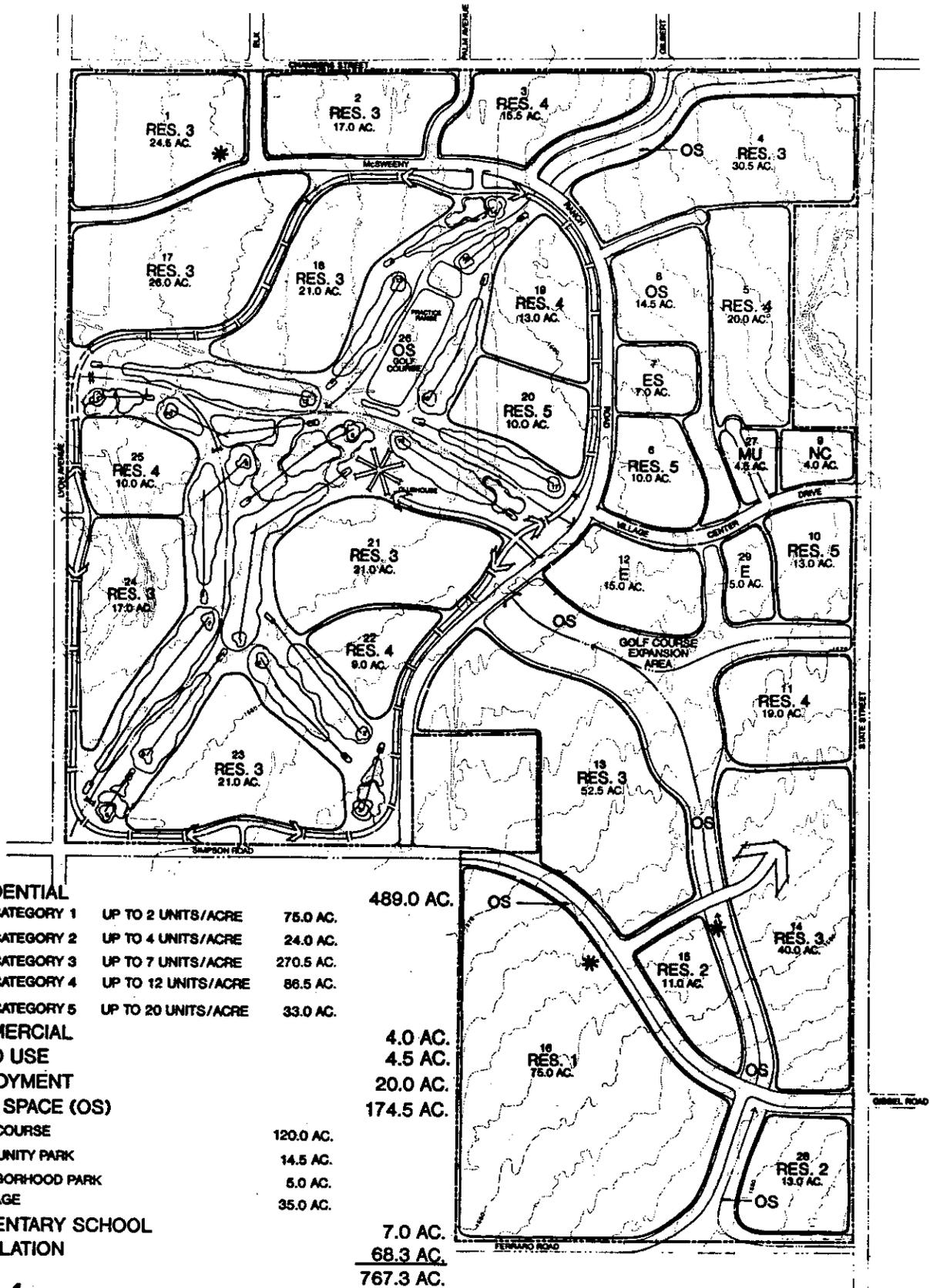
1. Specific Land Use Plan

a. Plan Description

The McSweeney Ranch Planned Community is designed to provide a mix of residential, commercial, and open space land uses within a master-planned environment. Master-planning concepts are incorporated into the design of the project to ensure the creation of a high quality community image which will establish McSweeney Ranch as a distinctive development within the Hemet Valley. The community image is achieved through the coordinated application of appropriate planning, architectural, and landscape architectural elements which are described throughout this Specific Plan. As a result of these concepts, McSweeney Ranch will offer an aesthetically pleasing and comfortable environment for the residents of the community. The locations of the various land uses are depicted on Figure 4, the Land Use Plan, and summarized in Table I and Table II.

In response to the demographic trends anticipated within the Hemet region, McSweeney Ranch is planned to have both Primary Residential uses and Senior Residential uses providing a total of 3200 dwelling units. In addition, an affordable housing component includes the opportunity to provide up to 300 dwelling units in excess of the 3200 dwelling units specified in the Specific Plan. The affordable housing component is discussed in further detail on page 13. The Primary Residential areas and the Senior Residential areas will each provide a variety of housing types and prices which will appeal to a wide range of economic markets. The conceptual location of the Primary Residential areas and the Senior Residential areas are shown on Figure 5. A minimum of 1000 age-restricted senior units shall be incorporated into the community, however, these units may be sited outside of the area shown, subject to tentative map approval.

The Primary Residential neighborhoods are oriented toward the family market and will feature small neighborhood parks distributed throughout the development, as well a larger Community Park located within the Village Center. In addition, off-street bicycle and pedestrian trail networks are planned throughout the community. The age restricted Senior Residential community is an important element of McSweeney Ranch, and is planned as an enclave of individual neighborhoods featuring an 18-hole golf course as its primary amenity. In addition to the golf course, the senior's community may include other amenities such as a private recreation center, golf cart paths and off-street bicycle and pedestrian trails which link the individual neighborhoods to one another as well as the Village Center.

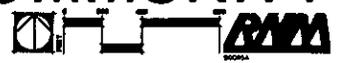


**FIGURE 4
LAND USE PLAN**

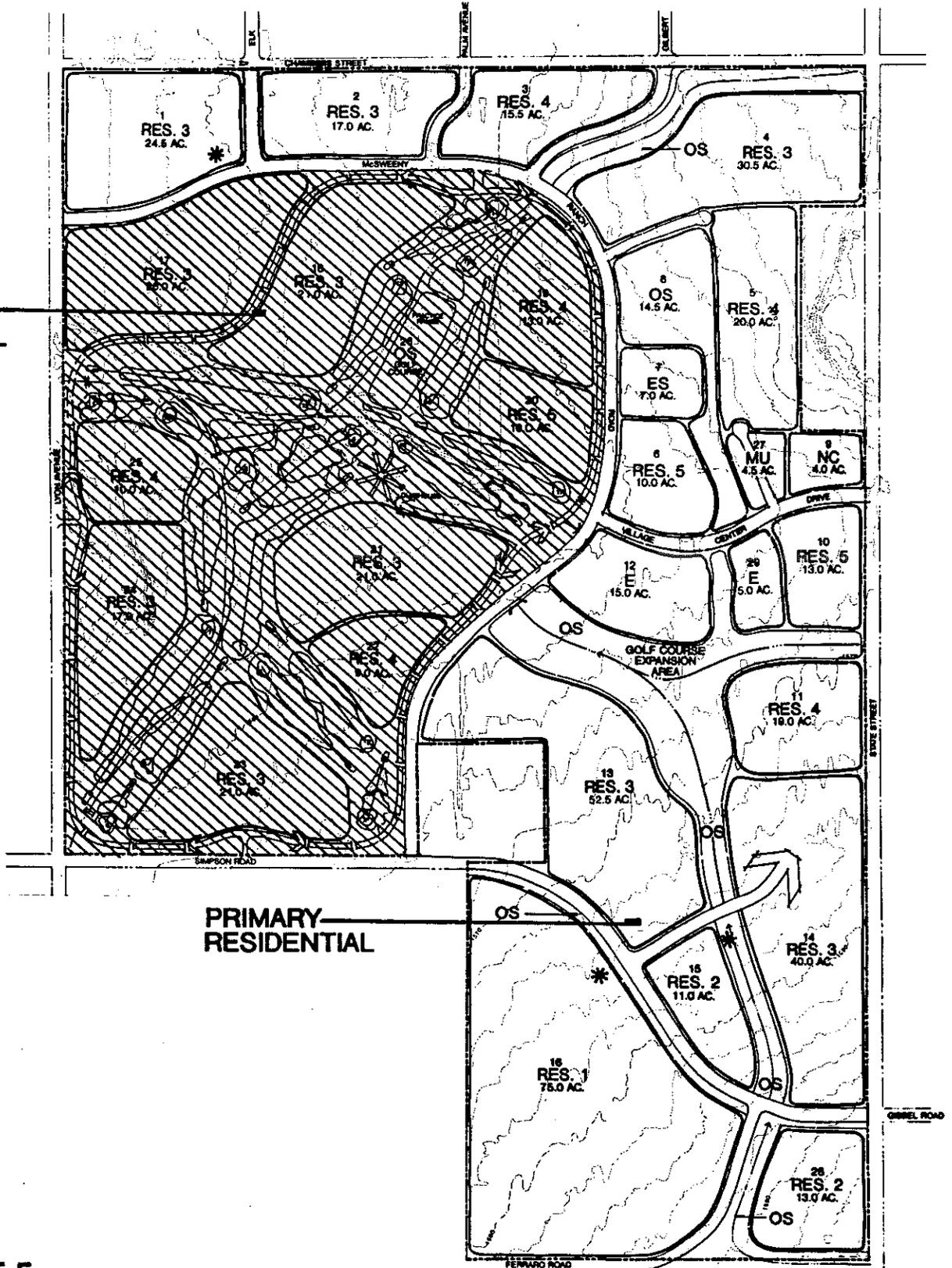
McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

RANCON FINANCIAL CORPORATION



**SENIOR
RESIDENTIAL**



**PRIMARY
RESIDENTIAL**

**FIGURE 5
CONCEPTUAL SENIOR RESIDENTIAL/
PRIMARY RESIDENTIAL COMMUNITIES**

McSWEENEY RANCH PLANNED COMMUNITY
HEMET, CALIFORNIA RANCON FINANCIAL CORPORATION



In order to establish a sense of place and identity, a Village Center has been planned for McSweeney Ranch and is located on 112 acres at the primary entry into the project from State Street. The center will feature a Village Mainstreet which will serve as the core element of this mixed-use development. The Village Mainstreet will reflect a small town character and charm through architectural treatments and detailing, building placement with zero setbacks, on-street parking, and urban design features such as promenades, plazas and fountains. Retail and service uses along with restaurants, professional offices and businesses will be located on the Village Mainstreet. In addition to Mainstreet, the Village Center will also provide a neighborhood commercial center for additional shopping needs of area residents, an Employment Use Area providing on-site job opportunities, a Community Park providing active recreational opportunities, an elementary school with the potential for community uses, and Residential Category 4 and Residential Category 5 development. This mix of uses will provide an active atmosphere around which the entire community will focus.

In addition to the residential neighborhoods and Village Center, a significant amount of land within the community has been set aside as Open Space. This Open Space will serve as a unifying element for the entire community by providing a link between the individual neighborhoods and the various community components such as the Village Center, neighborhood parks and residential areas. The Open Space, encompassing approximately 174.5 acres also includes an 18-hole golf course, the Community Park and neighborhood parks, as well as area-wide drainage paths allowing passive recreational opportunities.

Additional detailed information regarding land use may be found in the Design Guidelines (Section III-B) and the Development Standards (Section III-C) of this Specific Plan.

**TABLE I
LAND USE STATISTICAL SUMMARY**

	GROSS ACRES	DWELLING UNITS
Primary Residential	341	2086
Senior Residential	148	1000
Commercial/Mixed Use	8.5	
Employment	20	114*
Open Space		
Golf Course	120	
Community Park	14.5	
Neighborhood Parks	5	
Drainage, Other	35	
Elementary School	7	
Circulation	68.3	
TOTAL	767.3	3200**

RESIDENTIAL SUMMARY

	GROSS ACRES	DWELLING UNITS
Res 1	75	150
Res 2	24	96
Res 3	270.5	1594
Res 4	86.5	746
Res 5	33	500
Employment		114*
RES TOTAL	489	3200**

* Subject to City approval as further discussed in the accompanying text.

** Does not include 300 bonus units as provided for on page 13 herein.

**TABLE II
LAND USE STATISTICAL TABULATION**

	PLANNING AREA	LAND USE DESIGNATION	GROSS ACREAGE	DENSITY RANGE (DU/AC)	TARGET UNITS
Primary Residential					
	1	Res 3	24.5	4-7	146
	2	Res 3	17	4-7	98
	3	Res 4	15.5	7-12	140
	4	Res 3	30.5	4-7	185
	5	Res 4	20	7-12	185
	6	Res 5	10	12-20	150
	10	Res 5	13	12-20	200
	11	Res 4	19	7-12	171
	13	Res 3	52.5	4-7	320
	14	Res 3	40	4-7	245
	15	Res 2	11	2-4	44
	16	Res 1	75	2	150
	28	Res 2	13	2-4	52
Subtotal			341		2086
Senior Residential					
	17	Res 3	26	4-7	150
	18	Res 3	21	4-7	121
	19	Res 4	13	7-12	102
	20	Res 5	10	12-20	150
	21	Res 3	21	4-7	105
	22	Res 4	9	7-12	70
	23	Res 3	21	4-7	105
	24	Res 3	17	4-7	119
	25	Res 4	10	7-12	78
Subtotal			148		1000
Employment					
	12	E	15	---	57*
	29	E	5	---	57*
Commercial					
	9	C	4	---	---
	27	MU	4.5	---	---
Open Space					
	26	OS	120	---	---
	8	OS	14.5	---	---
	---	OS	5	---	---
	---	OS	35	---	---
Schools					
	7	ES	7	---	---
Circulation					
	---	---	68.3	---	---
Grand Total			767.3	4.17	3200**

* Subject to City approval as discussed in the accompanying text.
 ** Does not include 300 bonus units as provided for on page 13 hereir

The proposed land uses include:

1) Residential

The objectives of the residential development of McSweeney Ranch are as follows:

- To provide a mix of housing types to address the needs of a broad spectrum of prospective residents.
- To provide a diversity of housing types allowing for substantial flexibility in the phasing of development, thus permitting the project to respond to market changes over an extended development time frame.

The 3200 dwelling units proposed for McSweeney Ranch represent an overall project density of approximately 4 units per acre. This is consistent with densities recommended by the Citizen's Advisory Committee for the City of Hemet General Plan. In addition, an affordable housing component includes the opportunity to provide up to 300 dwelling units in excess of the 3200 dwelling units specified in the Specific Plan. The affordable housing component is discussed in further detail on page 13. The individual residential neighborhoods within the McSweeney Ranch Planned Community have been designated as Planning Areas and are categorized into five land-use categories: Residential Category 1 through Residential Category 5.

The Residential Category 1 area consisting of approximately 66 acres in Planning Area 16, is designated for up to 2.0 units per acre. The minimum lot size in this planning area will be 10,000 square feet except for those lots adjacent to western and southern boundary of Planning Area 16, where the lots will be half acre minimum in size. The Residential Category 1 area will act as a transitional area between the generally rural area south of the project site and the more urban character of Hemet to the north and west of the project site.

The Residential Category 2 areas are characterized by 5,000 square foot minimum lots with a density range of up to 4.0 units per acre providing for the development of single-family detached houses. The Residential Category 2 is located in Planning Areas 15 and 28.

The Residential Category 3 areas, with density ranges up to 7.0 dwellings per acre, will be located in Planning Areas 1, 2, 4, 13, 14, 17, 18, 21, 23 and 24. These planning areas will permit a variety of residential products with a minimum lot size of 3,500 square feet for single-family detached homes. This Residential

Category also permits the development of single-family attached and mobile homes, providing for the development of residential products appealing to a wide range of prospective buyers.

The Residential Category 4 planning areas offer a density range up to 12.0 units per acre and are located in planning areas are 3, 5, 11, 19, 22, and 25. The development standards provide the opportunity to create innovative, moderately priced, single-family detached, single-family attached, apartments, condominiums, and mobile homes as more fully described in the Development Standards (see III.C) of this Specific Plan.

The Residential Category 5 areas with a density range up to 20.0 dwellings per acre are located in Planning Areas 6, 10 and 20 near the Village Center. This category provides for the development of single-family attached, apartments, condominiums, and mobile homes. Located on the perimeter of the site, these Planning Areas provide access to the regional circulation system, minimizing the traffic impact on lower density areas.

Affordable Housing. The potential for reduction in vehicular trips as a result of the Employment Use Area and other factors, enables the McSweeney Ranch Specific Plan to provide the opportunity for affordable housing, as defined by the City. The goal of affordable housing is to provide housing for those who may work within the project. To this degree, the emphasis is on market rate housing, rather than seniors/age restricted. Another goal is to further intensify the land usage in and around the Village Center, so that people may have the opportunity to live, work and recreate within a reasonable walking distance.

This affordable housing shall be in an amount not to exceed 300 dwelling units in excess of the 3200 dwelling units specified in the McSweeney Ranch Specific Plan. These dwelling units shall be distributed within Planning Areas 4, 5, 6, 10, 11, 12, 27 and 29 (Village Center area), and the extent of their provision shall be at the discretion of the developer of McSweeney Ranch, and subject to the approval of the City.

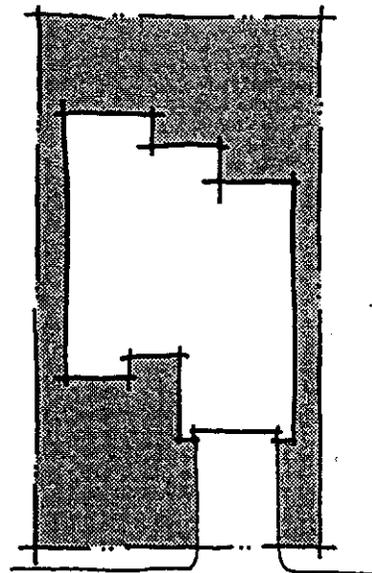
The extent and type of affordable housing shall, in part, be governed by the level of project impacts delineated in the Final EIR. The levels of project impact established in the Final EIR will not be exceeded by the addition of affordable housing. Any additional automobile trips and the related traffic, air quality and noise impacts associated with the affordable housing will be compensated by the reduction of trips due to the on-site Employment Use Area.

In addition, the affordable housing may take a variety of "forms". Such uses generate lower levels of environmental impact (i.e. traffic, utility usage, etc.) as compared to single-family residential housing. Any such uses shall be subject to design criteria to assure that the single-family character of residential planning areas is maintained.

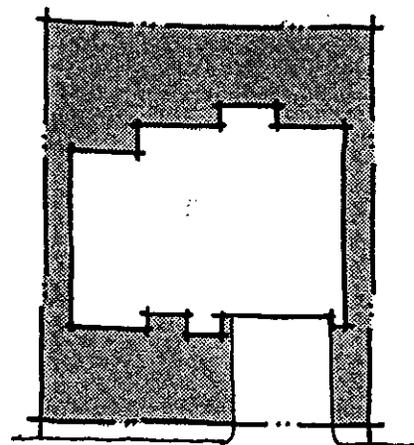
Affordable housing proposals may include the following types:

- Residential "over" retail and other commercial and employment uses within the Village Center and designed in accordance with the site development standards for the Village Center
- "For rent flats" situated as carriage units above garages or detached units, and designed in accordance with the site development standards contained herein.

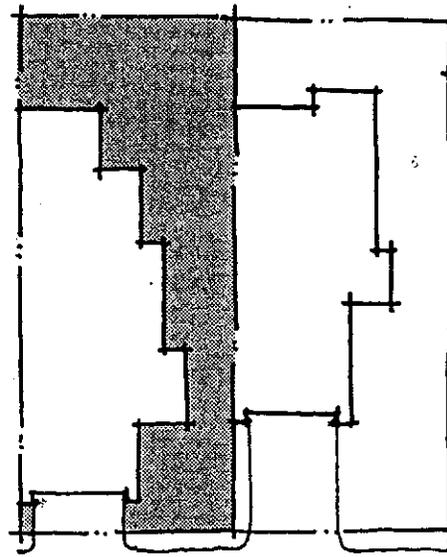
Product Innovation. Innovative product concepts are encouraged for the McSweeny Ranch Planned Community. As new concepts in housing are developed over a period of time, or as changes occur in the marketplace, the Specific Plan is designed to respond in a positive manner. The following are examples of potential single-family detached products for McSweeny Ranch.



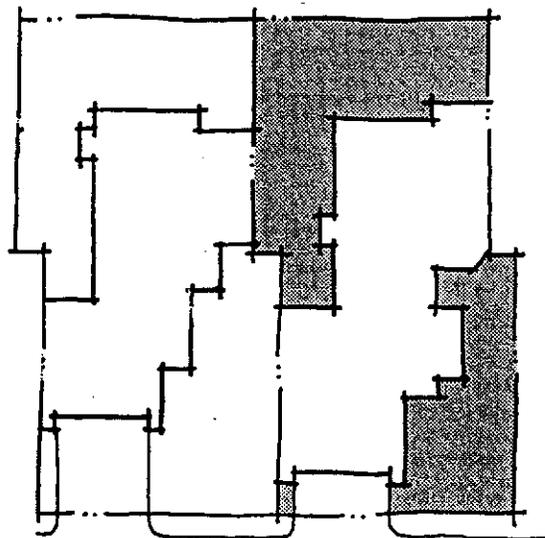
A. CONVENTIONAL



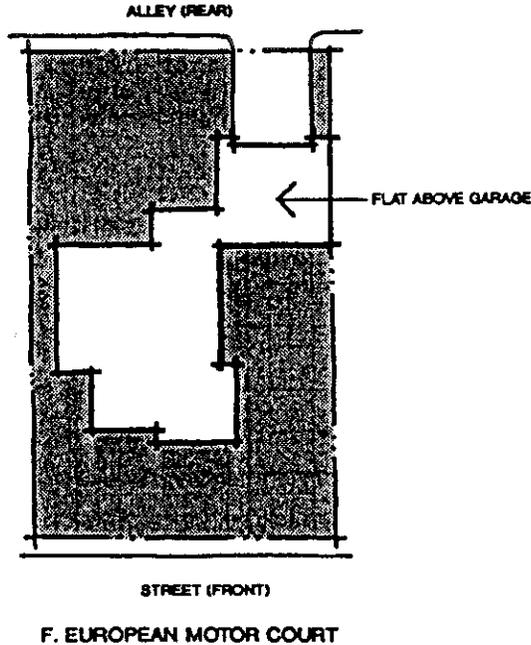
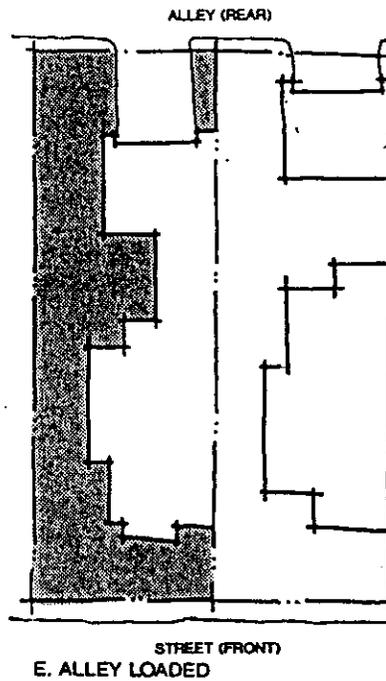
B. WIDE/SHALLOW



C. ZERO LOT LINE



D. Z-LOT



Transfer of Density. The number of dwelling units identified for an individual planning area may decrease by any amount as determined by market conditions. Alternately, the number of dwelling units within an individual planning area may be increased by no more than 10% of the target number expressed for that area, as long as a corresponding decrease in dwelling units occurs within another planning area. The project total of 3200 units would not be exceeded, therefore an amendment to this Specific Plan would not be necessitated. In addition, an affordable housing component includes the opportunity to provide up to 300 dwelling units in excess of the 3200 dwelling units specified in the Specific Plan. The affordable housing component is discussed in further detail on page 13.

2) Village Center

In order to create a sense of place, the Village Center is designed to portray a small town character for McSweeney Ranch. Located at the primary entry point of the project, the Village Center serves as the "front-door" to the community and will become the strong community identity element for McSweeney Ranch and will be the main focus of the community. With its close proximity to both the senior and primary residential neighborhoods, the Village Center will become the common hub providing for the social interaction of these two groups.

The 112 acre Village Center is located at the confluence of the major pedestrian corridors of McSweeney Ranch, providing residents the opportunity to walk or bicycle to it. In addition, a strong pedestrian orientation is planned within and between the various land use components of the Village Center. The Village Center consists of a multiplicity of land uses characterized in these six components: Mixed-Use, Neighborhood Commercial, Employment, a Community Park, an Elementary School, and Residential Category 4 and Residential Category 5 development. Urban design features such as pedestrian promenades, plazas, and fountains serve to link the various components of the Village Center and to encourage social and cultural interests such as art displays, street musicians, art/craft exhibits, small concerts, and outdoor cafes. Small plazas which serve as public gathering areas, open squares, secluded enclaves and small gardens further accentuate the Village Center's small town ambience. The location of the Village Center is shown on Figure 6.

The Village Center land uses are shown in Figure 7. Minor adjustments to the land uses which further enhance the pedestrian orientation of the Village Center shall be permitted. The Village Center is subject to a Site Development Plan Review in accordance with the provisions of Section III.C.9. of this Specific Plan.

The six components of the Village Center are described in further detail as follows:

- Village Mainstreet

Village Mainstreet will be a mixed-use area providing a primary focal area within the Village Center as well as the entire McSweeney Ranch. An illustrative example which conceptually indicates a potential site design for Village Mainstreet is shown on Figure 39. Consisting of approximately 4.5 acres, the Village Mainstreet area is adjacent to each of the other five components of the Village Center providing further opportunity for a variety

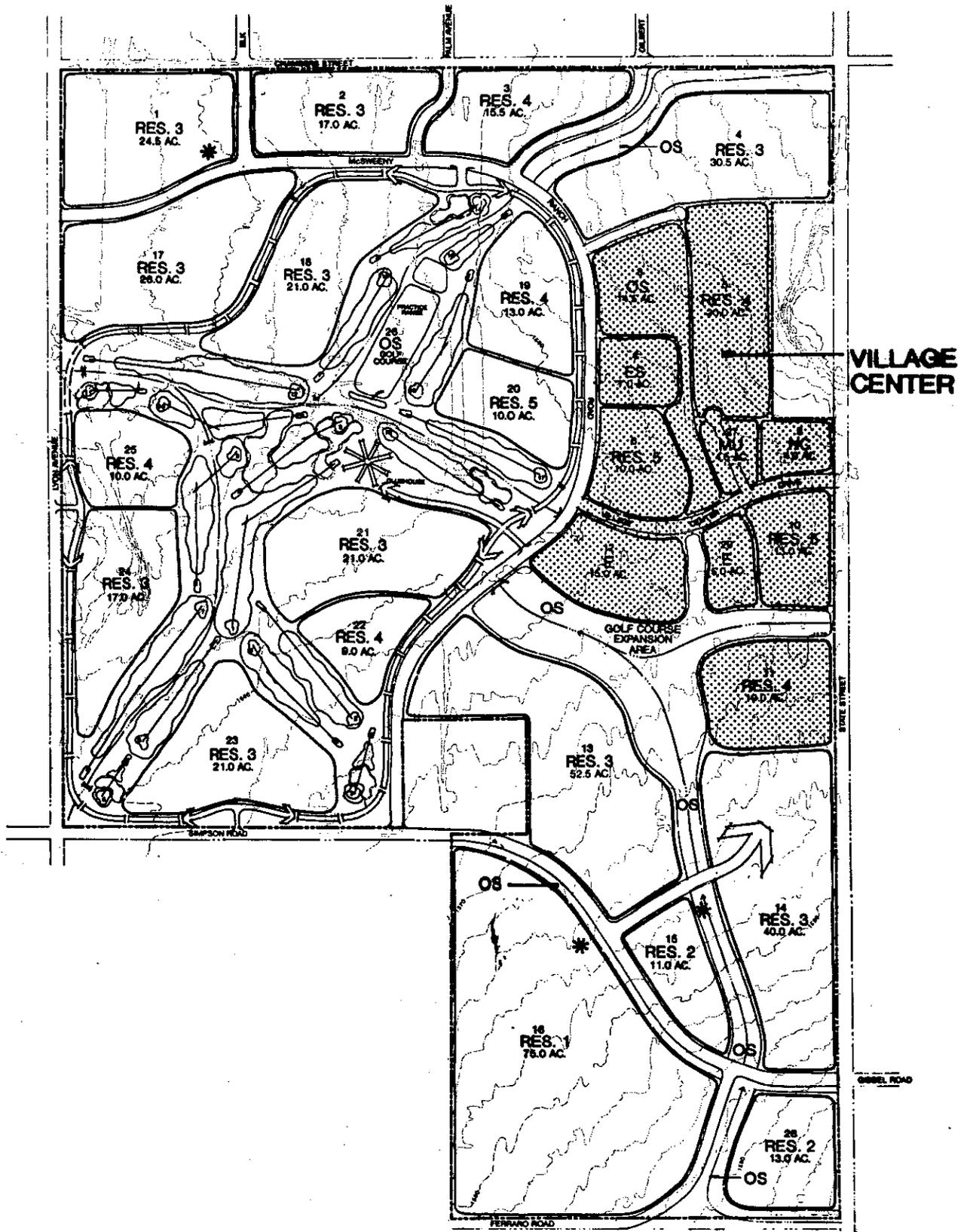


FIGURE 6
CONCEPTUAL VILLAGE CENTER LOCATION PLAN

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

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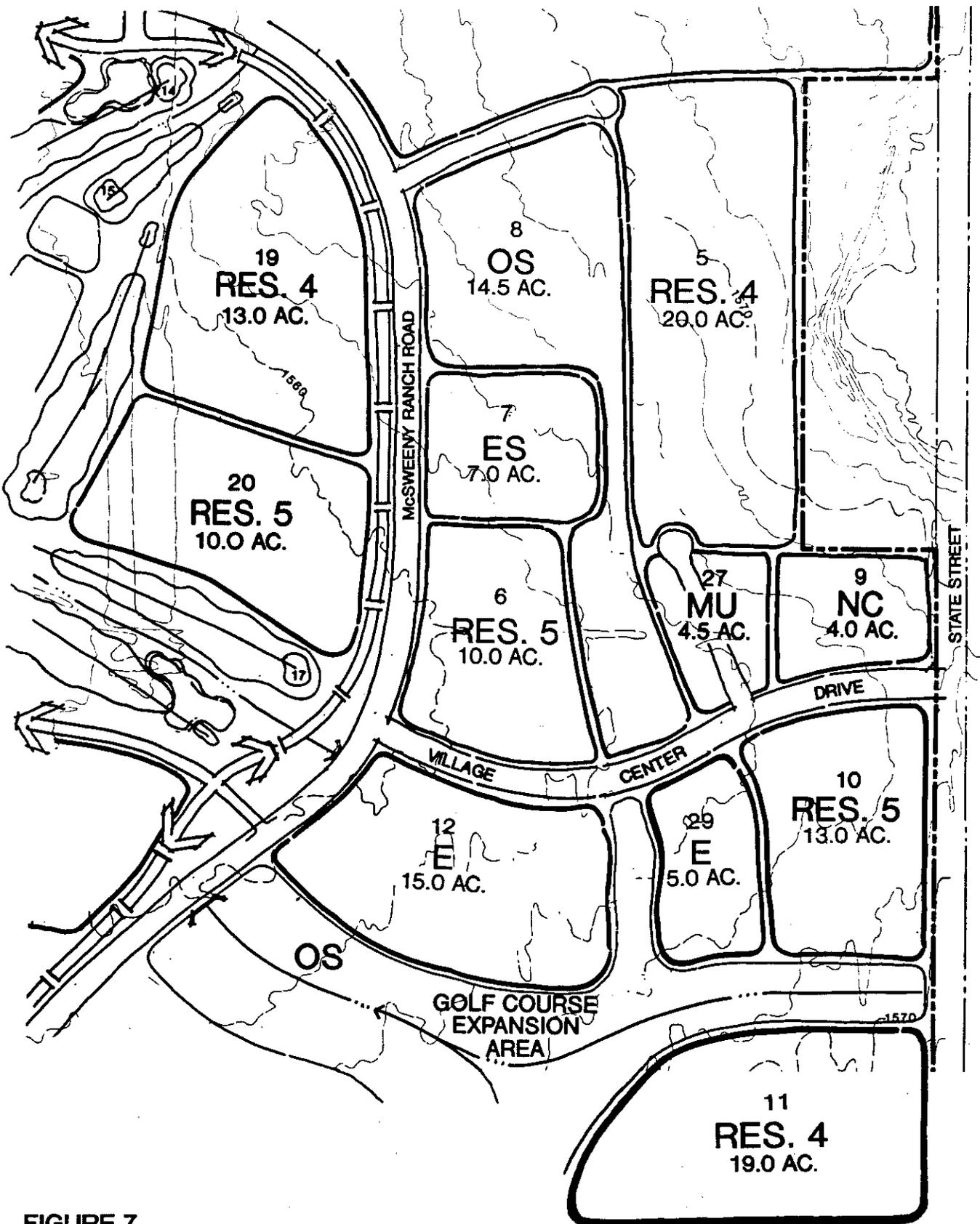


FIGURE 7
VILLAGE CENTER CONCEPT PLAN

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of activities and uses to occur. A small town character and charm will be achieved through architectural treatments and detailing, building placement with zero setbacks and on-street parking, along with the plazas and promenades. Retail and service uses, restaurants, professional offices, businesses and other uses as further defined in the Development Standards Section III.C.7 will be located on the Village Mainstreet.

- Neighborhood Commercial

A four acre neighborhood commercial component is proposed to serve McSweeny Ranch and surrounding areas. The planned commercial area is intended to encourage the development of attractive, innovative and efficient commercial sites containing uses which will serve the daily neighborhood service retail needs of the residents. Examples may include market, bakeries, dry goods, florists, cleaners, and other uses as further defined in the Development Standards Section III.C.6.

- Employment Use Area

An Employment Use Area consisting of 20 acres is proposed to provide the opportunity for residents of McSweeny Ranch to work in the same neighborhood in which they live. The Employment Use Area is described in further detail in Section III.A.1.a.3) of this Specific Plan.

- Community Park

The Community Park, consisting of approximately 14.5 acres, is ideally located for community-wide use adjacent to the neighborhood commercial site, primary and senior residential uses, and the elementary school. It is linked to the entire community by open space corridors which meander through the project site. The Community Park is intended to provide active recreational opportunities such as tennis courts, ball fields, and hard surface multi-purpose courts. In addition, passive activities such as picnic areas, sitting areas, and trails will be provided.

- Elementary School

The 7.0 acre elementary school site within the Village Center area is located adjacent to the Community Park providing the potential for joint use of these facilities. The school is also intended to provide the opportunity for other community uses such as meeting facilities, adult education, and adult/child care.

- Residential Category 4 and Residential Category 5

The Village Center will include single-family detached or attached with a density up to 12 units per acre and a multi-family residential component with a density of 15 units per acre. The proximity to Mainstreet, the neighborhood commercial site, Employment Use Area, community park and elementary school will encourage non-vehicular traffic from these residential areas via use of the extensive bicycle/pedestrian path network.

3) Employment Use Area

An Employment Use Area is proposed as a component of the Village Center. The Employment Use Area is designed as an attractive environment for business and office uses to locate in order to encourage residents of McSweeney Ranch to work in the same neighborhood in which they live.

It is estimated that with approximately 2000 primary residential units within McSweeney Ranch, that theoretically jobs for nearly 50% of these households could be captured on-site. This would result in approximately 1000 jobs within the Employment Use Area. Typically, the employee density in a business/office setting averages approximately 50 employees per acre. Accordingly, a 20 acre site has been designated for the Employment Use Area.

The Employment Use Area designation is a permitted land use, the extent to which is governed by its ability to maintain the "threshold" impacts specified in the EIR. Any use within the Employment Use Area shall be evaluated upon its ability to reduce, or mitigate impacts associated with the project; or, at a minimum, to maintain and to not exceed those impact levels established in the Final EIR. It is felt that the proposed Employment Use Area will act as a trip "magnet" or attractor rather than a trip generator. To this end, the total number of external vehicle trips associated with the project may actually be reduced as a result of the addition of the Employment Use Area. Therefore, traffic and air quality related impacts are not increased and may in fact be reduced.

This reduction of overall external trips will also reduce the average vehicle trip length thereby reducing the total number of vehicle miles travelled and the resultant regional air quality degradation. The reduced number of external roadway trips may also reduce off-site noise impacts. Additionally in conjunction with the Riverside Transit Authority and the City, the applicant plans to develop a mass transit program throughout McSweeney Ranch. This program, including such elements as turn-outs and collection points, will be implemented during the Tentative Map process.

At the City's sole discretion, Planning Areas 12 and 29 may be utilized for 114 dwelling units in the event that the City determines such uses are appropriate, in lieu of employment uses. If utilized, the dwelling units shall conform to the Development Standards for Residential Category 4 as set forth in Section III.C.4 of the McSweeney Ranch Specific Plan.

4) Open Space

McSweeny Ranch will provide an extensive Open Space element serving as a major unifying feature for various components of the community. The open space system, as depicted on Figure 8, will total 174.5 acres providing a variety of recreational opportunities for both the senior and primary residential neighborhoods. This total greatly exceeds the criteria in the City of Hemet Subdivision Ordinance which requires 2.5 acres per every 1000 residents to be devoted to open space.

The following descriptions indicate the general concepts of the Open Space element within McSweeny Ranch. The major components of the Open Space Element include: an 18-hole golf course, a Community Park, neighborhood parks, landscape setbacks and passive recreation/area-wide drainage.

a) Golf Course and Clubhouse Facility

The major amenity planned for the senior community is a 120 acre 18 hole golf course along with its associated clubhouse uses and activities. Although the privately-owned golf course is within the senior community, it will be open for public play. The golf course may be expanded, if determined feasible by the developer, into other open space areas.

b) Parks

McSweeny Ranch will provide space to accommodate a Community Park and several neighborhood parks to be located throughout the community. The parks are planned to provide the opportunity for a variety of recreational uses based on community needs.

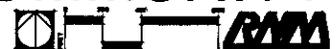


**FIGURE 8
CONCEPTUAL OPEN SPACE PLAN**

McSWEENEY RANCH PLANNED COMMUNITY

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- Community Park

The 14.5 acre Community Park located within the Village Center, Figure 7, will be a multi-use facility providing for large field sport activity such as baseball, football and soccer. In addition to lighted field sports, the community park may also provide the following types of activities:

- . Childrens' play areas (play grounds, sand lots)
- . Lighted tennis courts
- . Multi-purpose courts
- . Picnic shelters and facilities
- . Snack bars and restrooms
- . Walking, jogging and bicycling pathways
- . Exercise stations
- . Passive activity areas
- . Lake feature

- Neighborhood Parks

The Neighborhood Parks total 5 acres with each park ranging in size from one to two acres. These parks generally provide for more passive recreational activities than the Community Park and are planned to be located within the Open Space system or within individual Planning Areas. The exact location of the Neighborhood Parks will be determined jointly by the Developer and the Parks Department. A Conceptual Neighborhood Park is depicted in Figure 9. The Neighborhood Parks will be characterized by the following types of uses:

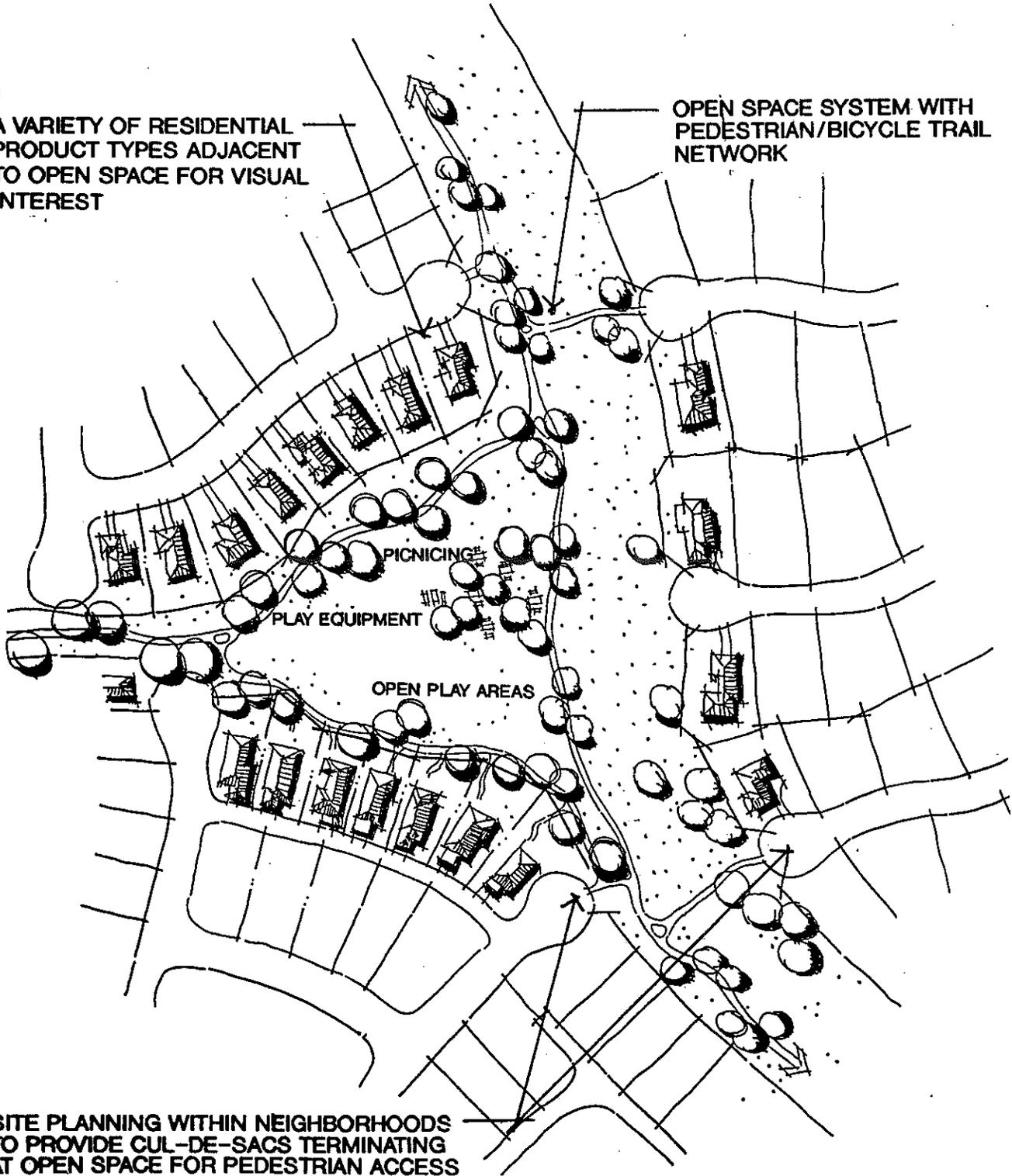
- . Childrens' play area (play ground, sand lot)
- . Multi-purpose courts
- . Picnic areas
- . Walking, jogging and bicycling pathways
- . Passive activity areas

c) Passive Recreation/Area Wide Drainage

- The area devoted to open space has also been designed to accommodate and enhance the drainage areas. This provides the opportunity to develop an extensive pedestrian and bicycle trail network linking the various components of the community such as the community and neighborhood parks,

A VARIETY OF RESIDENTIAL
PRODUCT TYPES ADJACENT
TO OPEN SPACE FOR VISUAL
INTEREST

OPEN SPACE SYSTEM WITH
PEDESTRIAN/BICYCLE TRAIL
NETWORK



SITE PLANNING WITHIN NEIGHBORHOODS
TO PROVIDE CUL-DE-SACS TERMINATING
AT OPEN SPACE FOR PEDESTRIAN ACCESS

FIGURE 9
NEIGHBORHOOD PARK

McSWEENEY RANCH PLANNED COMMUNITY

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Village Center, golf course and clubhouse, schools, and individual neighborhoods.

d) **Landscape Setbacks**

Landscape Setbacks provide approximately 5.5 acres of open space. They include an additional 25 foot scenic Highway Landscape along State Street, a 10 foot Landscape Setback along Lyon Avenue and a 12 foot Landscape Setback along McSweeny Ranch Road.

b. **Land Use Development Standards**

At a broad, project-wide level, general development provisions are established to work in coordination with the Development Standards Section III.C. and Design Guidelines Section III.B. to ensure orderly and sensitive project development. Project-wide development provisions include the following:

- 1) The specific plan project area shall be developed with a maximum of 3200 dwelling units on approximately 767 acres, as shown on the Specific Land Use Plan (Figure 4). Permitted uses include residential, commercial, employment, community facilities, open space, and circulation facilities. The project total of 3200 dwelling units will not be exceeded except as described in subsection 13) below.
- 2) Proposed uses and development standards shall be in accordance with the established Development Standards (Section III.C.) within this Specific Plan, and shall be defined by future site plans and appropriate applications. In the event that certain standards are not covered by this Specific Plan, the standards contained within the City of Hemet Municipal Code, Title 17, (Zoning) shall prevail.
- 3) Upon application to and consideration by the City of Hemet, the number of dwelling units identified for an individual planning area may decrease by any amount as determined by market conditions. Alternately, the number of dwelling units within an individual planning area may be increased by no more than 10% of the target number expressed for that area, as long as a corresponding decrease in dwelling units occurs within another planning area. The project total of 3200 units will not be exceeded, except as described in subsection 13) below; therefore an amendment to this Specific Plan would not be necessitated.
- 4) Future development opportunities may occur resulting in minor modifications to the locations of the various land uses and circulation patterns throughout the site. The general points of access into and out of the community, however, would remain as

indicated within this Specific Plan. The project total of 3200 units shall not be exceeded, except as described in subsection 13) below; therefore the impacts on the traffic and infrastructure systems would remain unchanged. As a result, an amendment to this Specific Plan would not be required to respond to a development opportunity, when it is determined by the Director of Community Development that the change is minor. Any change shall be documented in the project file.

- 5) In addition to the requirements of Title 24, energy conservation techniques shall be employed within the project when determined to be feasible by the planning area builder. These techniques involve proper building orientation, planting trees to take advantage of the sun, providing adequate roof overhangs, properly insulating walls, and installing simple heat storage systems.
- 6) Development of the open space will conform to all drainage and flood control criteria as described in Section III.A.4.
- 7) The exact boundary between the open space and adjacent residential planning areas is designed to be flexible and may be adjusted during the tentative tract map stage as long as the total amount of land devoted to open space is not reduced. This will permit an undulating residential edge to be created along the proposed golf course and other Open Space areas.
- 8) The Open Space system will include a pedestrian and bicycle trail network linking the various components of the community.
- 9) Individual Planning Areas shall provide non-vehicular access to the pedestrian and bicycle trail system within the Community Open Space.
- 10) The golf course shall be designed to include a 300 foot wide area for single fairways, 500 foot wide area for two parallel fairways and a minimum distance from pin to dwellings of 150 feet.
- 11) All public open space/recreation areas within the project shall be developed in accordance with the appropriate zoning requirements and operated to maintain public access to the recreation facilities.
- 12) The archeological sites which exist in Planning Areas 24 and 25 shall be preserved and incorporated into the Open Space system.
- 13) An affordable housing component includes the opportunity to provide up to 300 dwelling units in excess of the 3200 dwelling units specified in the Specific Plan. The affordable housing component is discussed in further detail on page 13.

2. Circulation Plan

a. Circulation Plan Description

Circulation systems within master-planned communities are characterized by a hierarchy of street patterns. The McSweeney Ranch Conceptual Circulation Plan, as depicted in Figure 10, is designed to provide safe and efficient access to individual residential neighborhoods, the Village Center, and recreation areas through a system of major, secondary, and collector streets.

The circulation plan has been developed as a result of a thorough traffic analysis which has been prepared for the area. The improvements to be constructed in conjunction with development of the McSweeney Ranch are described below and conform to the City of Hemet's General Plan currently under review.

Principal north-south roadway access to the site is provided by State Street. State Street is designated as a Major street in the City of Hemet's Circulation Plan with an ultimate right-of-way of 100 feet. Additional north-south access to the site is provided by Lyon Avenue designated as a Secondary street with an ultimate right-of-way of 88 feet, as well as Palm Avenue, Elk Avenue and Gilbert Avenue, designated as a Collector streets with 66 foot right-of-ways. McSweeney Ranch Road provides an internal connection between the northern portion of the site to Simpson Road in the southern portion of the site. McSweeney Ranch Road is a 66 foot collector which will provide internal circulation linking all roadway systems within McSweeney Ranch and directing project traffic away from existing regional roadways. Simpson Road will provide the primary east-west access through the project and will provide alternate access to the northwest portion of Hemet. Simpson Road will be designated as a Major street with a 100 foot right-of-way. In addition, it is proposed that a portion of Ferraro Way be improved as a Collector with a 66 foot right-of-way. Chambers Avenue is to be improved to create a total right-of-way of 66 feet, with the south half dedicated and improved as part of McSweeney Ranch. Refer to Figures 11, 12, and 13 for the Roadway Cross Sections.

Streets within individual planning areas may be public local streets, or as an option, they may be private streets owned by a property owners' association.

In addition to the vehicular circulation system, off-road bicycle and pedestrian trail networks will be provided. These networks serve to connect the community elements with individual neighborhoods. The bicycle and pedestrian trail networks will be provided as depicted on the Roadway Cross Sections (Figures 11, 12, and 13) and in the Design Guidelines Section III.B.2.c.

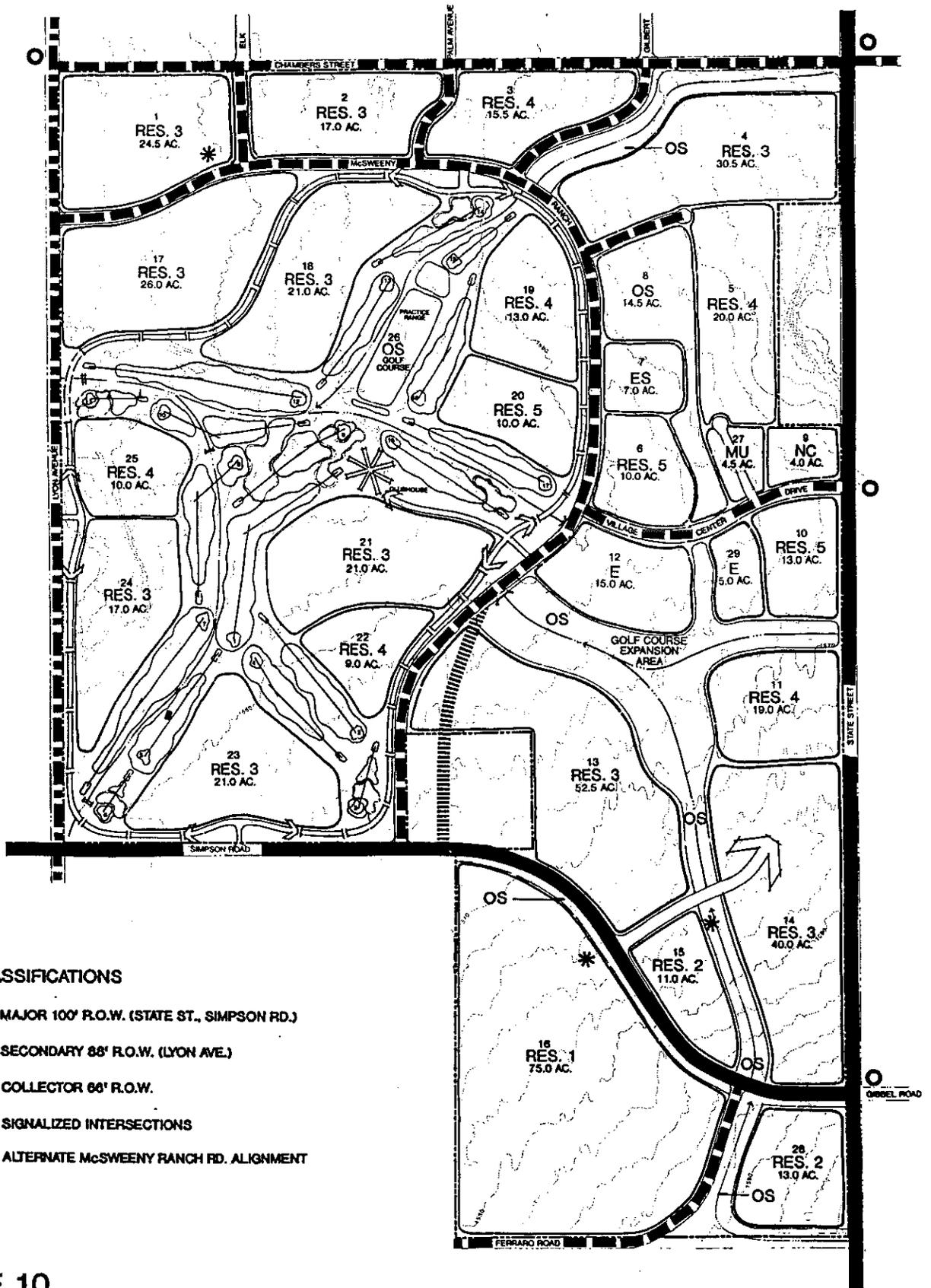
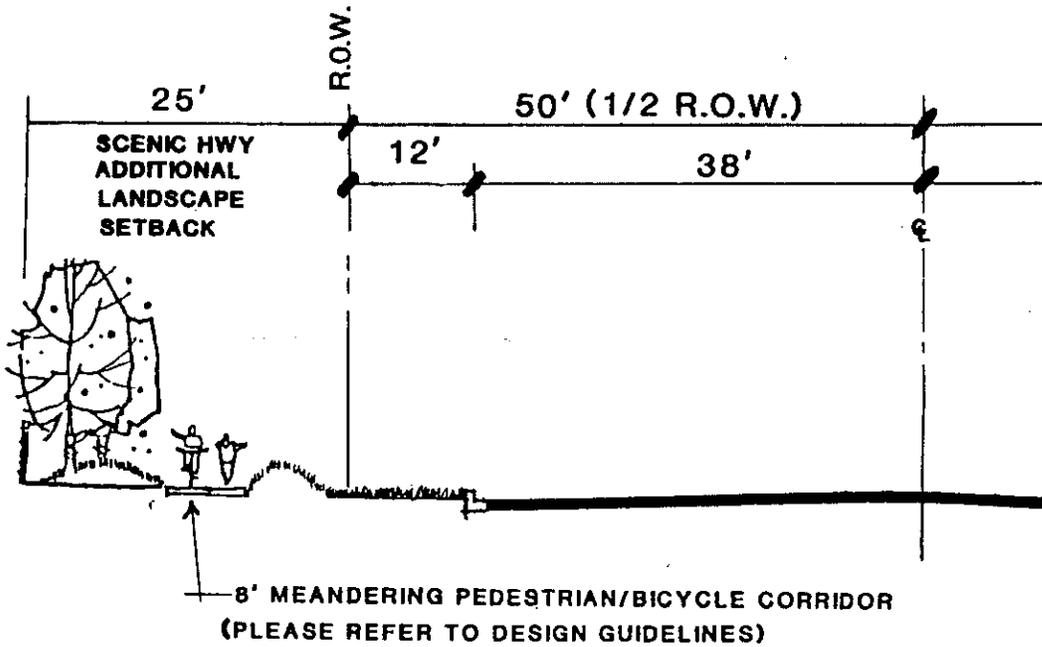
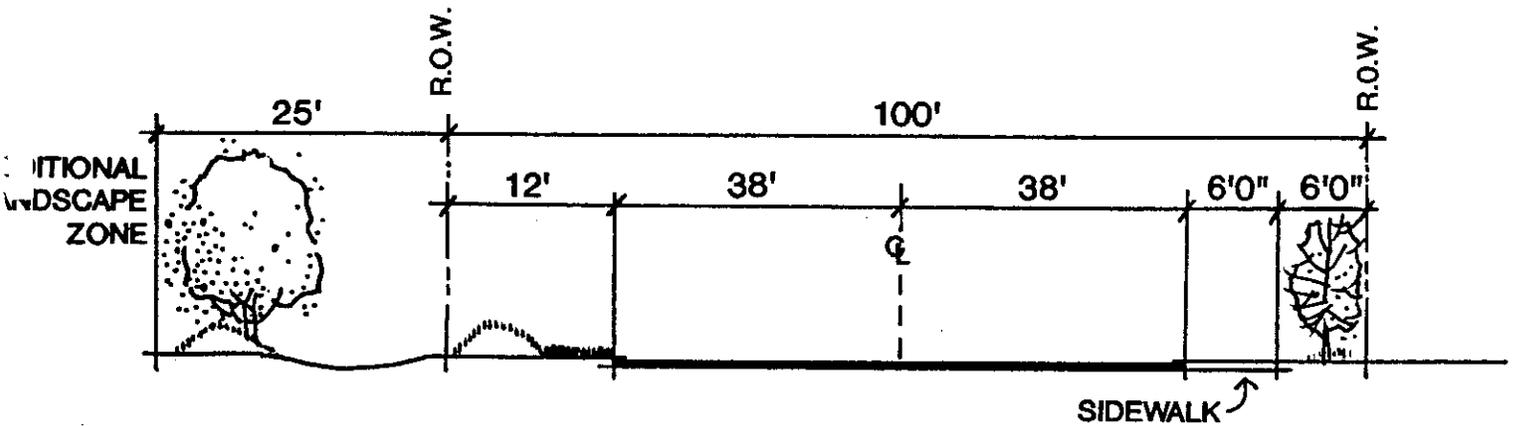


FIGURE 10
CONCEPTUAL CIRCULATION PLAN



**MAJOR
(STATE STREET)**



**MAJOR
(SIMPSON ROAD)**

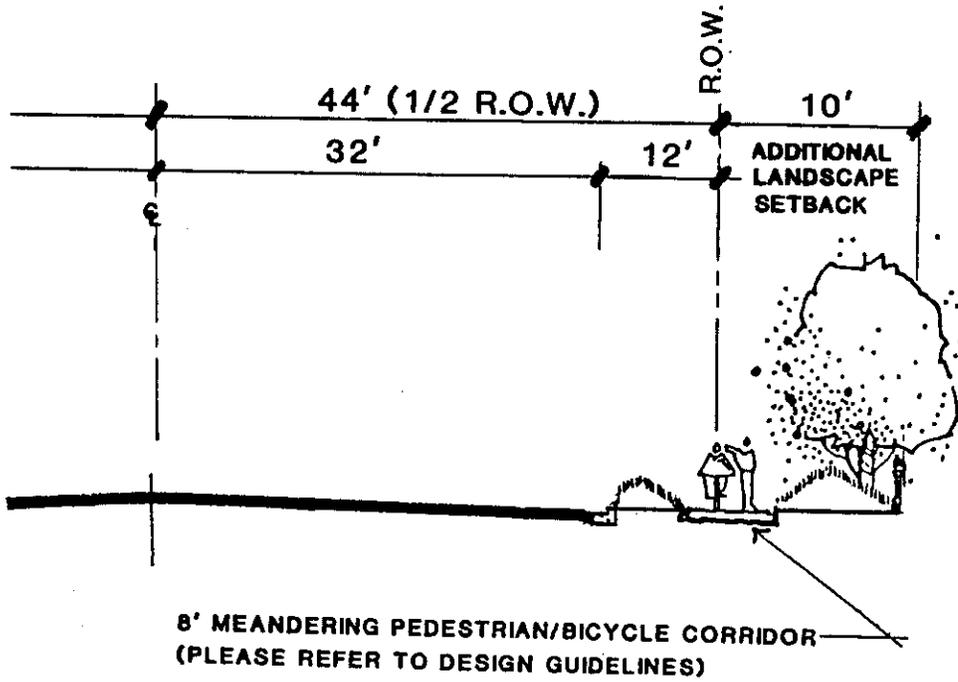
**FIGURE 11
ROADWAY CROSS SECTIONS**

McSWEENEY RANCH PLANNED COMMUNITY

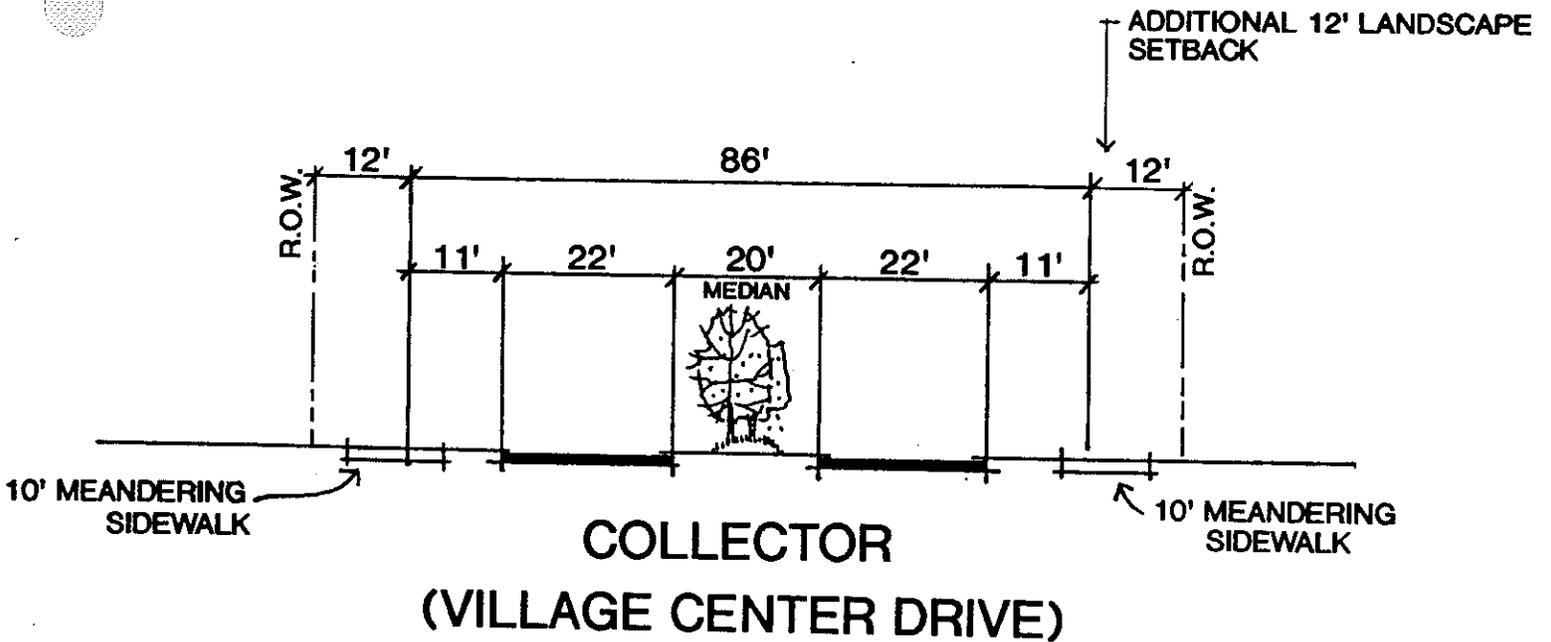
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**SECONDARY
(LYON AVE.)**



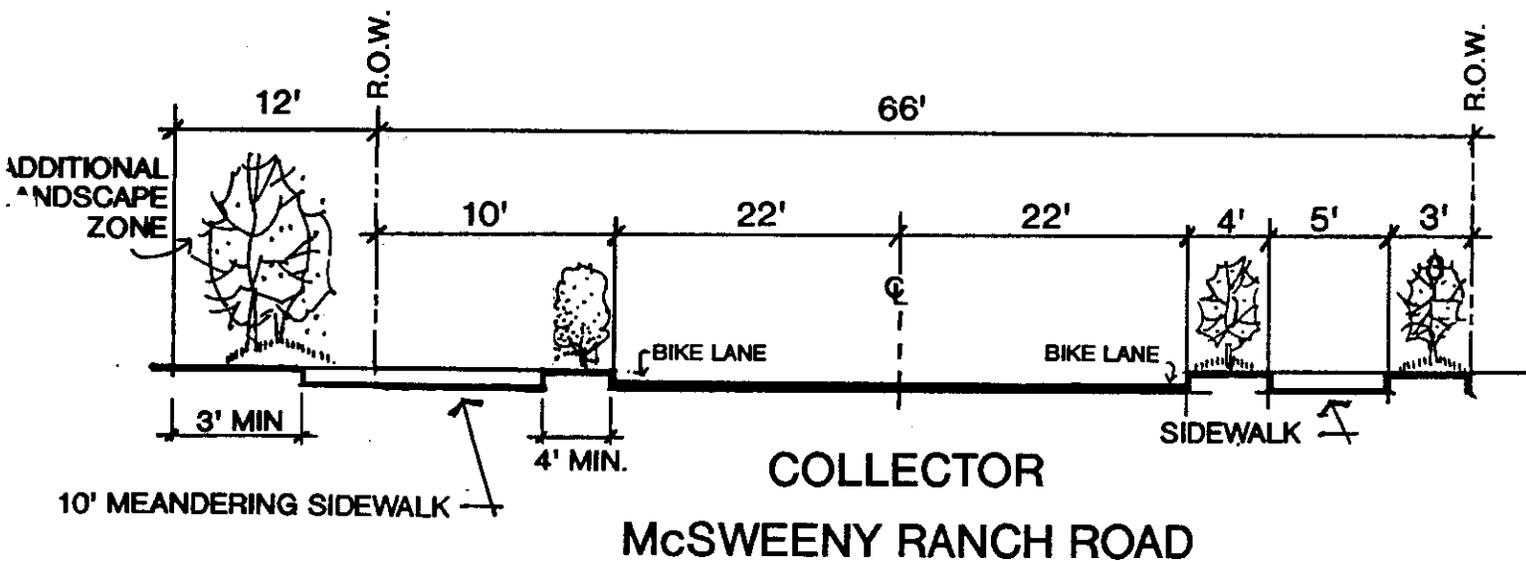
**FIGURE 12
ROADWAY CROSS SECTIONS**

McSWEENEY RANCH PLANNED COMMUNITY

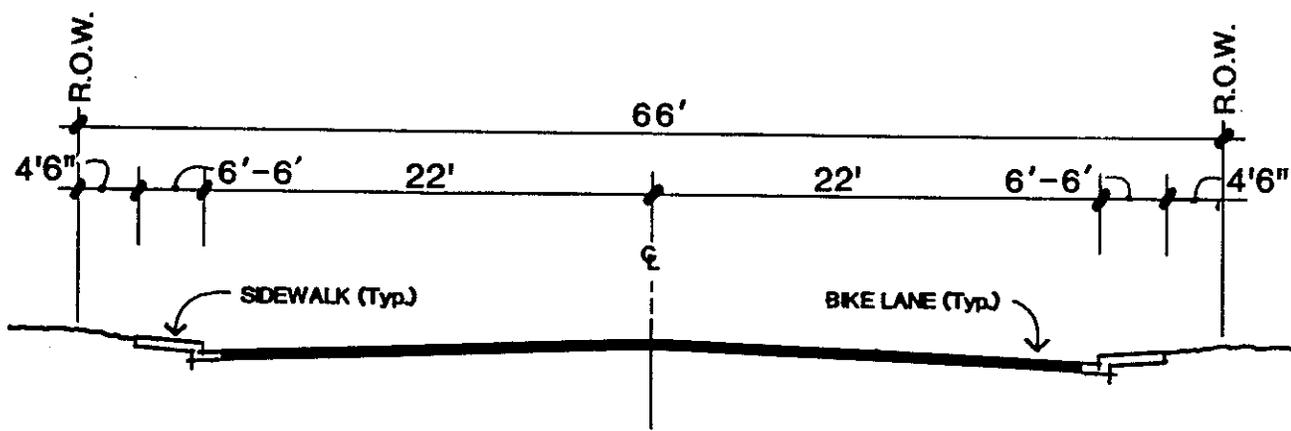
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COLLECTOR
McSWEENY RANCH ROAD



COLLECTOR

(CHAMBERS AVENUE, FARRARO WAY, PALM AVENUE)

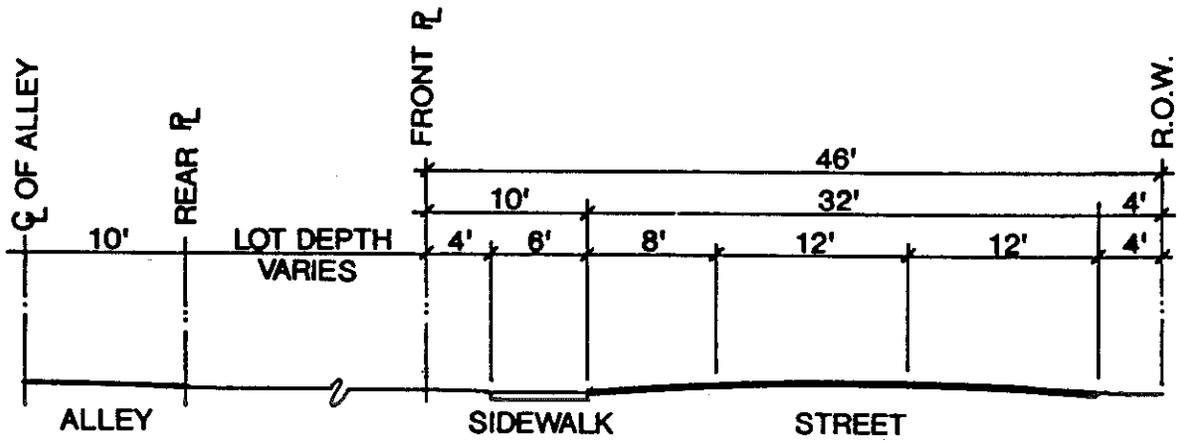
FIGURE 13A
ROADWAY CROSS SECTIONS

McSWEENY RANCH PLANNED COMMUNITY

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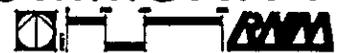


LOCAL STREET*

*WHEN USED IN CONJUNCTION WITH ALLEY
LOADED RESIDENTIAL PRODUCTS

**FIGURE 13B
ROADWAY CROSS SECTIONS**

McSWEENEY RANCH PLANNED COMMUNITY
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b. Circulation Plan Development Standards

- 1) The proposed Circulation Plan provides an efficient traffic design that meets or exceeds the public safety, security, and transportation needs of the project. The on-site system depicted on the Conceptual Circulation Plan (Figure 10) will serve as the composite circulation plan for the Specific Plan.
- 2) Heavy through traffic shall be discouraged from residential neighborhoods. Major roadways shall be implemented as limited-access roadways, with residential neighborhoods served by smaller residential streets.
- 3) On-site and perimeter half-section streets shall be constructed as:
 - Major streets (100 foot right-of-way)
 - Secondary streets (88 foot right-of-way)
 - Collector streets (66 foot right-of-way)
 - Local streets (60 foot right-of-way)
 - Local streets when used in conjunction with alley-loaded residential products (46 foot right-of-way)
 - Alleys (20 foot right-of-way)

Note: Median islands may be proposed on certain project entries. In this case, the right-of-way provided shall be increased to allow construction of the medians according to the requirements of the City of Hemet Public Works Department.

- 4) Landscape requirements shall be based on street width in accordance with the Streetscape Treatments as depicted in the Design Guidelines (Section III.B.2.c).
- 5) All private streets shall be constructed in accordance with the pavement cross-section and construction standards of the Hemet Public Works Department. There may be no R.O.W. beyond the back of sidewalk (or the back of curb if there is no sidewalk) on private streets.
- 6) Palm Avenue shall transition to the General Plan alignment at its intersection with Simpson Road unless an easement is obtained from the adjoining property owner to the south.

3. Grading Plan

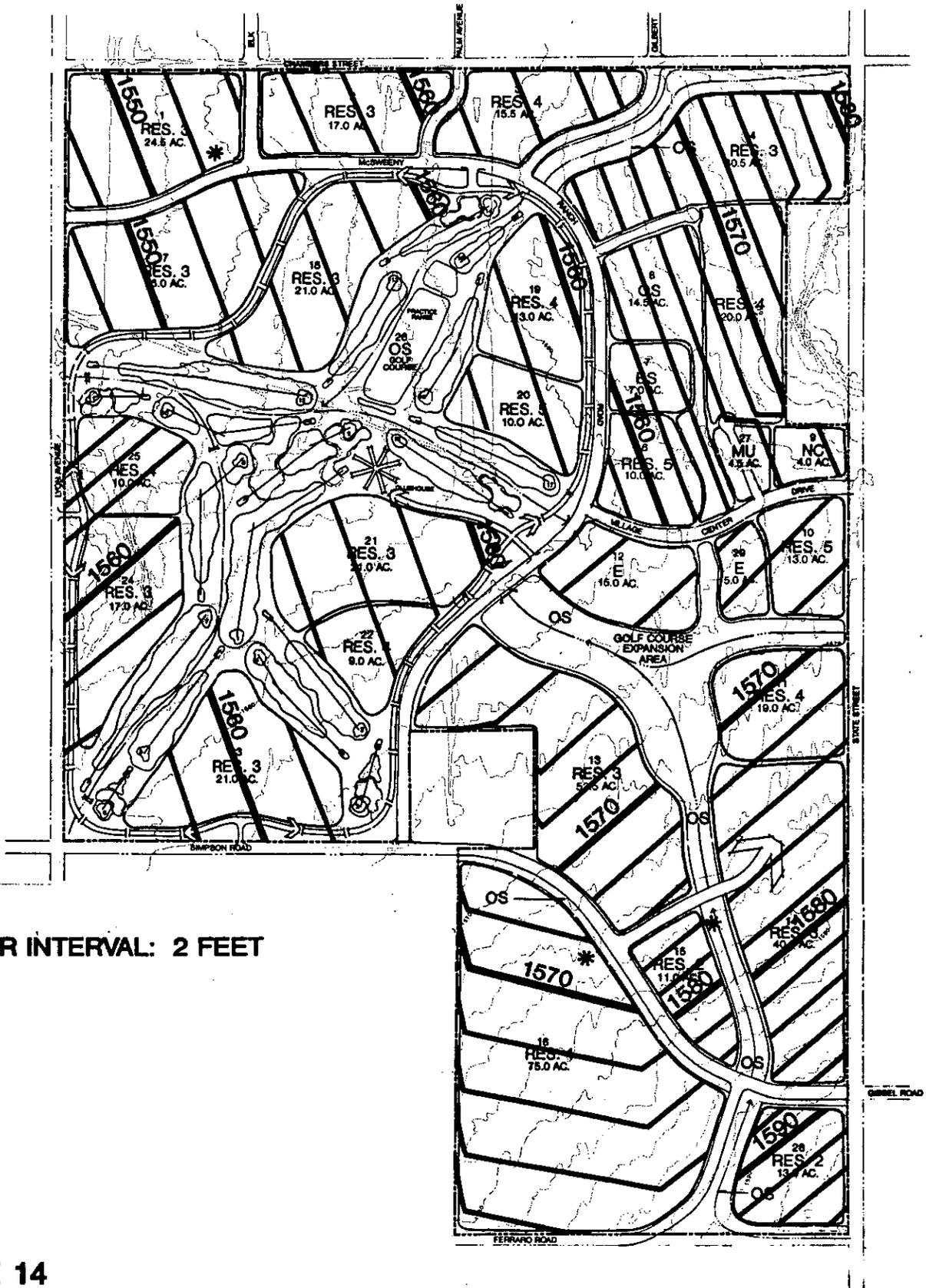
a. Grading Plan Description

The project site is characterized by generally flat to gently sloping terrain. Grading for the McSweeny Ranch development is tailored to the existing topography of the site in order to minimize grading and maintain natural flowline conditions. It is intended that the proposed Conceptual Grading Plan be sensitive to and reflect the original natural land forms. Earthwork quantities will be balanced in logical areas on site. Please refer to Figure 14 for the Conceptual Grading Plan.

The Conceptual Grading Plan reflects the required drainage improvements (as outlined in the Drainage Plan Section of this Specific Plan) to be constructed in conjunction with the open space areas. The Conceptual Grading Plan also accommodates a street system that meets the City of Hemet's standards for acceptable grades.

b. Grading Plan Development Standards

- 1) All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan and will implement any grading-related measures as required by the City of Hemet's Grading Policy and Guidelines.
- 2) Prior to construction within any area of the proposed development, an overall conceptual grading plan for the portion in process shall be submitted for City review and approval. The grading plan for each such area will be used as a guideline for subsequent detailed grading plans for individual stages of development within that area.
- 3) The overall shape, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site. Contour grading and varying slopes shall be utilized on slopes over 300 feet in horizontal length.
- 4) Potential brow ditches or other minor swales, determined necessary at future stages of project review, will be lined with natural erosion control materials or concrete.
- 5) All cut and fill slopes will be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot unless otherwise approved by the City of Hemet.



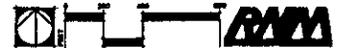
CONTOUR INTERVAL: 2 FEET

FIGURE 14
CONCEPTUAL GRADING PLAN

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

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4. Drainage Plan

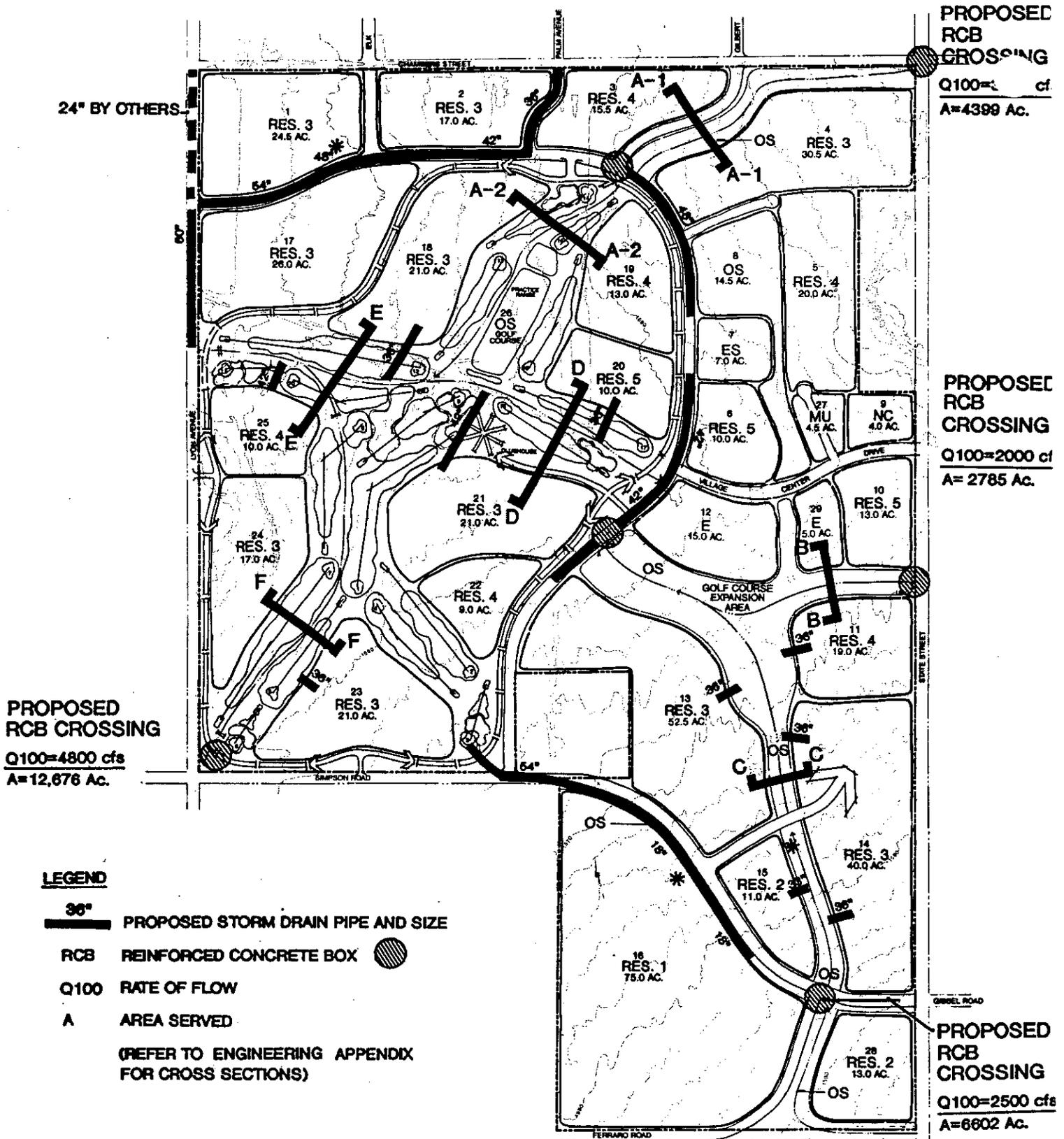
a. Drainage Plan Description

The proposed McSweeny Ranch development is located in the upstream watershed of Salt Creek, of which approximately 32 square miles are tributary to the southern portion of the project site. Additionally, six square miles of the Santa Rosa Hills are tributary to the northeasterly corner of the McSweeny Ranch. The entire McSweeny Ranch is currently located within the 100-year flood plain of Salt Creek (Reference: Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map). This inundation, however, is typical of naturally-occurring alluvial fan formations in Southern California.

In order to protect the site from potential flooding, the development plan for McSweeny Ranch proposes to construct the regional drainage channels and onsite storm drain system as shown on the Conceptual Drainage Plan, Figure 15. The development plan also includes flood control improvements in order to maintain the run-off exiting McSweeny Ranch at Lyon Avenue to the pre-developed level. Desilting basins are proposed as interim facilities to be excavated at the upstream end of all channels. The desilting basins may be permanently relocated up stream upon joint agreement between the City, developer, and upstream property owners. Additional interim dikes and/or channels may be required for the phased development of McSweeny Ranch. As part of the open space system, the regional channels will consist of grass-lined side slopes where they are not contiguous with the proposed golf course, with widths varying between 125 and 190 feet. Where the channels are included as part of the proposed golf course, a low-flow channel is proposed with additional capacity for conveying the 100-year storm in the adjacent fairway areas.

b. Drainage Plan Development Standards

- 1) Drainage and flood control facilities and improvements shall be provided in accordance with City of Hemet and FEMA requirements.
- 2) Property owners' permission shall be required for locating desilting basins offsite.
- 3) The City of Hemet will maintain the retention facilities and desilting basins based upon the establishment of a method in which maintenance costs are paid for by future project residents.

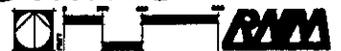


**FIGURE 15
CONCEPTUAL DRAINAGE PLAN**

McSWEENEY RANCH PLANNED COMMUNITY

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5. Utility Plan

a. Utility Plan Description

1) Water

The McSweeney Ranch Planned Community lies within the service boundaries of the Eastern Municipal Water District (EMWD) and the City of Hemet. The EMWD will provide service to the project site from its 1719 pressure zone system, referred to as the "Fruitvale System".

Several water transmission mains owned and operated by EMWD currently traverse the project site as shown on the Conceptual Water System, Figure 16. The development of McSweeney Ranch will require the relocation of portions of these EMWD transmission facilities. The District's major transmission facilities in conjunction with the additional proposed water distribution mains depicted on Figure 16 will provide the backbone water infrastructure to serve the McSweeney Ranch Planned Community. The EMWD is also proposing to construct offsite reservoir storage facilities to meet future development needs within the 1719 pressure zone system.

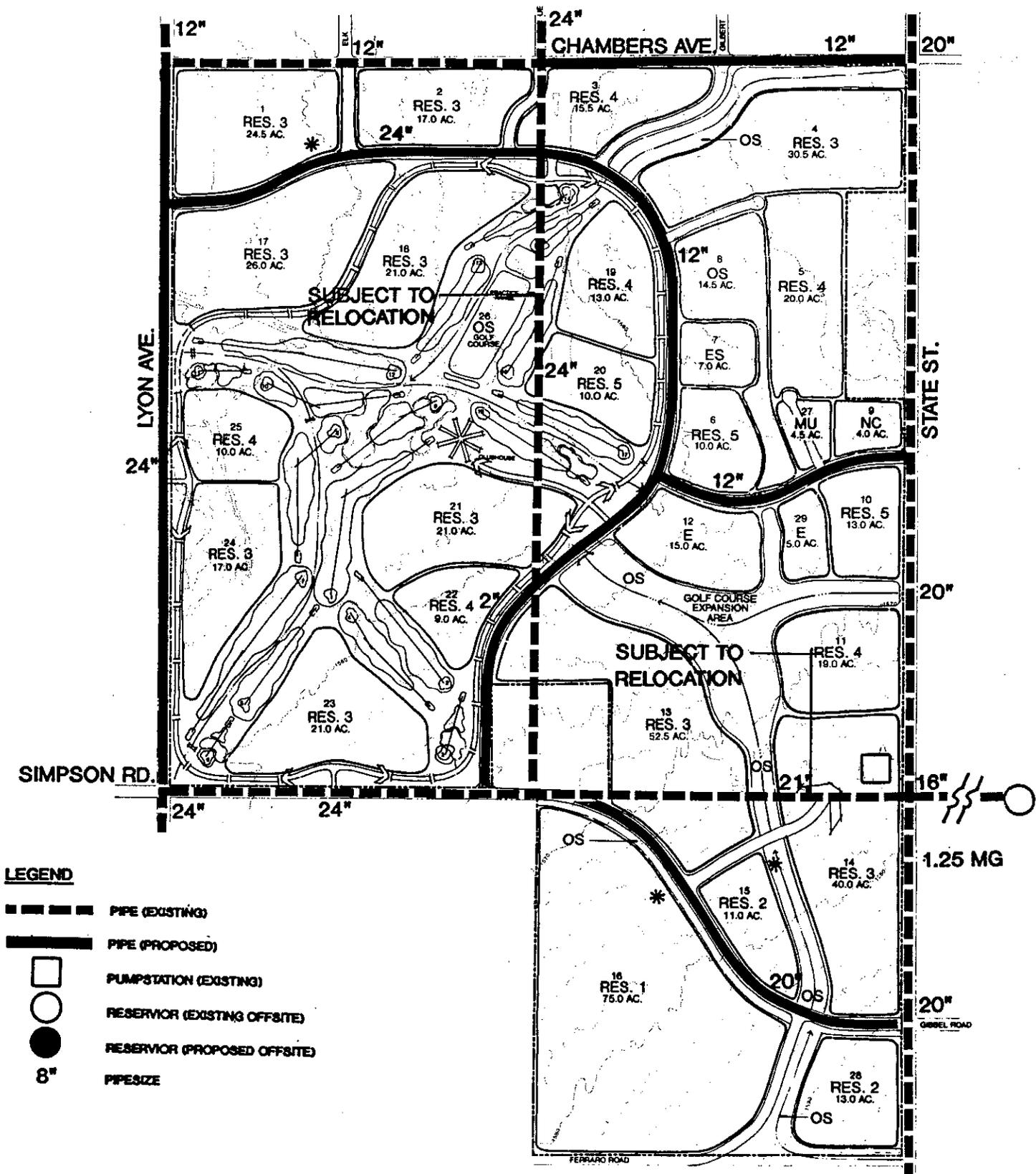
2) Sewer

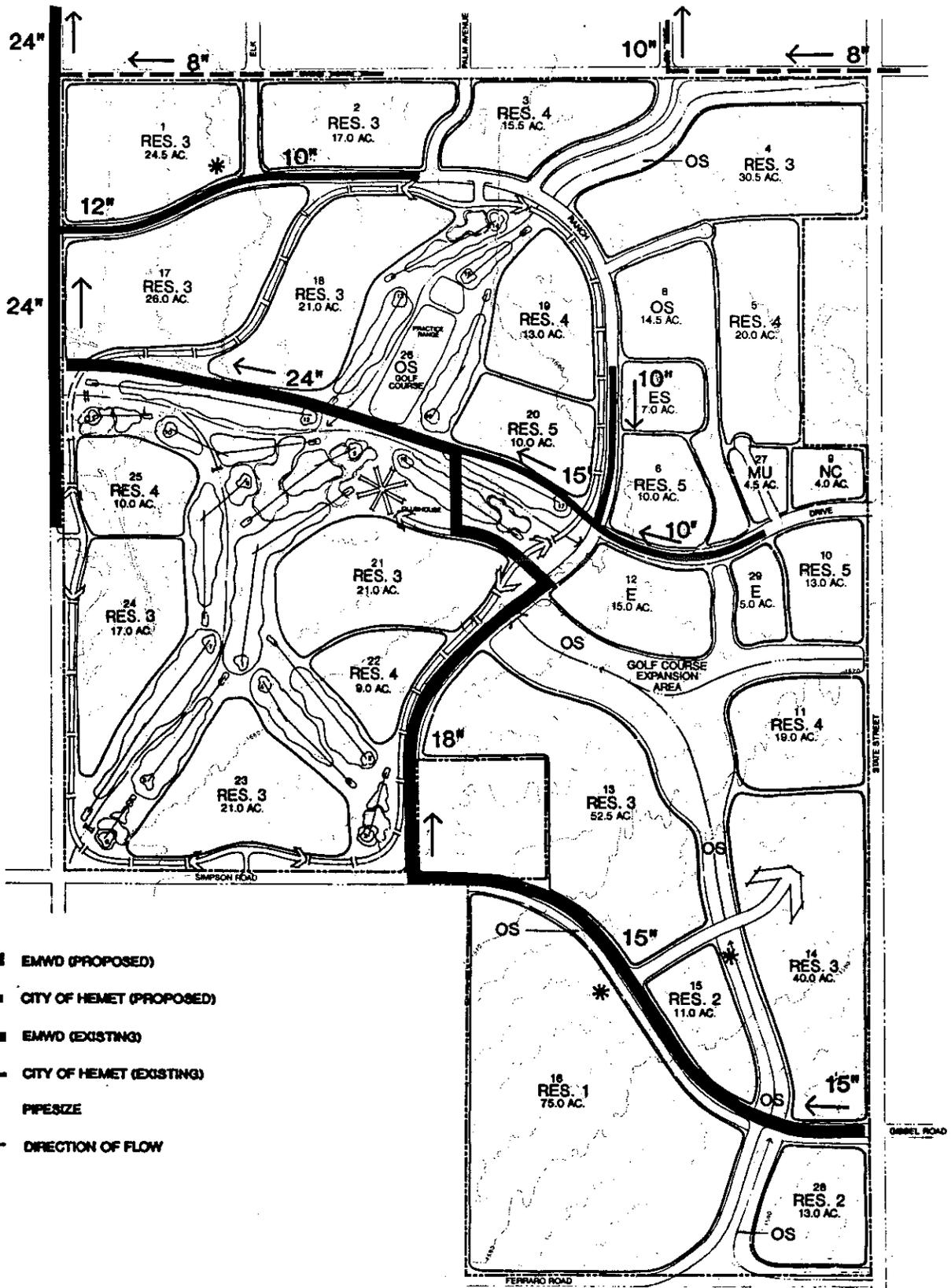
Sewer service for McSweeney Ranch will be furnished by both EMWD and the City of Hemet as depicted on Figure 17. The City of Hemet will be responsible for the maintenance and operation of the proposed project's internal sewage collection system while EMWD will provide for the maintenance and operation of the regional sewer facilities within the development area.

The proposed wastewater collection facilities to serve the McSweeney Ranch project are shown on the Conceptual Sewer System, Figure 17. These facilities include regional interceptor sewers within the project site to be owned and operated by EMWD as well as internal sewage collection facilities to be maintained by the City of Hemet. The proposed EMWD interceptors are required to serve the McSweeney Ranch development as well as future development within the Diamond Valley area south and east of McSweeney Ranch.

3) Dry Utilities

Electric service will be provided by Southern California Edison Company with gas service provided by Southern California Gas.



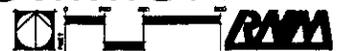


**FIGURE 17
CONCEPTUAL SEWER SYSTEM**

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

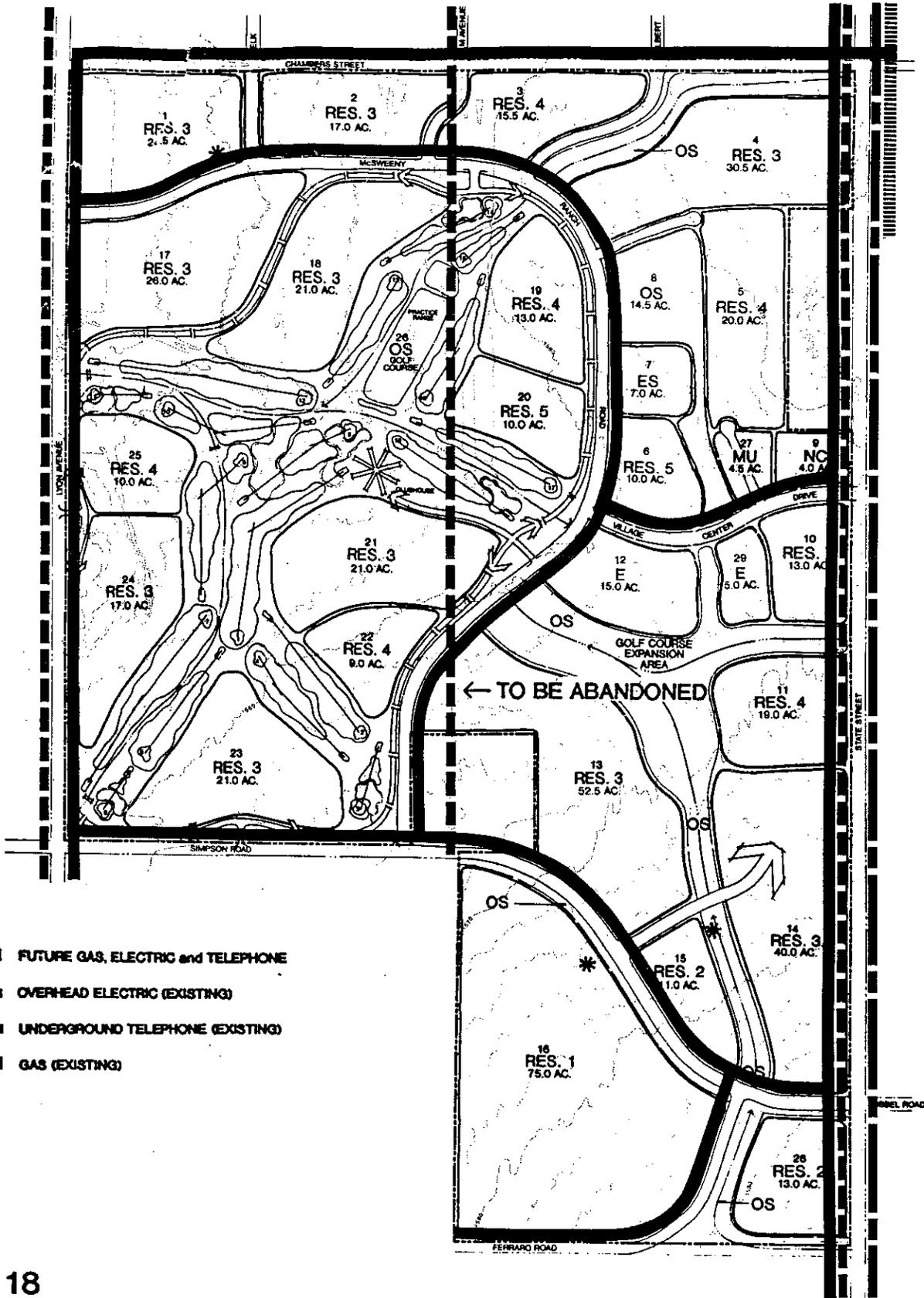
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General Telephone will provide telephone service to the proposed McSweeney Ranch development. Existing facilities for each of these utilities are located on State Street. The proposed facilities for each of these utilities are located on the Conceptual Dry Utility Plan, Figure 18.

b. Utility Plan Development Standards

- 1) All proposed utility facilities shall be placed underground, and in accordance with City and other applicable agencies' standards.
- 2) All water and sewer facilities lines shall be designed per EMWD and/or City of Hemet requirements.
- 3) Water facilities shall be dedicated to the EMWD and shall be constructed in accordance with its established construction procedures.
- 4) Those sewer facilities dedicated to the EMWD, as indicated on Figure 10, shall be constructed in accordance with its established construction procedures.
- 5) Those sewer facilities dedicated to the City of Hemet, as indicated on Figure 10, shall be constructed in accordance with the City's established construction procedures.
- 6) Water and sewerage disposal facilities shall also be installed in accordance with the requirements and specifications of the Riverside County Health Department.

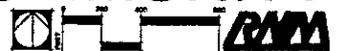


LEGEND

-  FUTURE GAS, ELECTRIC and TELEPHONE
-  OVERHEAD ELECTRIC (EXISTING)
-  UNDERGROUND TELEPHONE (EXISTING)
-  GAS (EXISTING)

**FIGURE 18
CONCEPTUAL DRY UTILITY PLAN**

McSWEENEY RANCH PLANNED COMMUNITY
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6. Community Facilities Plan

a. Fire Protection

Fire protection in Hemet is provided by the City's Fire Department. The station nearest the site is located at the southeast corner of Stetson Avenue and Palm Avenue approximately one-half mile from the project site. The Fire Department currently has an Insurance Services Office (ISO) rating of "4" on a scale of 1 to 10, with one being best. ISO ratings are based on level of training, distances from the station to potential fires, and water availability in the area of a potential fire.

A location for a new facility will be made available at McSweeney Ranch as jointly determined by the City of Hemet and the developer. Funding for the construction of this facility will be on a pro-rata basis through the establishment of an assessment district.

b. Police Protection

Police protection within the city limits is provided by the Hemet Police Department. The police station is located in the Hemet Civic Center at Latham Avenue and Juanita Street. The City currently deploys 1.2 officers per 1000 residents.

A location for a new facility will be made available as jointly determined by the City of Hemet and the developer. Funding for the construction of this facility will be on a pro-rata basis through the establishment of an assessment district.

c. Schools

McSweeney Ranch is within the Hemet Unified School District which has an enrollment of approximately 10,000 students. The following schools currently serve the project site.

<u>School</u>	<u>Grade</u>
Whittier Elementary	K-5
Acacia Intermediate	6-7
Hemet Jr. High	8-9
Hemet High School	10-12

Whittier Elementary is nearest the project site at approximately one mile. Acacia Intermediate is approximately two miles from the project site. Hemet Jr. High and Hemet High School are each approximately three miles from the project site.

McSweeny Ranch is anticipated to attract a broad spectrum of prospective homebuyers representing numerous market segments. The number of students generated will be greatly affected by the ultimate buyer profile which emerges within McSweeny Ranch. The Senior Residential neighborhoods, for example, generate far fewer students per unit than the Primary Residential neighborhoods.

Based on a total of 2200 dwelling units of Primary Residential, McSweeny Ranch is anticipated to generate the following facility requirements:

<u>Facility Type</u>	<u>Capacity (Students)</u>	<u>Generation Factor</u>	<u>Students Generated</u>	<u>Facilities Generated</u>
K-5	750	.36 to .5	792 to 1,110	1.05 to 1.47
6-8	1200	.11 to .15	242 to 330	.20 to .27
9-12	1800	.18 to .25	396 to 550	.22 to .31

The Land Use Plan provides school sites for an Elementary School in Planning Area 7 and a Middle School in Planning Area 3. An additional elementary school site will be made available if it is determined to be necessary by the school district.

Prior to the recordation of tentative tract maps for those areas identified as school sites on the Land Use Plan (Figure 4), the Developer and School District shall execute a School Mitigation Agreement addressing the school impacts of McSweeny Ranch, funding and site acquisitions.

d. Parks

Please refer to Section III.A.1.a.4 for a discussion of parks and Open Space within the McSweeny Ranch Planned Community.

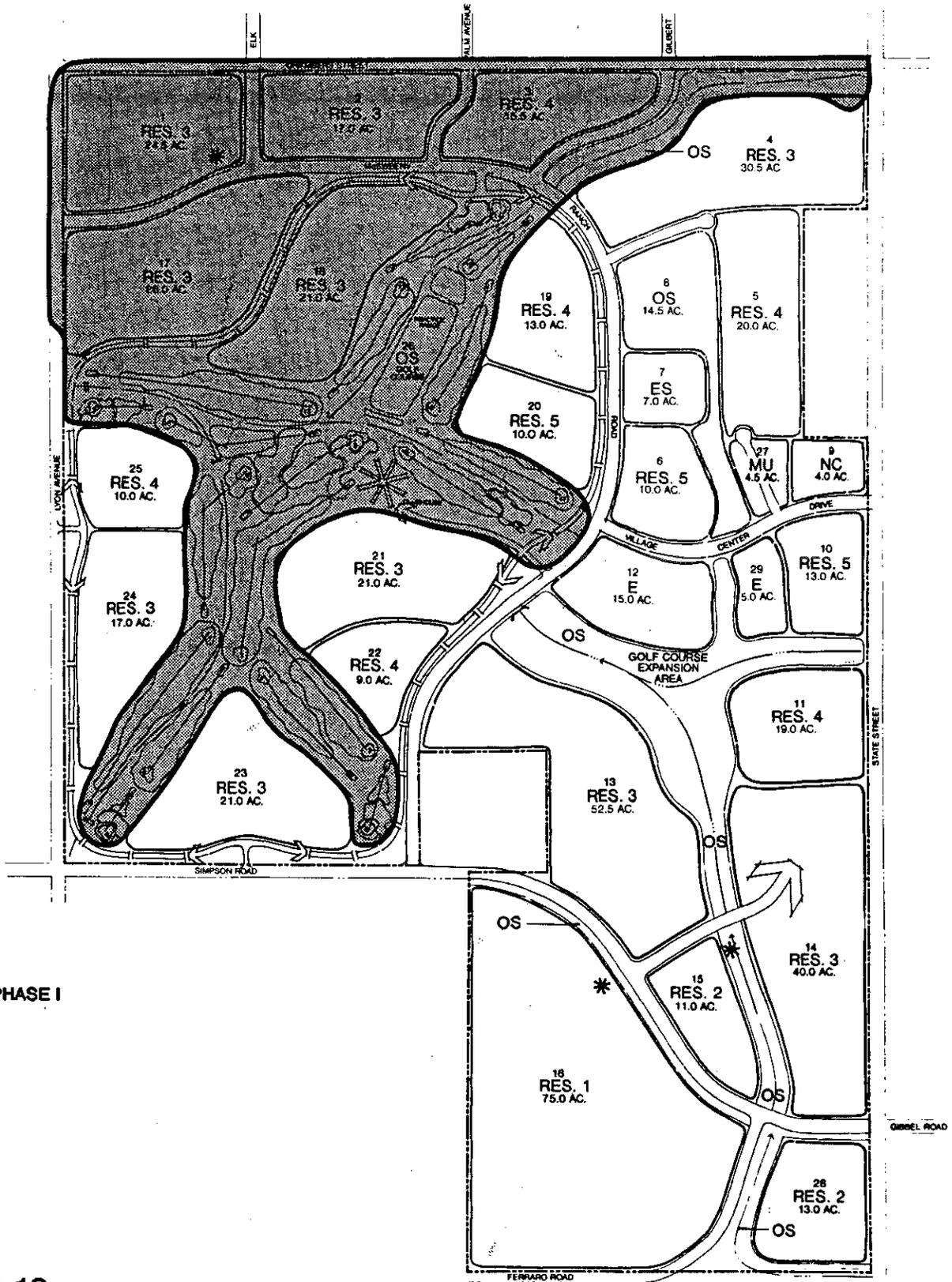
7. Phasing Plan

a. Phasing Plan Description

The McSweeny Ranch Planned Community is anticipated to be phased over a multi-year time period, in response to projected market demands. Phasing will proceed according to a logical and orderly extension of infrastructure improvements including streets, drainage, and utilities along with community services. The Conceptual Phasing Plan provides for these improvements to be constructed prior to or concurrent with incremental development maximizing the cost effectiveness and efficiency of phased development. Project development will generally occur in six phases as depicted on the Conceptual Phasing Plan, Figures 19 through 24, and summarized in Table III.

b) Project Phasing Standards

- 1) In response to market conditions, actual development may differ from that shown on the Conceptual Phasing Plan. In this event, however, the extension of infrastructure improvements along with interim and permanent drainage facilities will be provided concurrently as development progresses to ensure that public health and safety is maintained.
- 2) All construction related traffic shall be separated from residential traffic throughout the build-out period of the project.



**FIGURE 19
PHASE I
CONCEPTUAL PHASING PLAN**

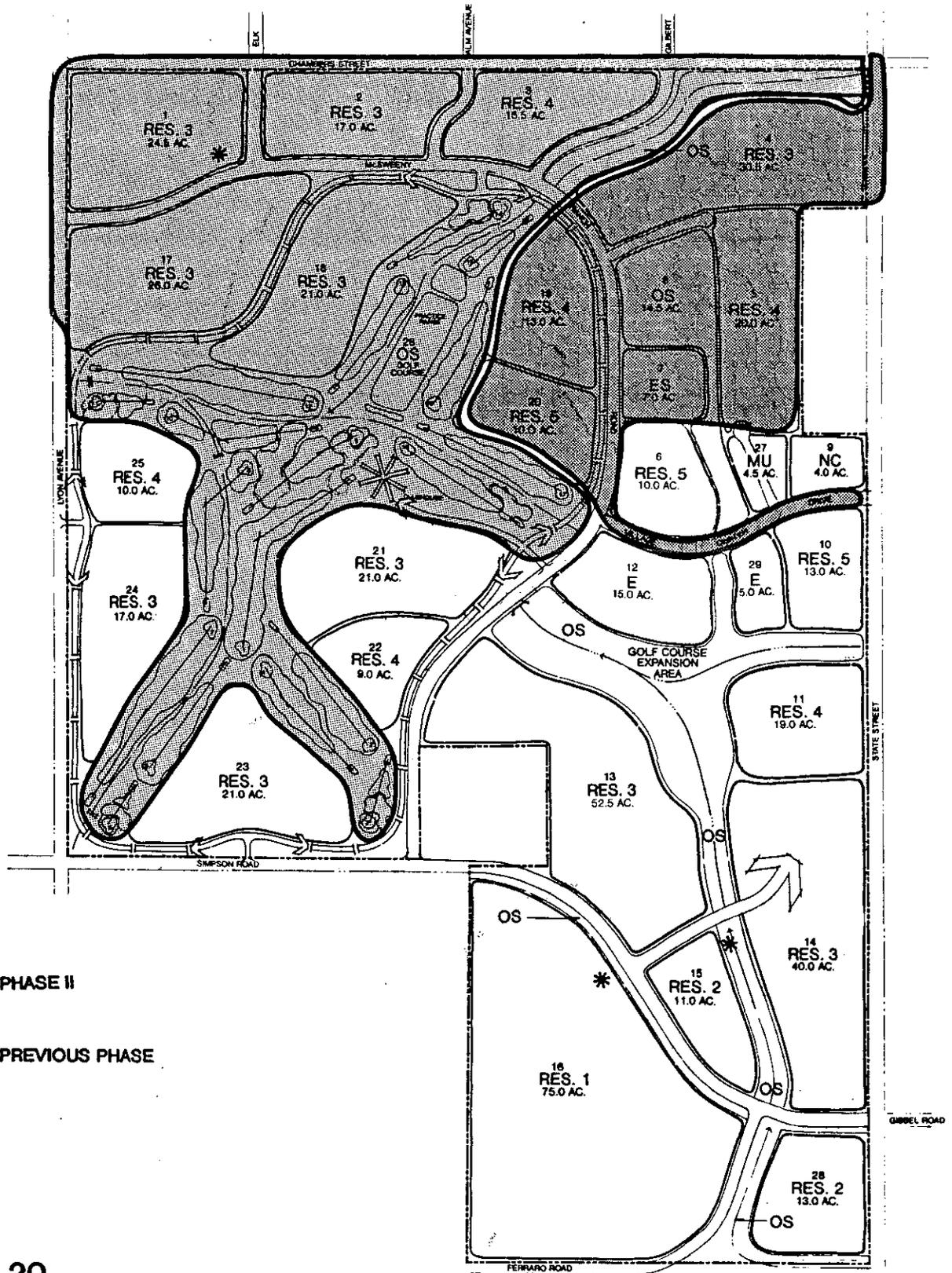
McSWEENEY RANCH PLANNED COMMUNITY
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TABLE III PHASING PLAN

Phase I

	<u>Planning Area</u>		<u>Units</u>	
Residential	1		146	
	2		98	
	3		140	
	17		150	
	18		121	
			-----	655
Neighborhood Parks:	4 acres (including 2.5 acres in Open Space tabulation and 1.5 acres in Residential Tabulation).			
Streets:	Chambers	66' R.O.W.	½ section	5280 L.F.
	Palm Av.	66' R.O.W.	full section	650 L.F.
	Gilbert St.	66' R.O.W.	full section	1200 L.F.
	McSweeny Ranch Rd.	66' R.O.W.	full section	3300 L.F.
	Lyon Av.	88' R.O.W.	½ section	2000 L.F.
	Elk	66' R.O.W.	full section	600 L.F.
Drainage:	Golf Course			
	Open Space at northeast with temporary desilting basin			
	Interim drainage facilities			
Utilities:	Water			
	Sewer			
	Dry			



**FIGURE 20
PHASE II
CONCEPTUAL PHASING PLAN**

McSWEENEY RANCH PLANNED COMMUNITY
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Phase II

	<u>Planning Area</u>		<u>Units</u>	
Residential	4		185	
	5		185	
	19		102	
	20		150	
			622	
Elementary School	7			
Community Park	8			
Streets:	McSweeny Ranch Rd.	66' R.O.W.	full section	2300 L.F.
	Village Center Dr.	86' R.O.W.	½ section	1900 L.F.
	State Street	50' R.O.W.	½ section	1000 L.F.
Drainage:	No additional improvements			
Utilities:	Water			
	Sewer			
	Dry			

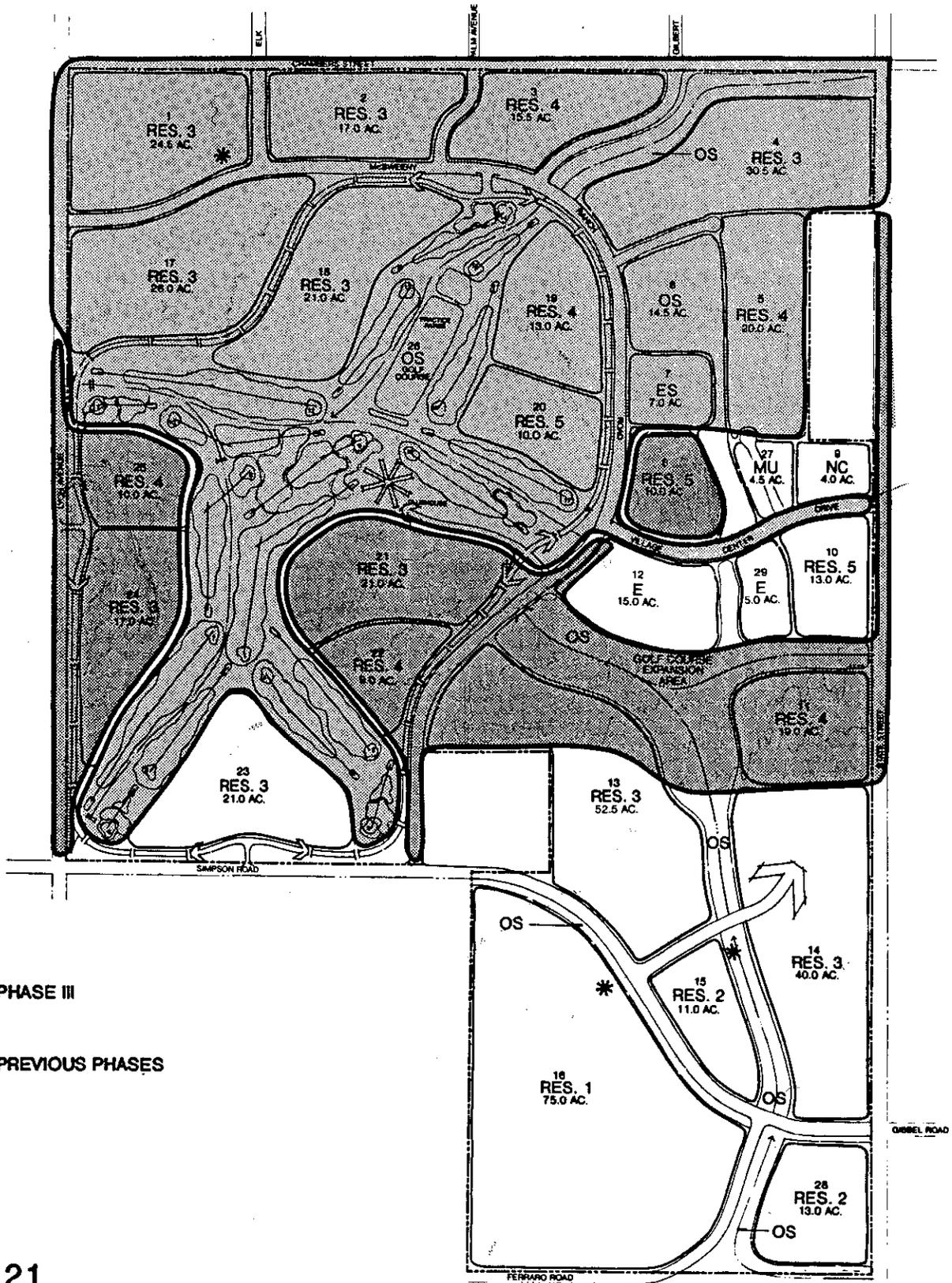


FIGURE 21
PHASE III
CONCEPTUAL PHASING PLAN

McSWEENEY RANCH PLANNED COMMUNITY
 HEMET, CALIFORNIA RANCON FINANCIAL CORPORATION



Phase III

	<u>Planning Area</u>		<u>Units</u>	
Residential	6		150	
	11		171	
	13		106	
	21		105	
	22		70	
	24		119	
	25		78	
			799	
Streets:	McSweeny Ranch Rd.	66' R.O.W.	full section	2800 L.F.
	Lyon Av.	88' R.O.W.	½ section	3280 L.F.
	Village Center Dr.	86' R.O.W.	½ section	1900 L.F.
	State St.	100' R.O.W.	½ section	3500 L.F.
Drainage:	Open Space at southeast (portion)			
Utilities:	Water			
	Sewer			
	Dry			

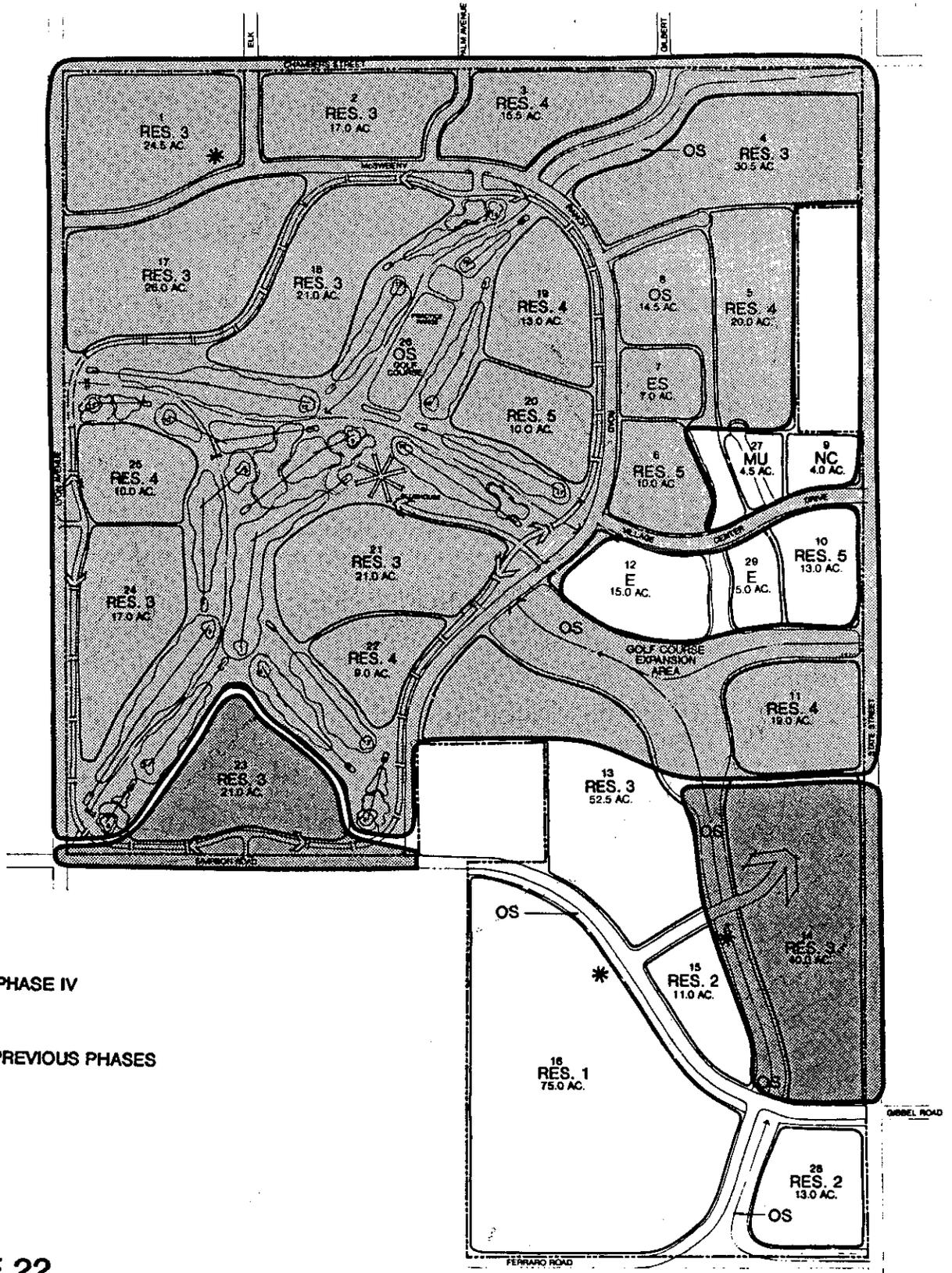
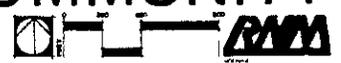


FIGURE 22
PHASE IV
CONCEPTUAL PHASING PLAN

McSWEENEY RANCH PLANNED COMMUNITY

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Phase IV

	<u>Planning Area</u>	<u>Units</u>
Residential	14 23	245 105
		350

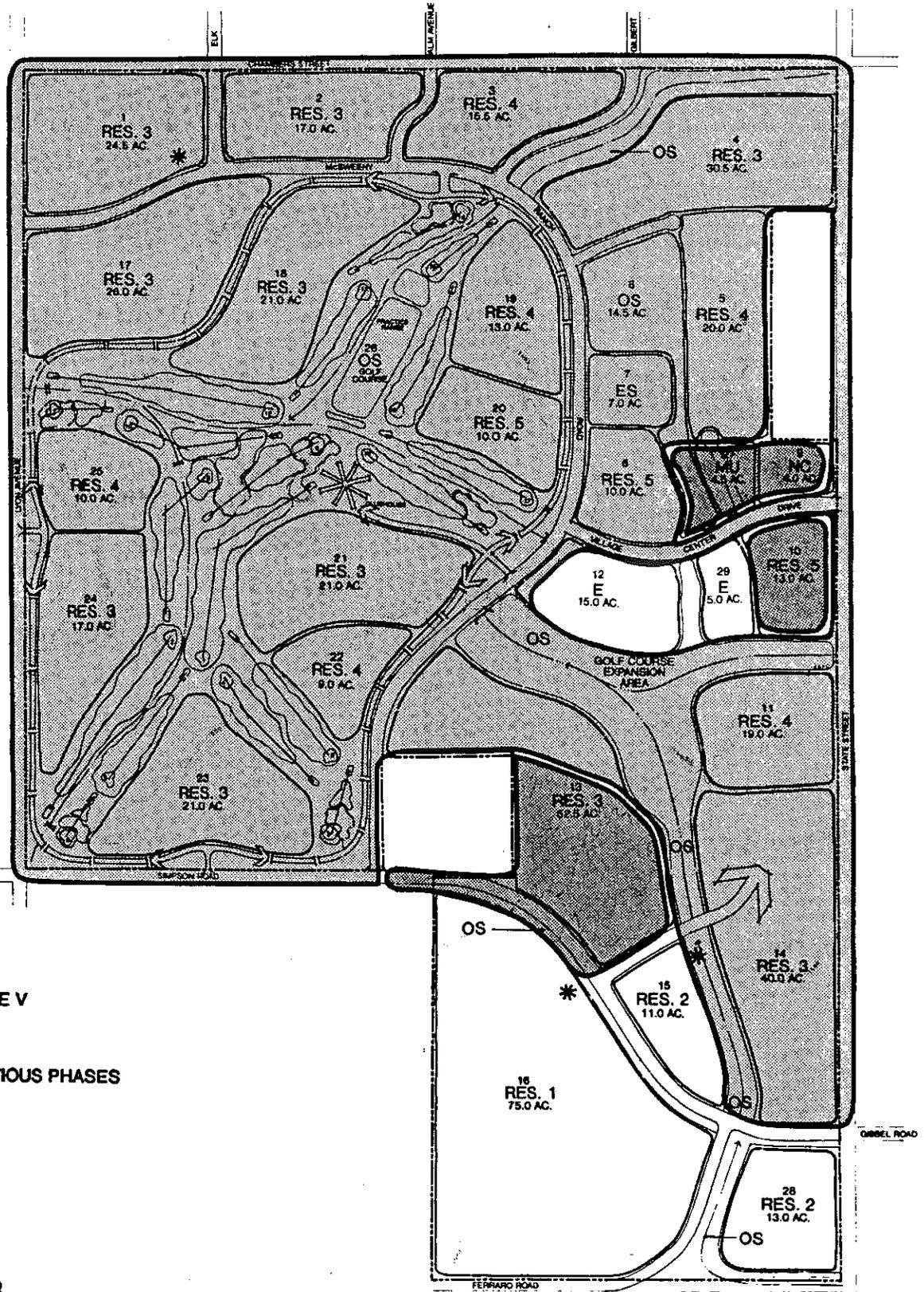
Neighborhood Park: 2.5 acres (included within Open Space tabulation).

Streets:	State St.	100' R.O.W.	½ section	2500 L.F.
	*Simpson Rd.	100' R.O.W.	½ section	2300 L.F.

Drainage: Open Space at southeast with temporary desilting basin (portion)

Utilities: Water
Sewer
Dry

* Construction of Simpson Road may be accelerated based upon the provisions of the City's Growth Management Element.



**FIGURE 23
PHASE V
CONCEPTUAL PHASING PLAN**

McSWEENEY RANCH PLANNED COMMUNITY
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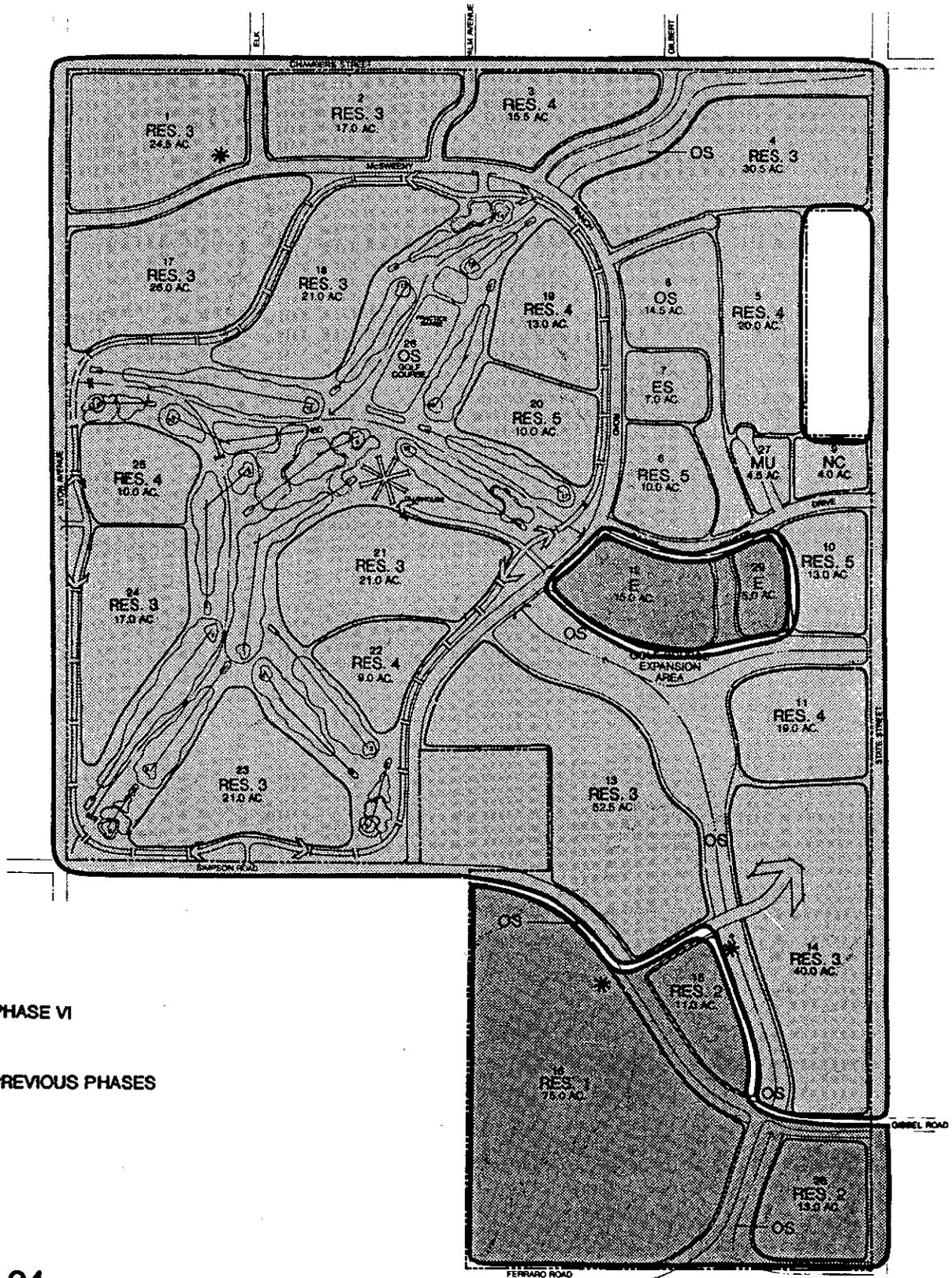
Phase V

	<u>Planning Area</u>	<u>Units</u>
Residential	10	200
	13	214
		<hr/>
		414
Neighborhood Comm.	9	
Mixed Use	27	

Streets: Simpson Rd. 100' R.O.W. full section 1700 L.F.

Drainage: Open Space at Southeast with temporary desilting basin (portion)

Utilities: Water
Sewer
Dry



LEGEND

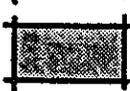
-  PHASE VI
-  PREVIOUS PHASES

FIGURE 24
PHASE VI
CONCEPTUAL PHASING PLAN

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

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Phase VI

	<u>Planning Area</u>	<u>Units</u>
Residential	15	44
	16	150
		246
Employment Use Area	12	57
Employment Use Area	29	57
		114

Neighborhood Parks: 2.5 acres (included within Residential tabulation).

Streets:	State Street	100' R.O.W.	½ section	1000 L.F.
	Simpson Rd.	100' R.O.W.	full section	2000 L.F.
	Ferraro Rd.	66' R.O.W.	½ section	1400 L.F.
	Ferraro Rd.	66' R.O.W.	full section	1100 L.F.

Drainage: Open Space of Southeast
Upstream desilting basins

Utilities: Water
Sewer
Dry

8. Landscape Plan

a. Landscape Plan Description

The Landscape Plan is an integral element in the creation of a high quality community image for McSweeney Ranch. The Conceptual Landscape Plan, Figure 25, identifies general landscape concepts to be carried throughout the community. These concepts include special treatments for project entries, streetscape treatments, and land use interfaces. Please refer to Section III.B, Design Guidelines, for further discussion of these concepts.

b. Landscape Plan Development Standards

- 1) Project landscape treatments shall be substantially consistent with the Conceptual Landscape Plan depicted in Figure 25, as well as the Design Guidelines of this Specific Plan (Section III.B).
- 2) Project entry treatments shall be consistent with the concepts depicted in Figures 26, 27, and 28.
- 3) Streetscape treatments shall be consistent with the concepts depicted in Figures 29 through 34.
- 4) Land use interface treatments shall be consistent with the concepts depicted in Figures 35 through 38.

9. Maintenance Plan

a. Streets

Each of the streets shown on the Conceptual Circulation Plan, Figure 10, will be dedicated to the City of Hemet, and will be maintained by the City in accordance with established practices. The local streets and alleys within individual planning areas may be public dedicated to the City of Hemet and maintained by the City, or as an option, they may be private maintained by a property owners' association. The specific method of dedication and maintenance of streets and alleys will be defined at the time tentative maps or site plans are prepared.

b. Open Space

1) Streetscape Treatments

The maintenance responsibilities for the streetscape treatments, including the right-of-way and adjacent landscape setback areas, medians, community entries, and neighborhood entries will be on a pro-rata basis through the establishment of a Landscape and Lighting District as jointly determined by the developer and the City of Hemet.

2) Parks

The operation and maintenance of the Community Park, neighborhood parks dedicated to the City of Hemet, and passive recreation areas within the Open Space of McSweeny Ranch will be provided by the City of Hemet through the use of General Fund revenues or on a pro-rata basis through the establishment of an assessment district.

3) Golf Course

The proposed golf course will be privately owned and operated. The maintenance responsibilities will be provided by the golf course operator or will be provided through the establishment of an assessment district as jointly determined by the developer and the City of Hemet. Maintenance shall be performed in accordance with established industry standards for professional landscape maintenance. Such maintenance will include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, litter removal, replacement of dead or diseased plant materials and other on-going seasonal programmed maintenance. Automatic irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times.

c. Drainage Facilities

It is a FEMA requirement that maintenance of drainage facilities within its jurisdiction be administered by a public agency. Therefore maintenance responsibilities of the various drainage facilities are established as follows:

1) Retention Facilities

The retention facilities which are a part of the golf course will be maintained by the golf course operator through a contract agreement with the City of Hemet or will be maintained on a pro-rata basis through the establishment of an assessment district as jointly determined by the developer and the City of Hemet.

The remaining retention facilities which are not a part of the golf course will be maintained by the City of Hemet through the establishment of an assessment district as jointly determined by the developer and the City of Hemet in which costs are paid by project property owners on a pro-rata basis.

2) Desilting Basins

The temporary desilting basins and associated ancillary facilities will be maintained by the City of Hemet through the establishment of an assessment district as jointly determined by the developer and the City of Hemet in which costs are paid by project property owners on a pro-rata basis.

d. Utilities

1) Water

Water service for McSweeny Ranch will be provided by the Eastern Municipal Water District (EMWD). The EMWD will assume responsibility for the maintenance and monitoring of water facilities throughout the community.

2) Sewer

Sewer service for the McSweeny Ranch development will be furnished by both EMWD and the City of Hemet. The City of Hemet will be responsible for the maintenance and operation of the proposed development area's internal sewage collection system while EMWD will provide for the maintenance and operation of the regional sewer facilities within the development area.

3) Dry Utilities

Southern California Edison Company will maintain electrical facilities serving the project site. The Southern California Gas Company will maintain gas service facilities. General Telephone will maintain telephone facilities serving the project site.

B. DESIGN GUIDELINES

1. Purpose and Intent

The Design Guidelines have been developed in order to achieve a high quality, cohesive design theme for the McSweeny Ranch Planned Community. The design theme is envisioned to create an overall community character which reflects the traditional California Ranch styles common to the region. The intention is to provide specific design criteria to guide the development of the various planning areas and, at the same time, maintain an overall sense of continuity within the community. The guidelines have been designed to establish a high quality of appearance for the development, to ensure compatibility between planning areas, to direct the form and character of the homes, and to enhance the community's overall value. They are intended to be criteria for use by the developer, builders, planners, architects, landscape architects, engineers, and other professionals to maintain the desired design quality.

The Design Guidelines contain criteria for the various elements of the individual planning areas, including: 1) community elements, 2) architectural and site planning concepts for residential and commercial uses, and 3) landscape concepts. Through the use of these guidelines, the goals of compatibility, quality design concepts, and the overall sense of community for McSweeny Ranch can be realized.

The Community Development Director shall determine whether the design guidelines are being adequately addressed prior to the approval of the tentative tract map, site plan or other permit as required by the City before the start of construction within the planning areas.

2. Community Elements

Community elements are the features which occur throughout the development, establishing an identity and environmental character for the community. These features consist of project entries, land use interface treatments, and streetscape treatments. Please refer to the Conceptual Landscape Plan, Figure 25, for the location of the various community element features.

a. Entrances

The entrances at McSweeny Ranch consist of Community Entrances into the overall development, and Neighborhood Entrances into individual planning areas. These entries consist of a thematic blend of architectural elements, landscape features, and project signage that convey the unique image of McSweeny Ranch. The entries are further described below:

1) Primary Community Entrance

As depicted on the Conceptual Landscape Plan, Figure 25, the Primary Community Entrance at State Street and Village Center Drive will serve as the gateway for the McSweeney Ranch Planned Community. This gateway will feature free-standing monumentation identifying the community, and will be further accentuated through the use of special landscape elements such as enhanced paving, lighting and specimen plant material. Figure 26 is a Concept Plan for the Primary Community Entrance.

Primary Community Entries shall enhance the views into the project and are subject to City approval.

2) Secondary Community Entries

The location of the Secondary Community Entries are identified on the Conceptual Landscape Plan, Figure 25. Secondary community entries are smaller in scale, but complementary to the Primary Community Entrance. These entries may also feature free-standing project monumentation, and a formal landscape treatment of trees and shrubs. Please refer to Figure 27 for the Secondary Community Entry concept plan.

3) Neighborhood Entries

These entries identify access to individual neighborhoods (Planning Areas) within the community, and establish neighborhood identity. Signage is included in the design of neighborhood entries in the form of a free-standing, small scale monumentation or as a part of the adjacent project walls. Landscape treatment for these entries, feature either formal or informal landscape planting and accent plant materials. Please refer to Figure 28 for Neighborhood Entry concept plan.

b. Signage

Signage throughout McSweeney Ranch will conform to the Hemet Municipal Code, Chapter 38, Title 17.

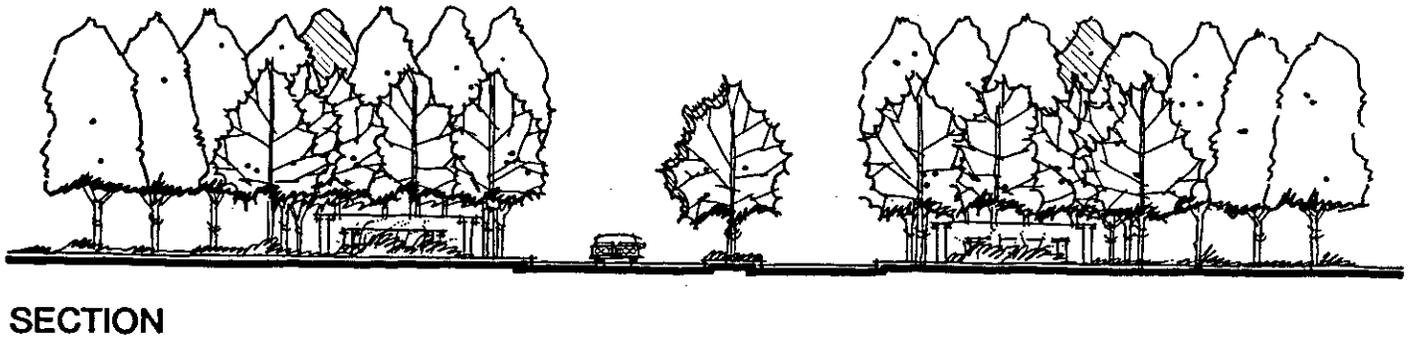
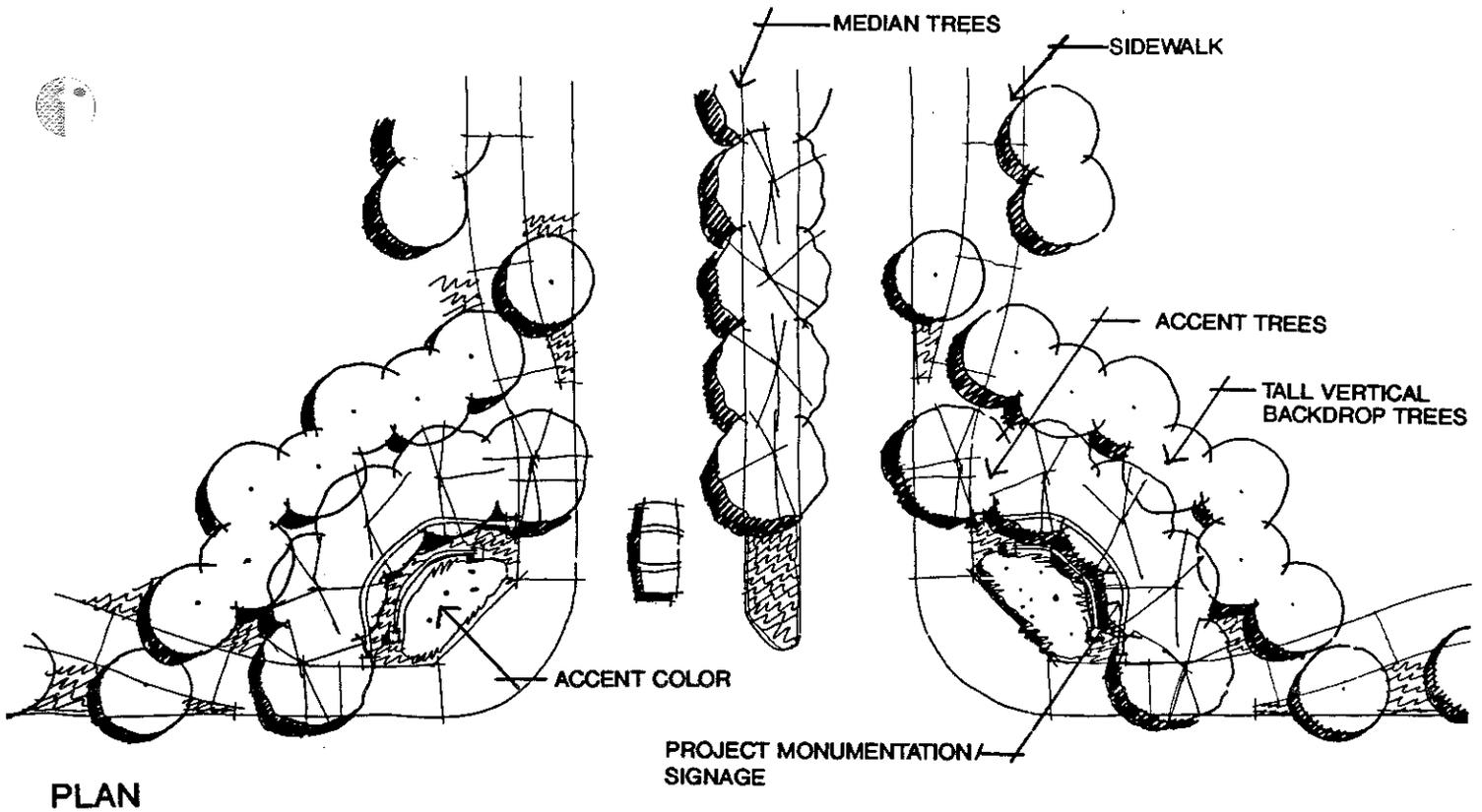
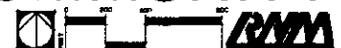


FIGURE 26
 PRIMARY COMMUNITY ENTRY

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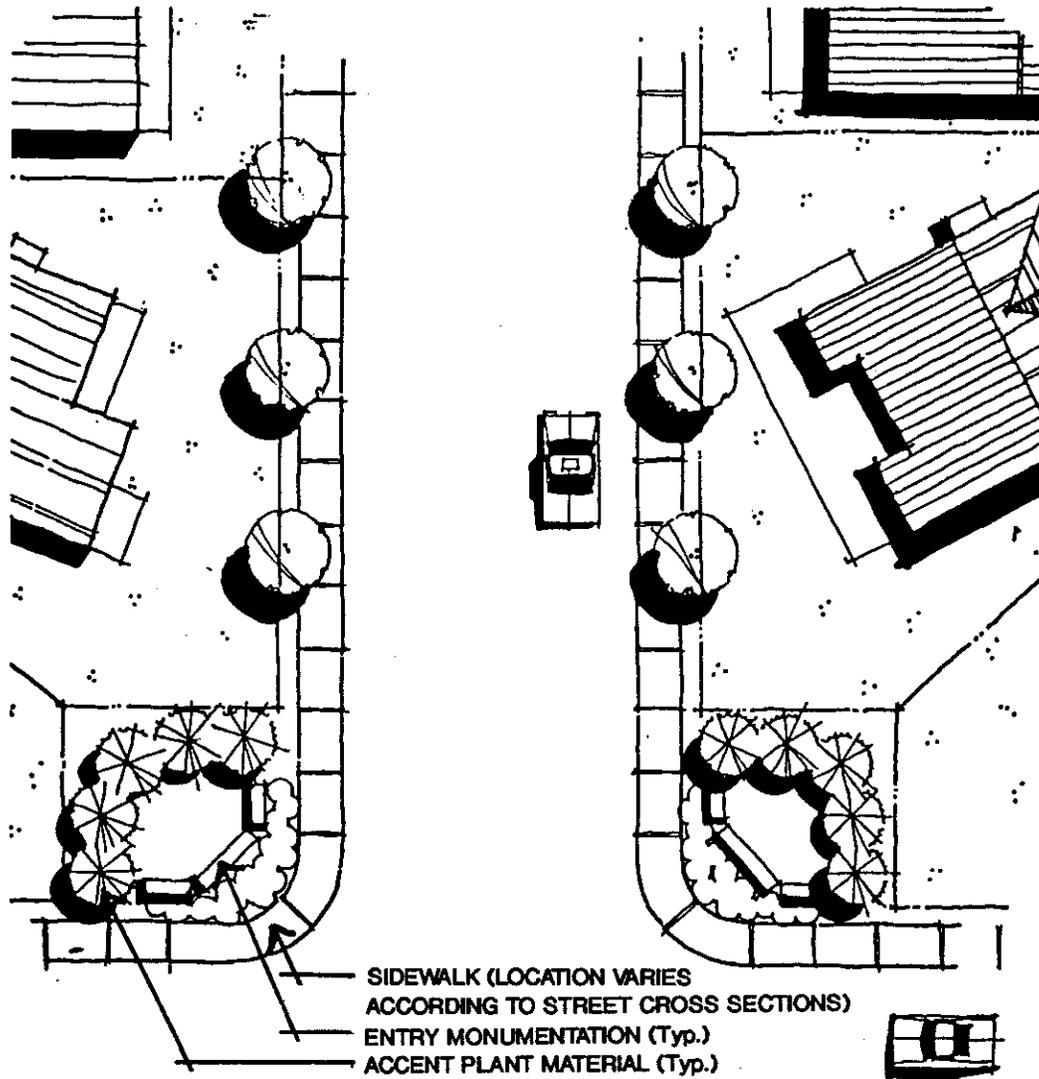


FIGURE 27
SECONDARY COMMUNITY ENTRY

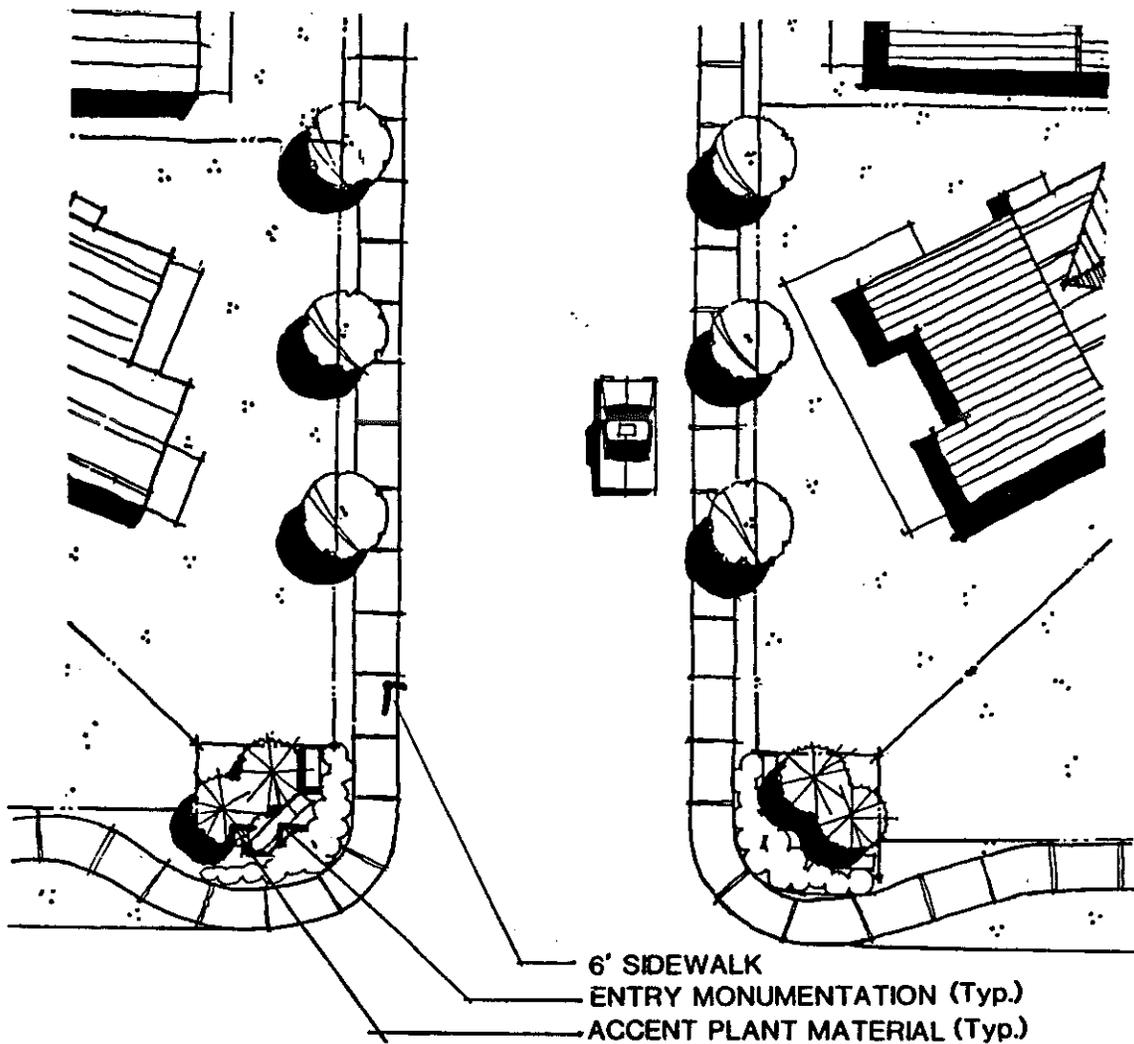


FIGURE 28
 NEIGHBORHOOD ENTRY

c. Streetscape Treatments

The community streetscape treatment provides another opportunity for the McSweeny Ranch Planned Community to be perceived as a distinctive development in the Hemet valley area. These treatments are designed to enhance the master-planning concepts established for McSweeny Ranch. The streetscape treatments are described as follows:

1) State Street Streetscape

An additional 25 foot Scenic Highway Landscape Setback exists along State Street, which in combination with a 12 foot parkway from curb to right-of-way, provides a 37 foot landscape corridor along State Street. The streetscape treatment of State Street will conform to the Design Criteria set forth in the City of Hemet Scenic Highway Setback Manual. Within this corridor, a 12 foot pedestrian/bicycle trail meandering between a series of berms and street tree clusters will be provided, eliminating the need for a sidewalk adjacent to the curb of State Street. This separation of pedestrian and vehicular traffic enhances the safety for the residents of the community. A six foot high project wall with pedestrian access nodes into single-family detached development areas will be built at the 25 foot landscape setback line. Trees shall be placed on both sides of the project wall to minimize linearity of the landscape design. No perimeter wall will be used where single-family attached or multi-family development occurs, although privacy walls may be used to enclose individual patio areas. In addition, a privacy wall may be located between buildings for security purposes. Please refer to Figure 29 for the State Street Streetscape concept plan.

2) Simpson Road Streetscape

The Simpson Road streetscape features a 37 foot landscape corridor on the south side of road. This landscape corridor includes an additional 25 foot landscape setback in combination with a 12 foot parkway from curb to right-of-way, providing a buffer transition from urban to rural development. Trees and shrubs planted in random groupings will be located in this landscape area. In addition, a regional equestrian trail will be provided on the south side of Simpson Road between State Street and McSweeny Ranch Road. A sidewalk will not be provided along the south side of Simpson Road in keeping with the rural character of the area.

The north side of Simpson Road features a 12 foot landscape parkway with a 6 foot sidewalk adjacent to the curb. A 6 foot high project wall will be built along the landscape setback line. Trees shall be placed on both sides of the project wall to minimize

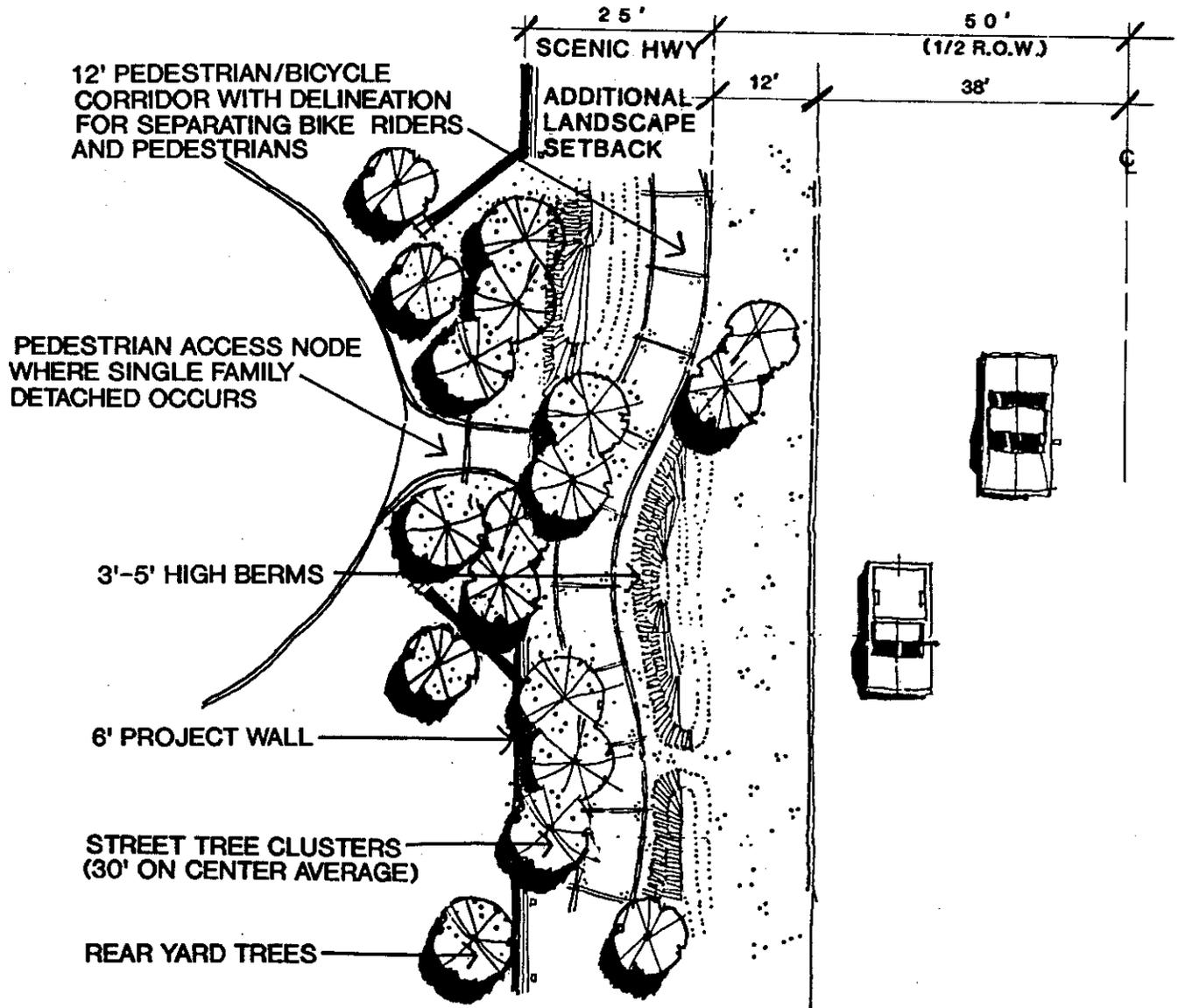
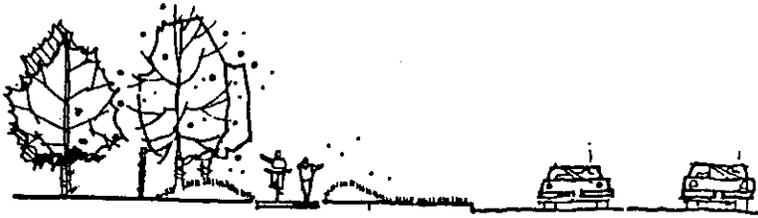


FIGURE 29

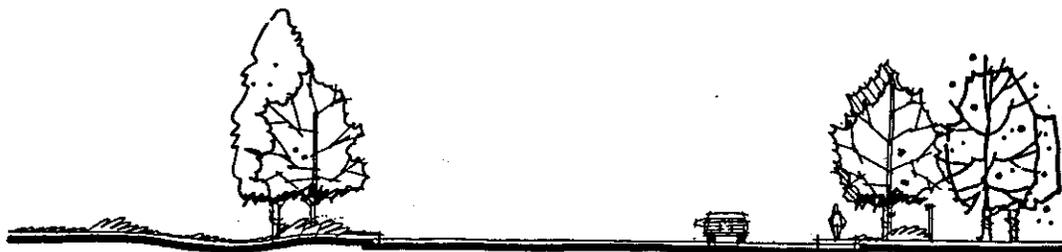
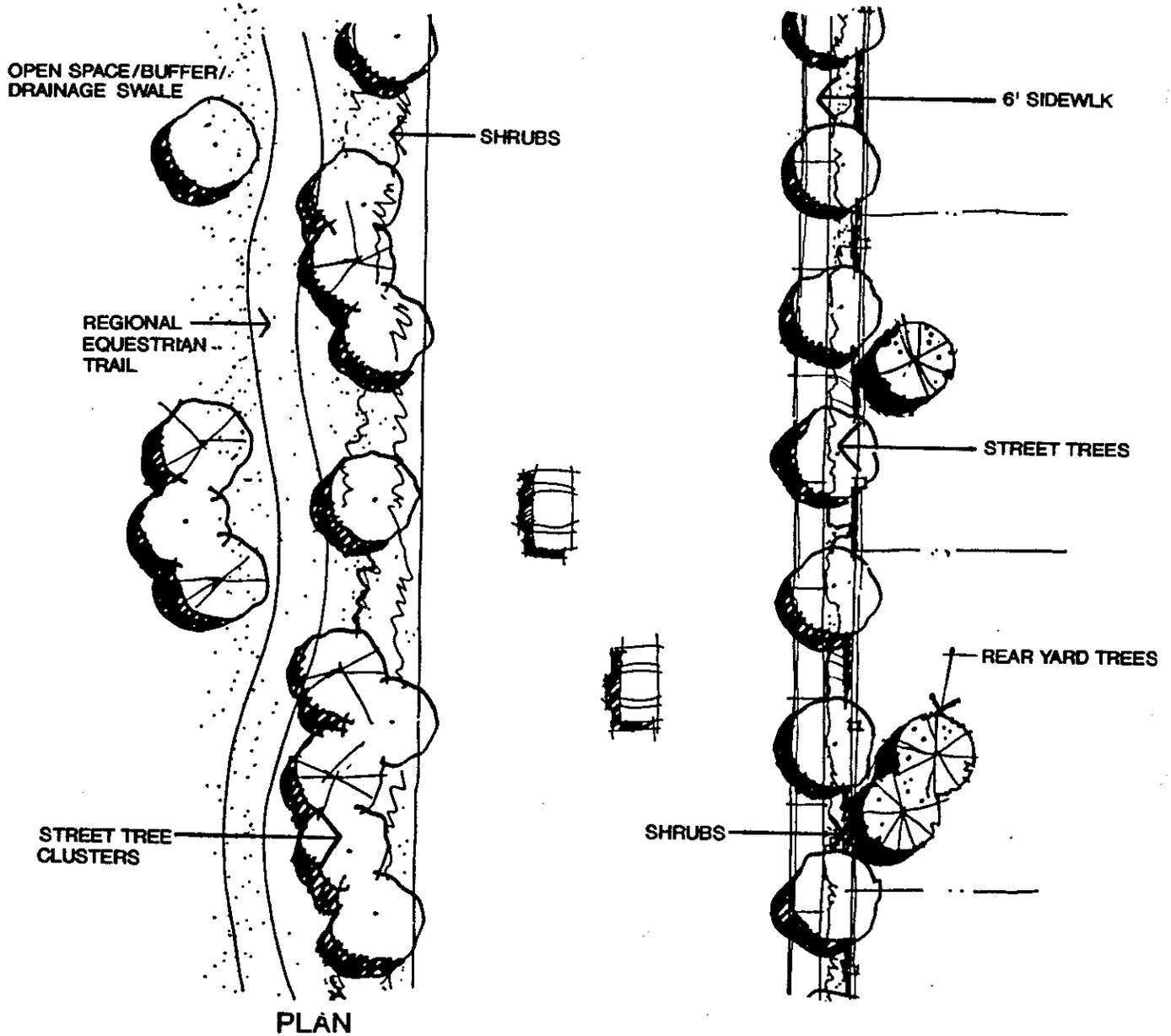
STATE STREET CONCEPTUAL STREETScape

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

RANCON FINANCIAL CORPORATION





SECTION

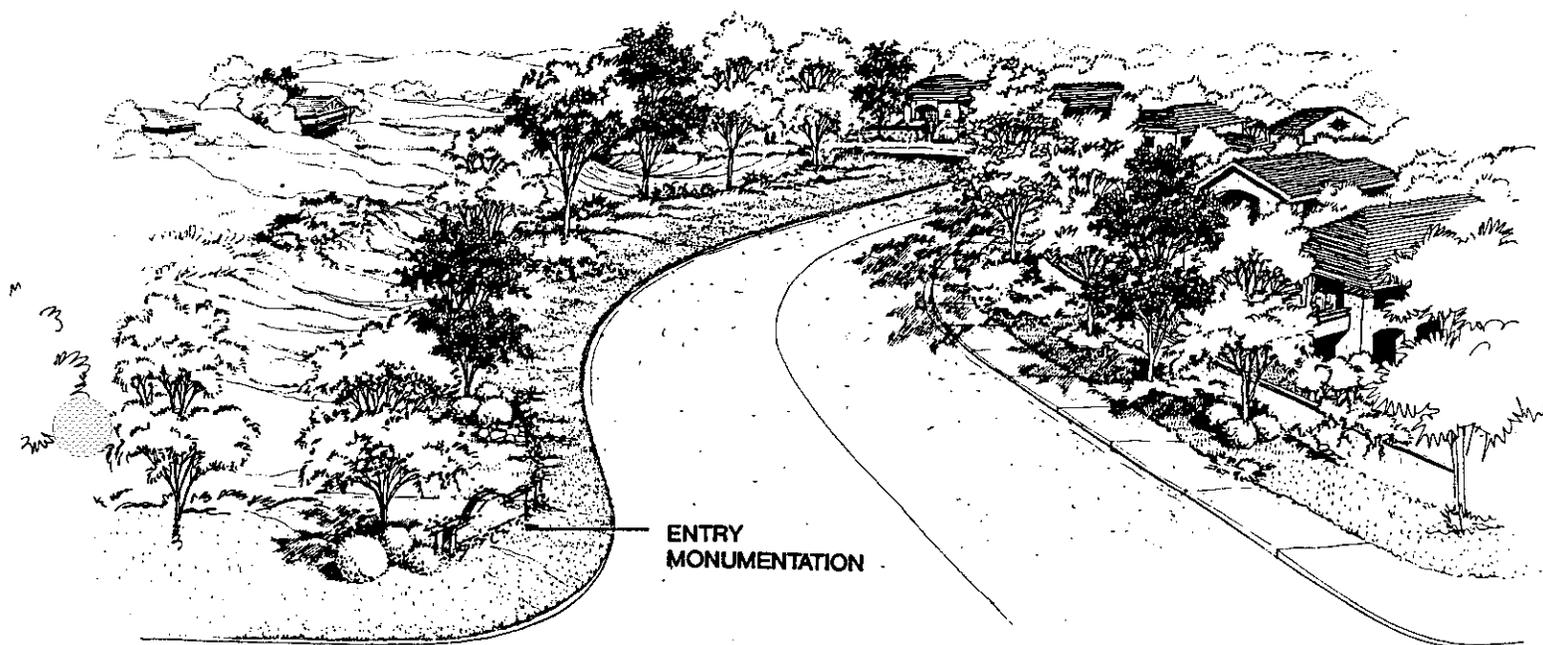
FIGURE 30
SIMPSON ROAD CONCEPTUAL STREETScape

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

RANCON FINANCIAL CORPORATION





SIMPSON ROAD LOOKING
WEST FROM STATE STREET

FIGURE 31
SIMPSON ROAD

McSWEENEY RANCH PLANNED COMMUNITY
HEMET, CALIFORNIA RANCON FINANCIAL CORPORATION



linearity of the landscape design. Please refer to Figures 30 and 31 for the Simpson Road Streetscape concept plan.

3) Lyon Avenue Streetscape

The Lyon Avenue Streetscape treatment will feature an additional 10 foot landscape setback, which in combination with a 12 foot parkway between the curb and right-of-way, provides a 22 foot landscape corridor. An 8 foot pedestrian/bicycle trail is proposed to meander between berms and street tree clusters through this corridor, eliminating the need for a sidewalk adjacent to the curb. A six foot high project wall incorporating wrought iron offsets will be built along the landscape setback line. Please refer to Figure 32 for the Lyon Avenue Streetscape concept plan.

4) Village Center Drive Streetscape

Village Center Drive is the primary access corridor to the community. Entering the community through the Village Center, the roadway terminates at McSweeny Ranch Road in a T-intersection, with full view of the golf course.

Village Center Drive is based upon the standard 66 foot Collector Street cross-section with an additional 20 foot landscaped center median and an additional 12 foot landscape zone on each side of the street for a total right-of-way of 110 feet.

A landscape theme featuring random groupings of trees along with shrubs and accent planting is proposed for Village Center Drive. Within the parkways and median, the landscape is designed to maximize views to the Open Space corridor and Village Mainstreet. Two 10 foot pedestrian and bicycle trails are proposed to meander among berms and street trees in the parkways. Please refer to Figure 33 for the Village Center Drive streetscape concept plan.

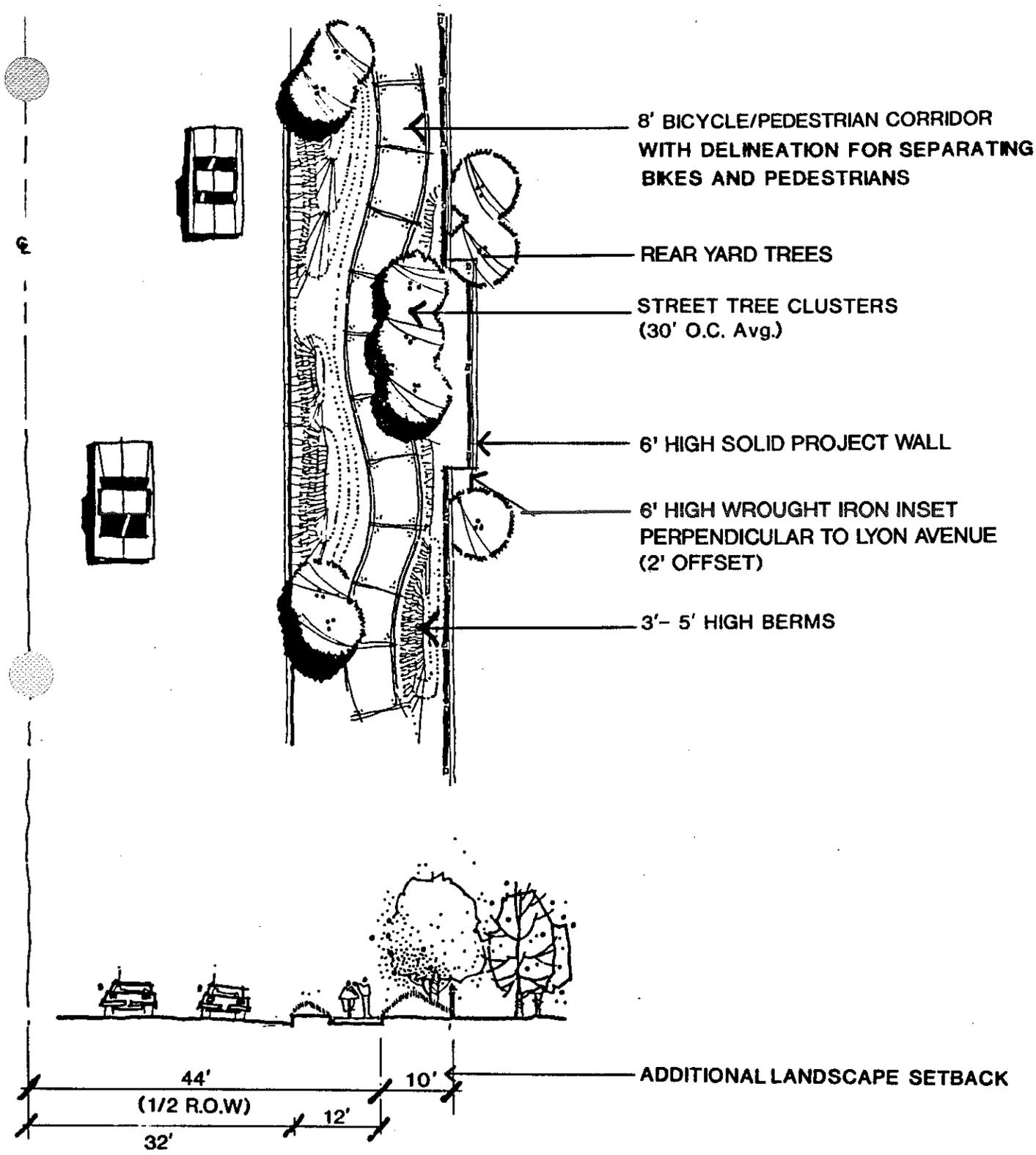
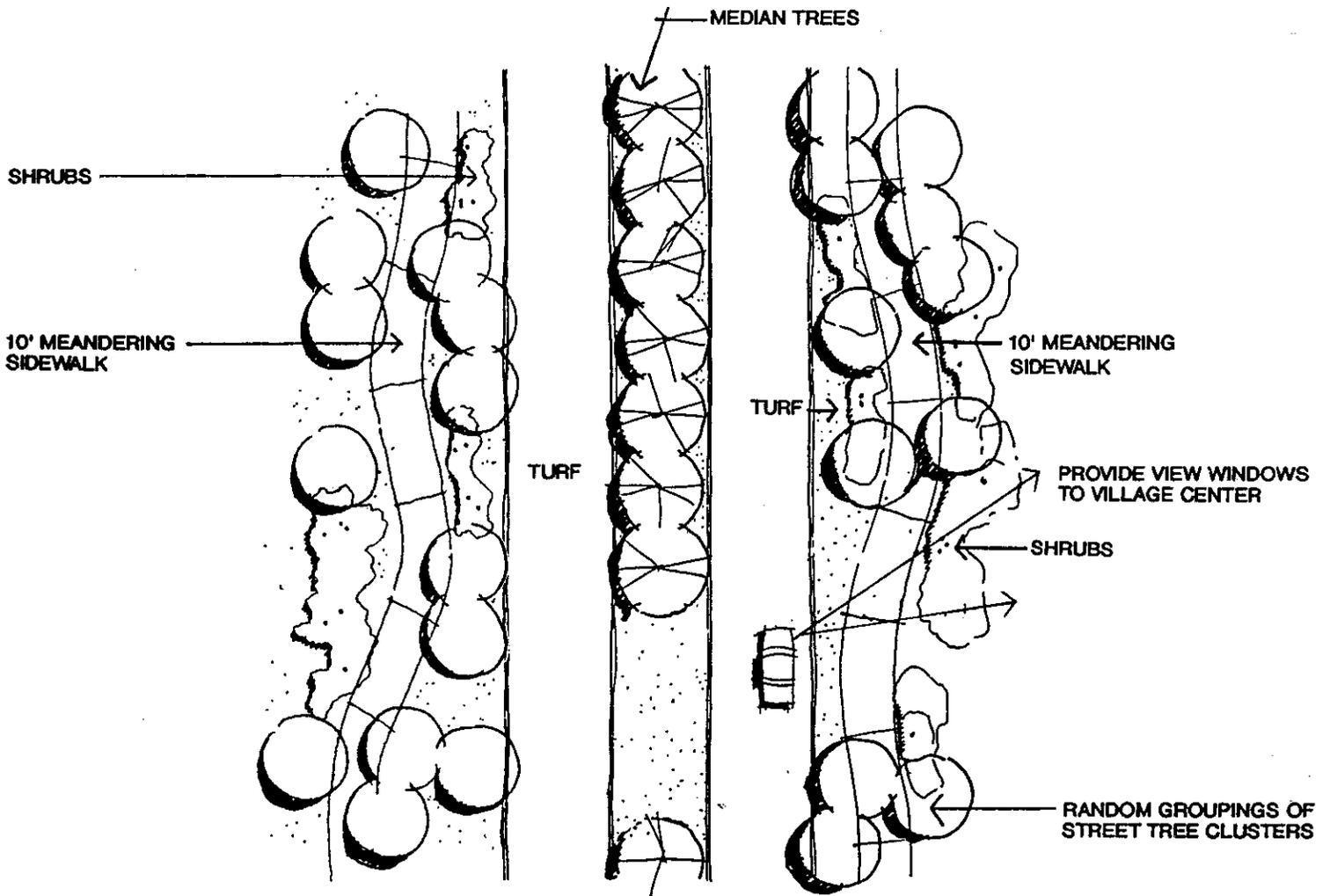
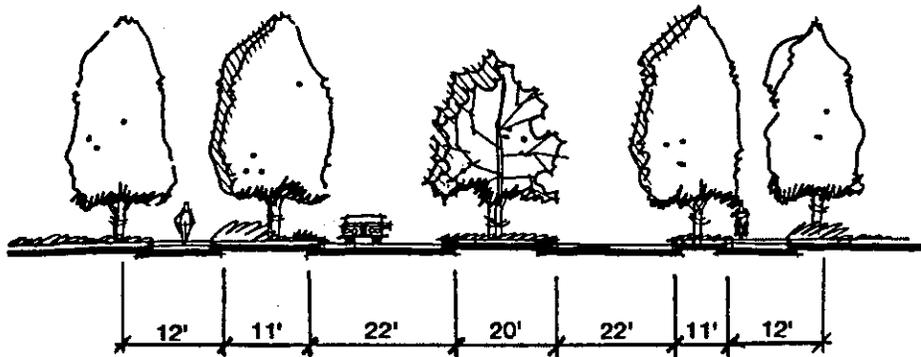


FIGURE 32
LYON AVENUE CONCEPTUAL STREETSCAPE





PLAN



SECTION

FIGURE 33

VILLAGE CENTER DRIVE CONCEPTUAL STREETSCAPE
 McSWEENEY RANCH PLANNED COMMUNITY
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5) McSweeny Ranch Road Streetscape

McSweeny Ranch Road is a unifying element and spine road for the community. It provides vehicle and pedestrian linkage opportunities from residential neighborhoods to other community components.

Specifically, this road features an expanded parkway including 12 feet of additional landscape area in combination with a ten foot parkway from curb to right-of-way. The expanded parkway is located along the north and east edges of the road. A 10 foot pedestrian and bicycle trail is proposed within the expanded parkway and will meander the full-length of the spine road. Six foot high project walls will be incorporated into the expanded parkway with pedestrian access nodes into single-family detached development areas. Trees shall be placed on both sides of the wall to minimize linearity of the landscape design. No perimeter walls will be used where single-family attached or multi-family development occurs, although privacy walls may be used to enclose individual patio areas. In addition, a privacy wall may be located between buildings for security purposes.

A 12 foot wide parkway, from curb to right-of-way is proposed on the opposite side of the road and will include a landscape treatment of trees and shrubs and a 5 foot pedestrian sidewalk. The majority of fencing on this side of the street will feature a wrought iron fence allowing views through to the senior's community and golf course. Please refer to Figure 34 for the McSweeny Ranch Road streetscape concept plan.

6) Chambers Street and Ferraro Way Streetscape

Street treatment standards as set forth by the City of Hemet will be utilized for Chambers Street and Ferraro Way.

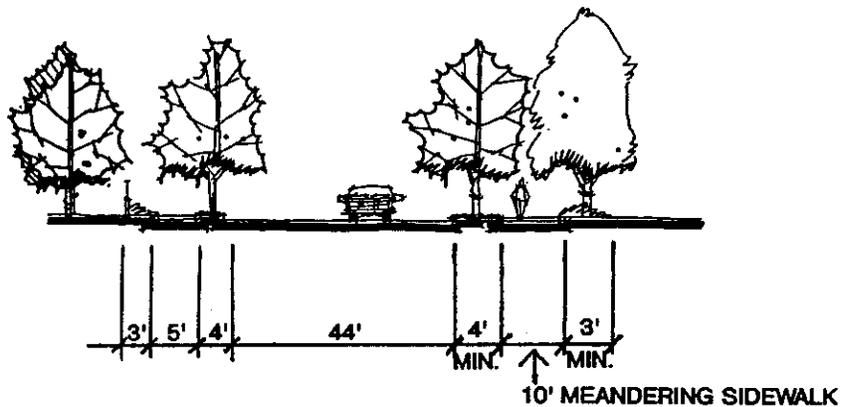
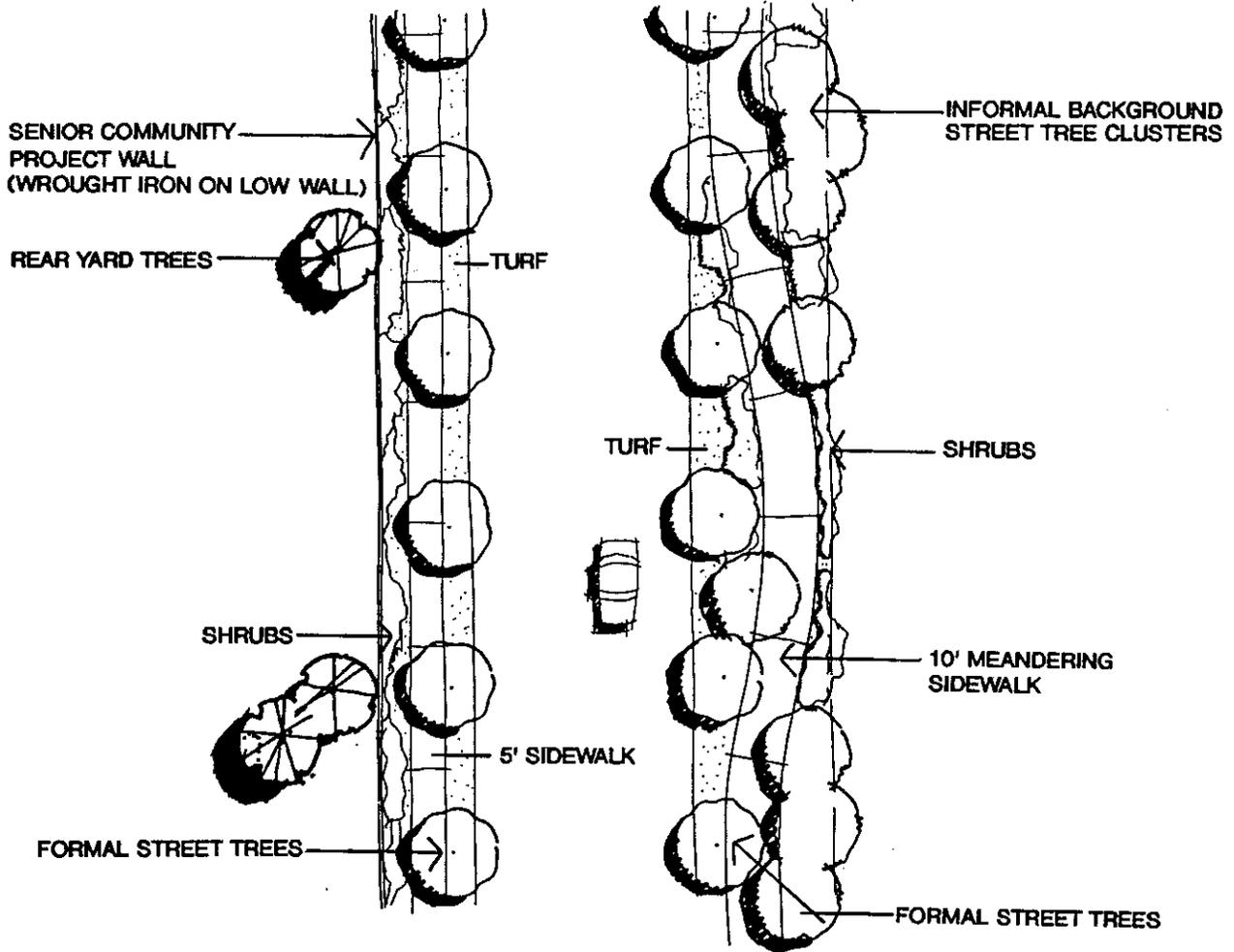


FIGURE 34

McSWEENEY RANCH ROAD CONCEPTUAL STREETSCAPE

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

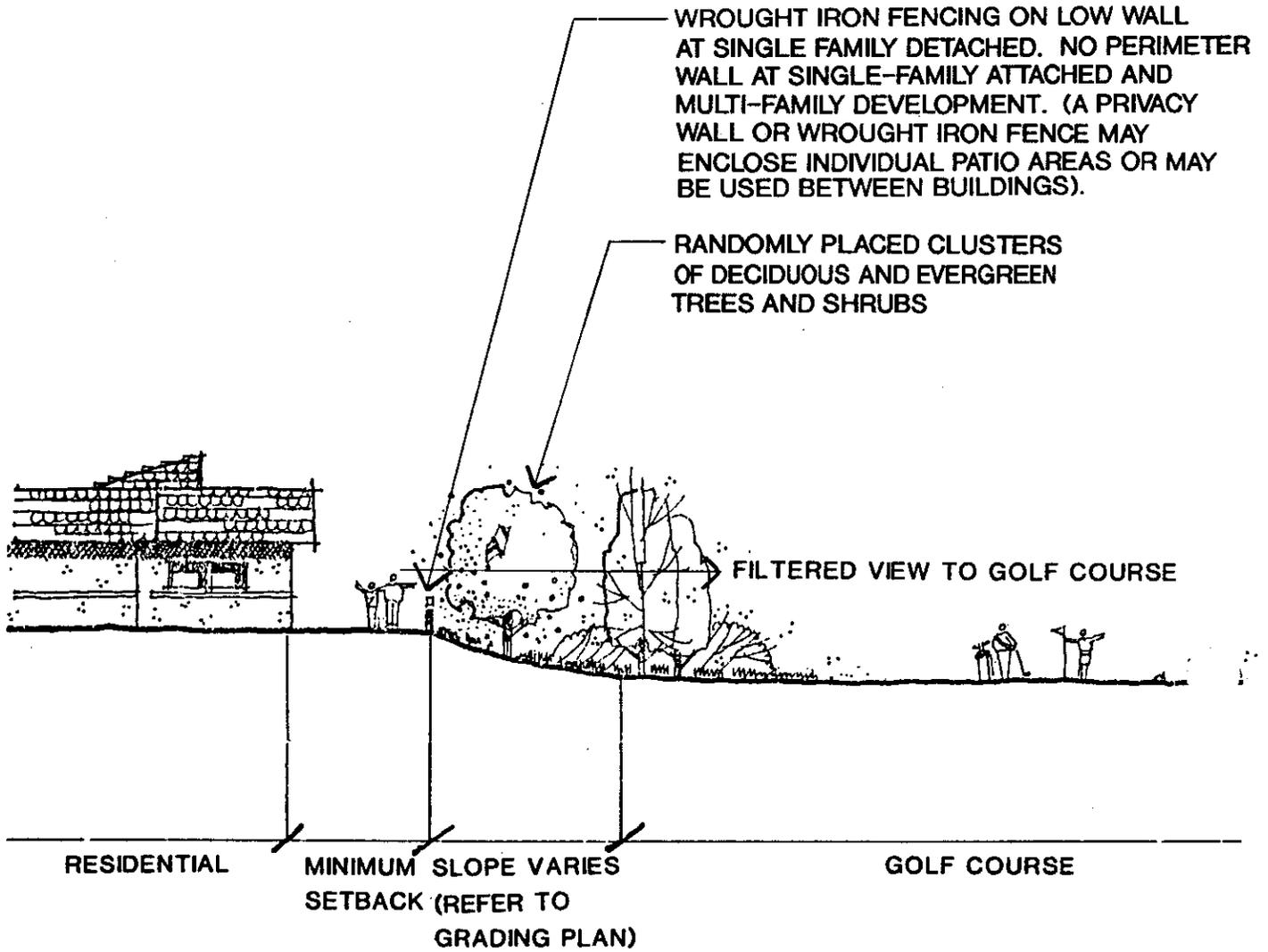
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d. Land Use Interface Treatments

In order to achieve a carefully planned and aesthetically pleasing community, a variety of landscape treatments have been established to enhance the interface of different use areas. These treatments are intended to establish techniques ensuring environmental sensitivity, and to separate or buffer dissimilar land uses. The recommended areas of special treatment occur throughout the community, as depicted in Figures 35 through 38 including:

- Residential/ Proposed Golf Course Interface
- Residential/Open Space Interface
- Residential/Adjacent Property Interface
- Residential/Residential Interface



**FIGURE 35
RESIDENTIAL/GOLF COURSE INTERFACE**

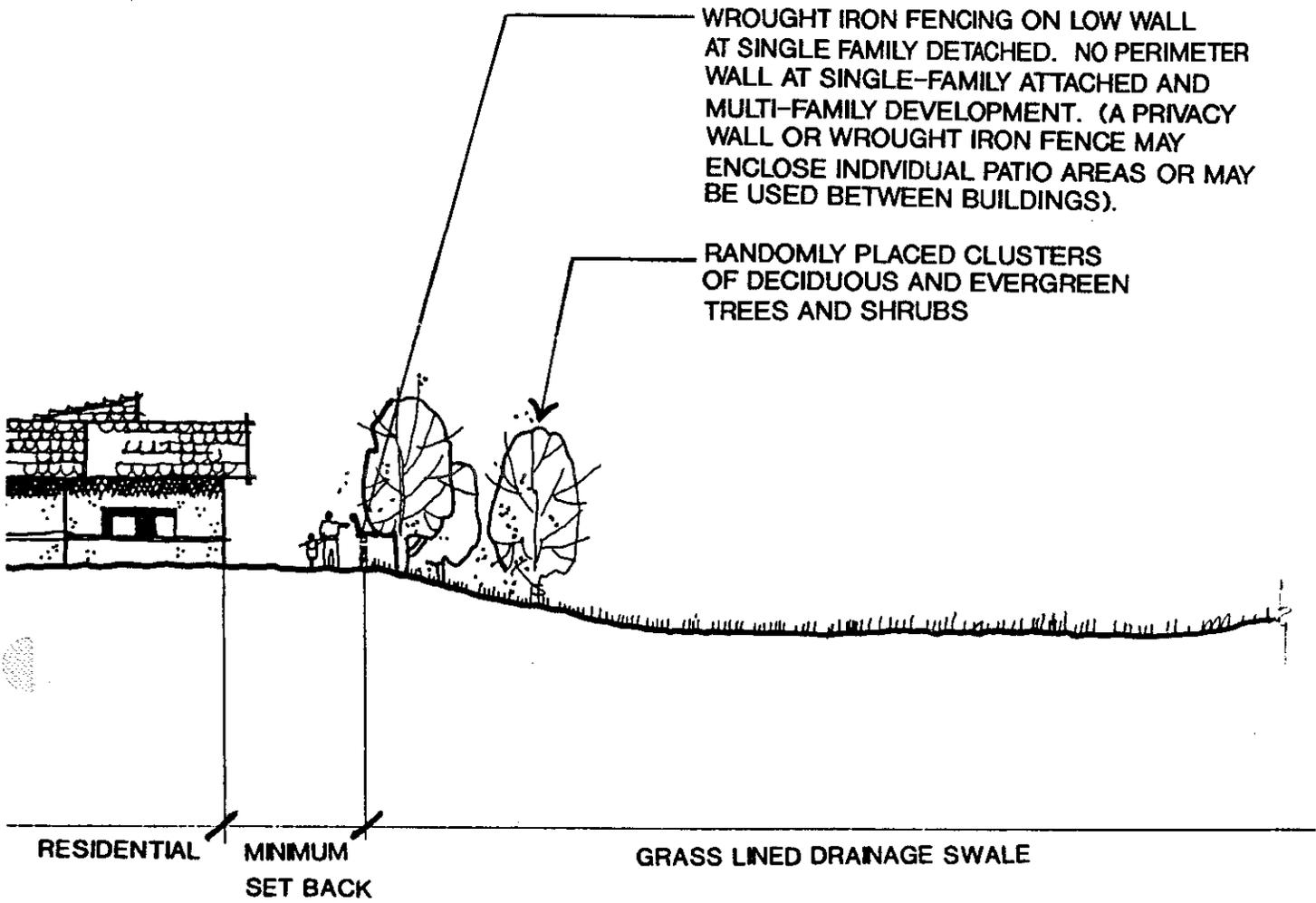


FIGURE 36
RESIDENTIAL/OPEN SPACE INTERFACE

McSWEENEY RANCH PLANNED COMMUNITY

HEMET, CALIFORNIA

RANCON FINANCIAL CORPORATION

NTS **RAM**

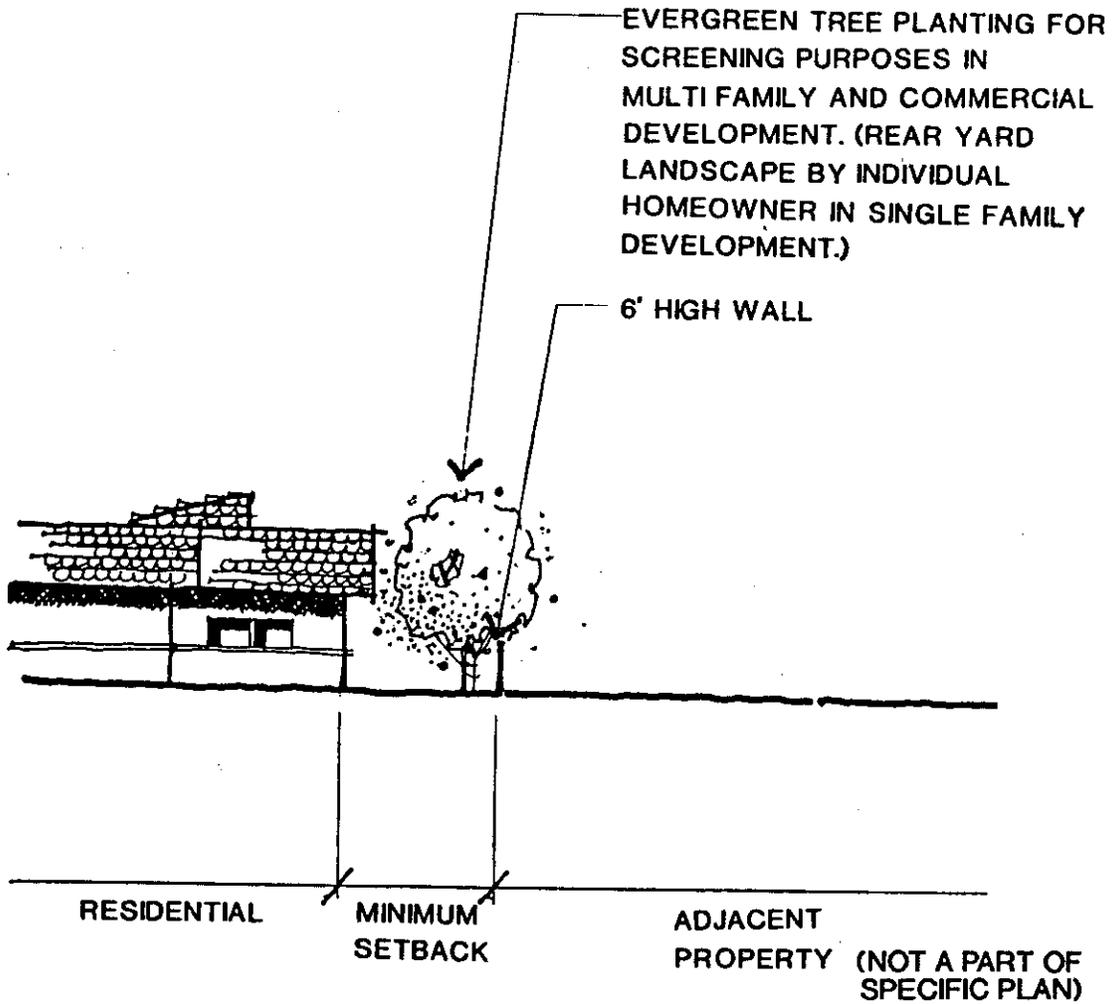


FIGURE 37
RESIDENTIAL / ADJACENT PROPERTY INTERFACE

McSWEENEY RANCH PLANNED COMMUNITY

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REAR YARD LANDSCAPE IS OPTIONAL WHERE LOWER DENSITY DEVELOPMENT OCCURS

6' HIGH WALL CONSTRUCTED BY BUILDER OF HIGHER DENSITY PARCEL (WHEN SINGLE FAMILY DETACHED OCCURS ADJACENT TO ANOTHER SINGLE FAMILY DETACHED PARCEL, WALL IS OPTIONAL.)

EVERGREEN TREE PLANTING FOR SCREENING PURPOSES WHERE HIGHER DENSITY DEVELOPMENT OCCURS EXCLUDING SINGLE FAMILY DETACHED.

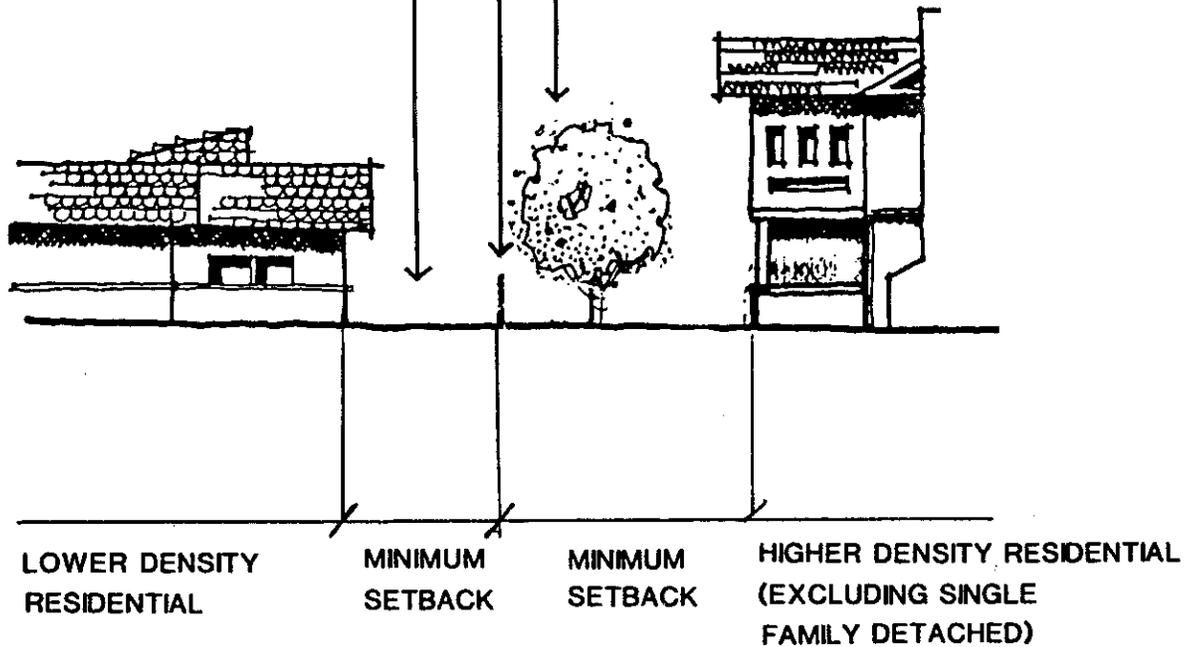


FIGURE 38
RESIDENTIAL/RESIDENTIAL INTERFACE

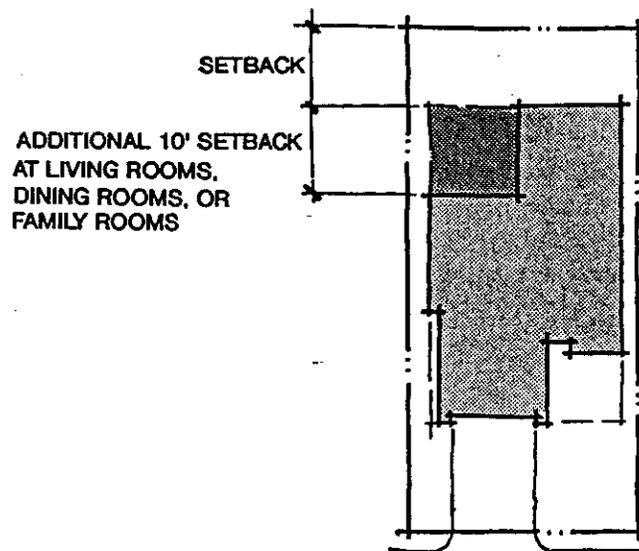
3. Residential Design Guidelines

Within the residential neighborhoods of McSweeney Ranch, it is intended that each neighborhood express its own individual character while reflecting the influence of traditional California Ranch architecture. At the same time, another goal is to achieve architectural variety in each neighborhood through non-uniform appearance of structures in terms of color selection, materials, and roofing. The guidelines which follow have been developed to establish a high-level of design quality and to assure variety along the street scene of the neighborhoods while remaining compatible with the overall character of McSweeney Ranch. Numerous design techniques may be utilized to ensure this variety is achieved. There are eight major design issues discussed below in which numerous techniques are identified which will ensure that the desired variety is achieved in each of the residential Planning Areas.

a. Single-Family Detached

1) Floor Plans/Elevations

- a) Each neighborhood shall have at least three floor plans along with three elevation options for each.
- b) Floor plans which do not utilize the entire building envelope shall be used to provide visual interest to building forms. A portion of the rear facade in which a living room, dining room, or family room is located shall be setback an additional ten feet from the rear setback line to allow accessory structures such as patio covers or trellises to be located within the building envelope.

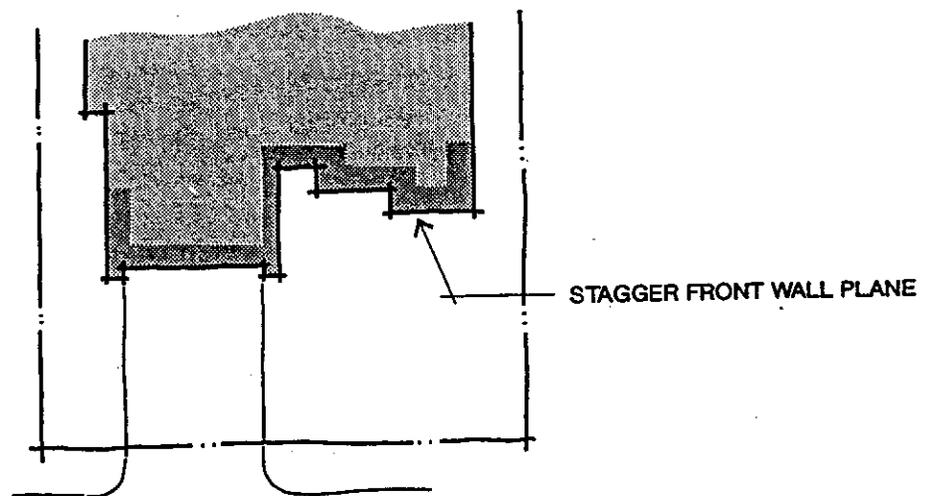


2) **Materials and Colors**

- a) The generous use of wood siding materials shall be used to provide texture to wall surfaces. Large expanses of stucco surfaces are not permitted.
- b) A variety of roof materials shall be used including barrel tile, flat concrete tile, and wood or concrete shakes. Color and materials shall be varied within each Planning Area. All roofing material shall be fire retardant including treated shingles.
- c) Each elevation shall have at least three alternative color schemes. Subdued colors not specifically limited to earth tones shall be used. Use of bright vibrant colors and primary colors is not permitted except as limited accent or focal elements.

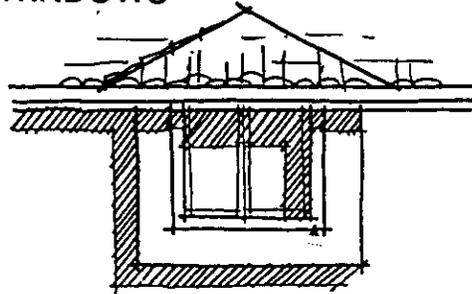
3) **Building Massing and Scale**

- a) Wall planes along the front elevation of an individual unit shall be staggered to provide visual articulation along the street.

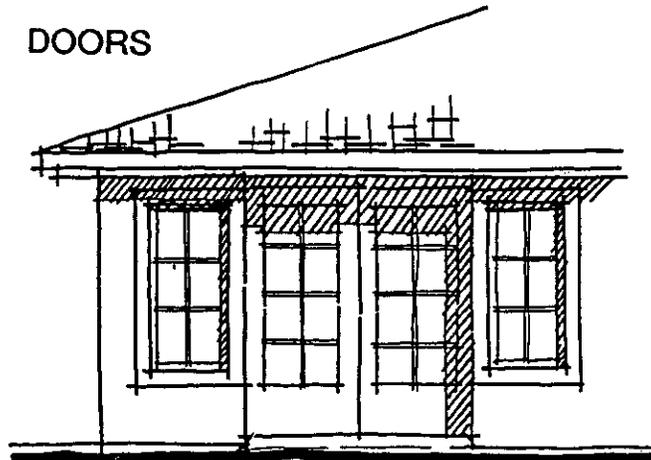


- d) Second story view windows shall be oriented to the front and rear of the homes, minimizing views into adjacent rear and side yards.
 - e) Repetitious gable ends along front and rear elevations shall be minimized. Hip roof design shall be incorporated on the front of the house in order to lower the perceived height from the streetscene. The use of flat roofs is not permitted.
- 4) Articulation of Architectural Elements
- a) Articulation of architectural elements shall be incorporated into the design of houses through the treatment of windows, doors, entries, porches, balconies, railings, columns, chimneys, etc.
 - b) Deep set or pop-out windows and doors along with other architectural projections and recesses shall be used to achieve articulation through shadowing effects. Large flat wall planes shall be avoided.

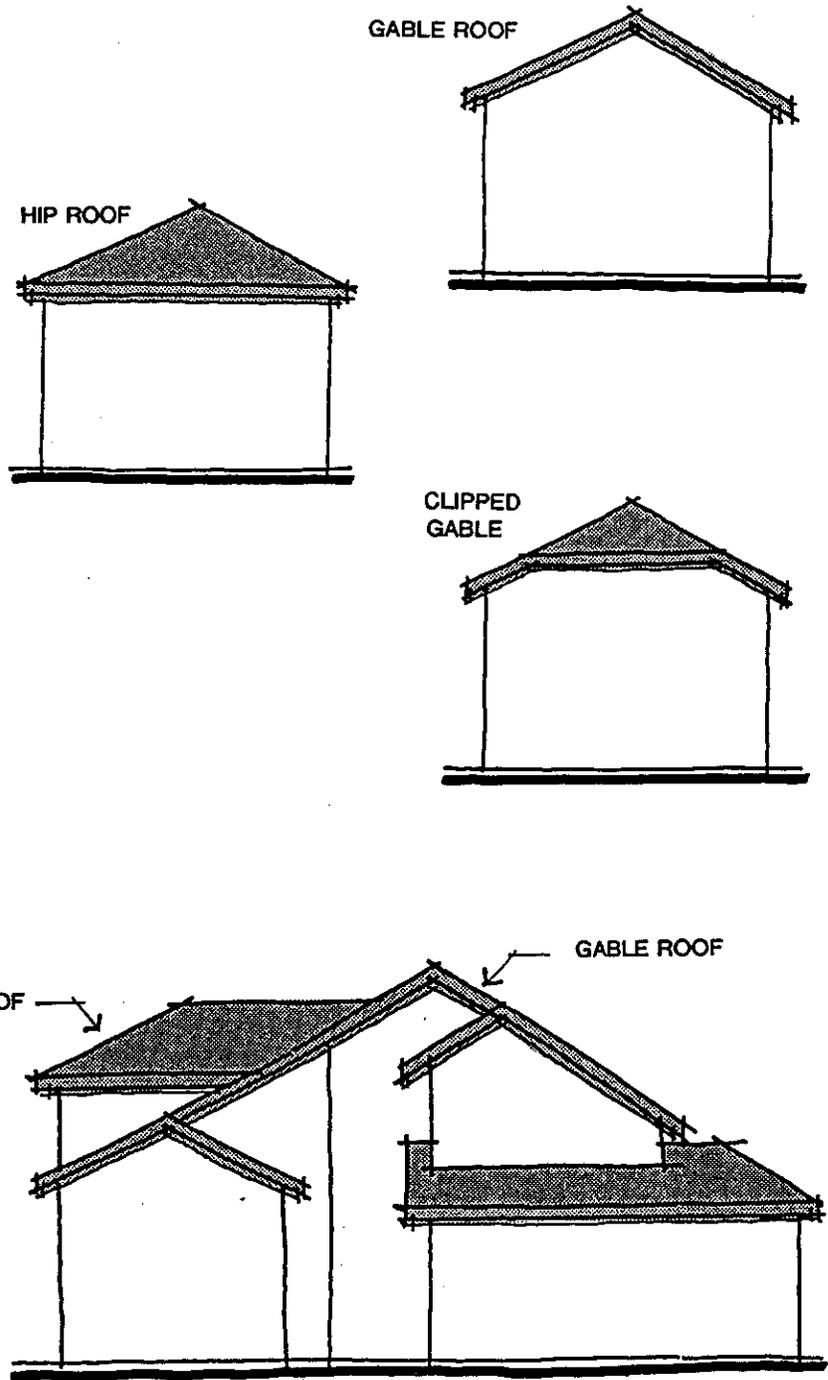
WINDOWS



DOORS

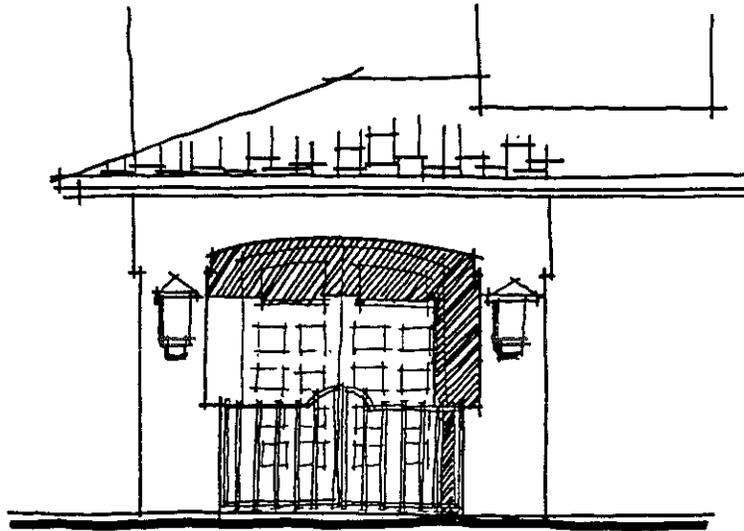


- c) Architectural articulation of the rear and side elevations which are visible from the perimeter of a planning area shall be treated in a similar manner to the front elevation.
- d) Variation in roof design (i.e. gables, clipped gables and hips) roof color, and roof materials shall be utilized to create a sense of individuality and diversity.



- e) Extended roof overhangs shall be used as a response to climatic conditions, especially when used in combination with porch enclosures, balconies, and recesses.
- f) The entry shall be articulated as a focal point of the front elevation through the appropriate use of roof elements, columns, porticos recesses or pop-outs, windows or other architectural features.

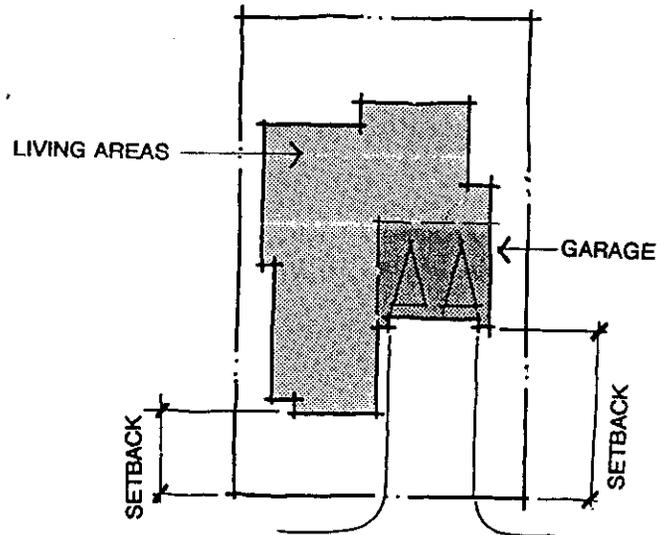
ENTRIES



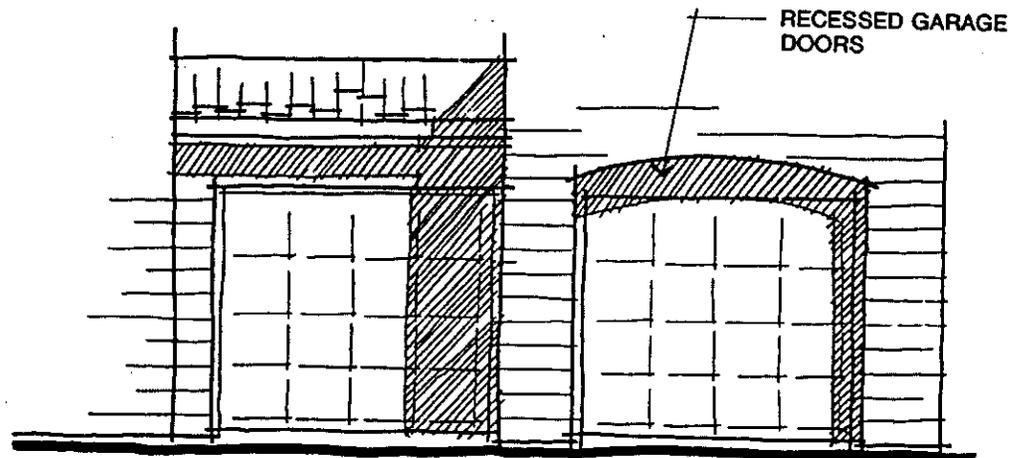
- g) The use of front porches shall be incorporated where feasible to add visual interest to the street scene.
- h) Sound attenuation shall be provided for second story balconies which overlook noise sources such as State Street, Lyon Avenue, Palm Avenue, Simpson Road, or McSweeney Ranch Road. Proper sound attenuation measures such as adequate setbacks, sound attenuation walls or fences and orientation of living spaces, shall be used to achieve acceptable outdoor (65 CNEL) noise levels.

5) Garages

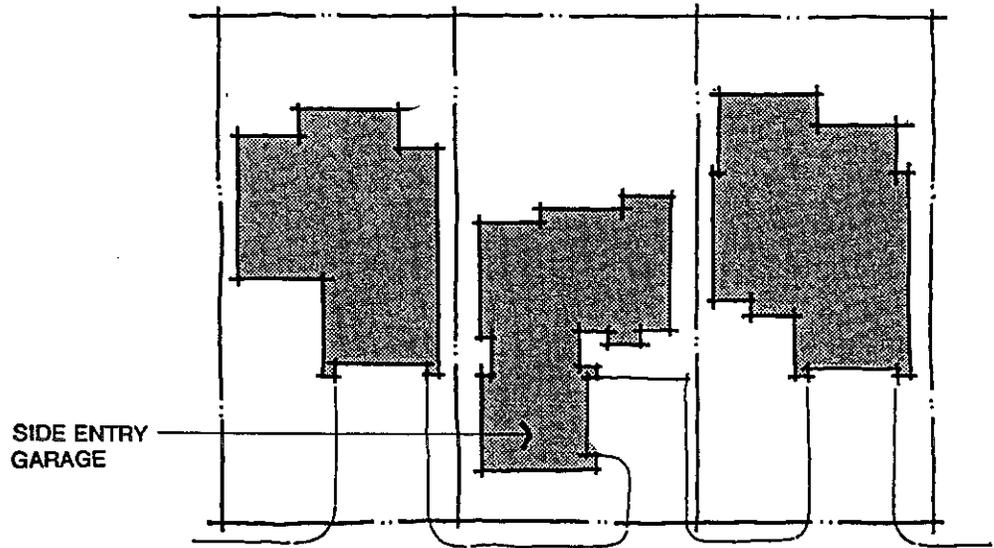
- a) Garages which are set back further from the street than adjoining living areas shall be used where possible.



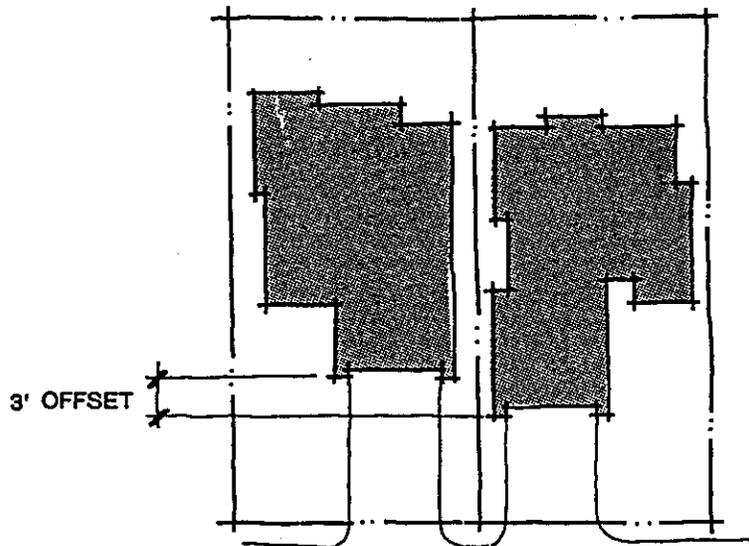
- b) Garage doors shall be simple in design so as not to distract from the architectural elevation of the unit.
- c) Garage doors shall be recessed a minimum of 12" from adjacent walls to create a strong shadow which effectively minimizes the impact of the door.



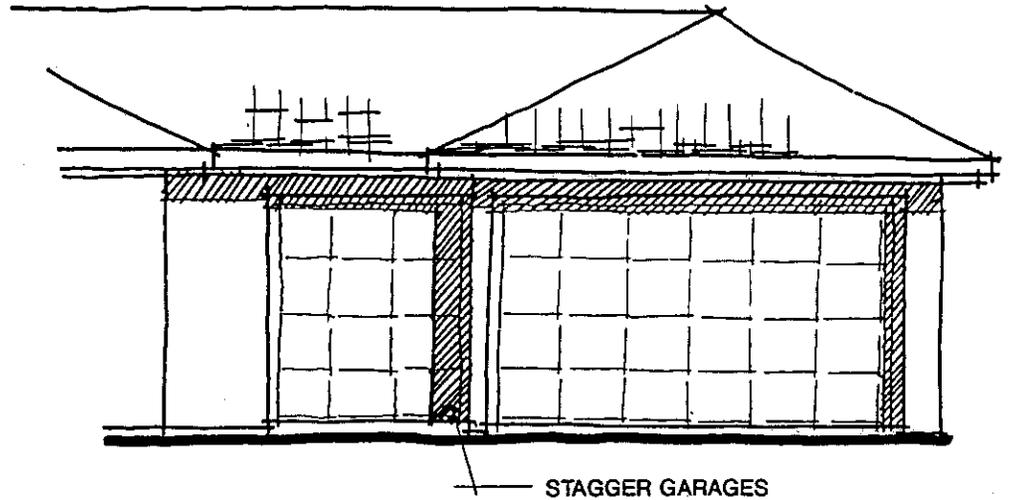
- d) Two-story units shall incorporate second story architectural elements above the garage, such as special window treatments and balconies.
- e) A mix of front entry and side entry garages shall be used where possible.



- f) Where garages are adjacent to one another along interior lot lines, a 3' minimum difference in setbacks shall be provided.

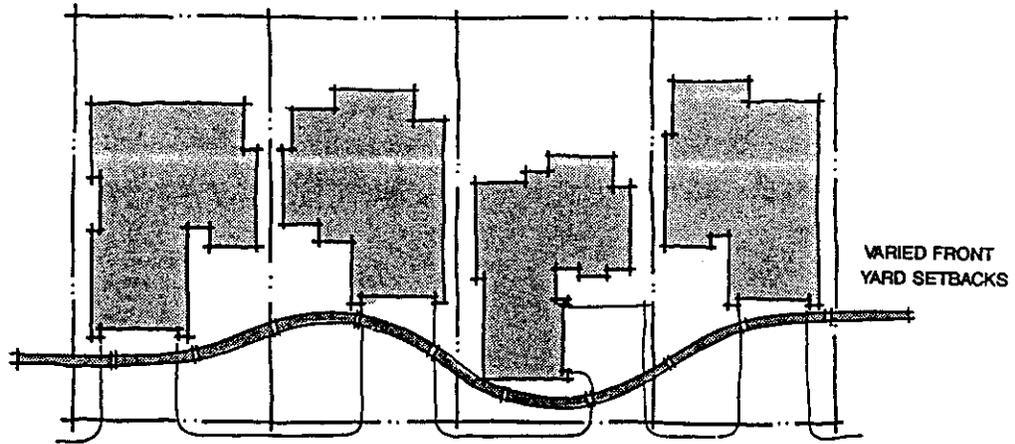


- g) Two single doors shall be incorporated in some two car garages.
- h) Three single doors shall be incorporated in some three car garages.
- i) Where three car garages are proposed, at least one garage entrance shall be staggered a minimum of 18" from the remaining entrance(s).

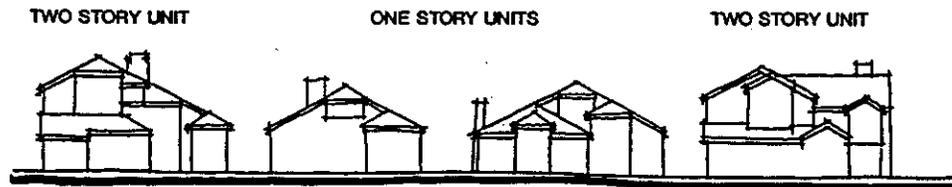


6) Site Planning Considerations

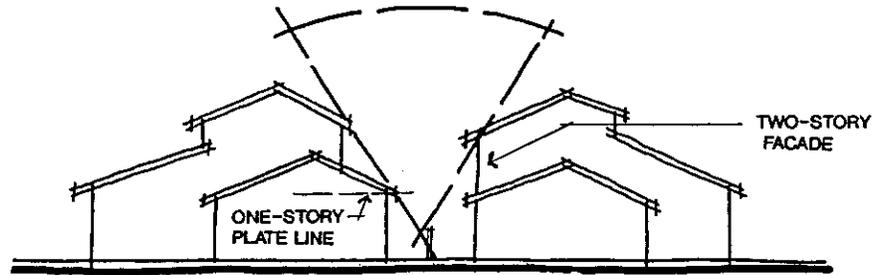
- a) Varied front yard setbacks shall be used to provide visual interest to street scene.



- b) Floor plans shall be altered and reversed to avoid monotonous elevations.
- c) Where one-story units occur, they shall be paired and situated between two-story units to maximize their low mass effect on the street scene.

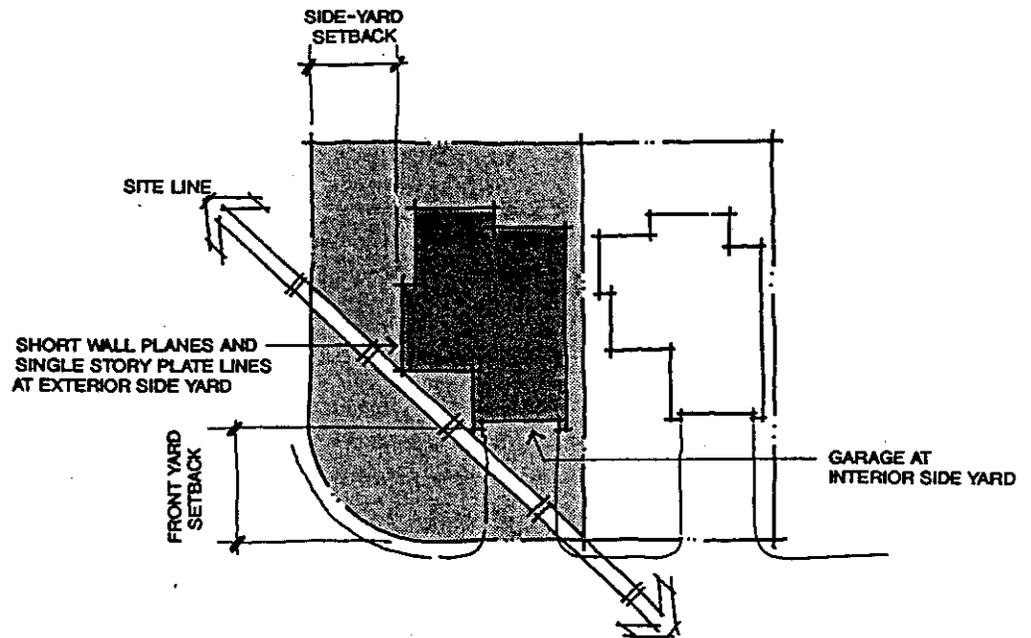


- d) Where two story units are adjacent to each other, at least one unit shall have a single story plate line along the common side yard, with its second story set back a minimum of five feet.



- e) The treatment of corner lots shall incorporate the following techniques:

- One story plans or two story plans incorporating a single story plate line toward the exterior side yard.
- Garage located adjacent to the interior side yard.
- Wall plane adjacent to the exterior side yard as short as possible.
- Side and front yard setbacks maximized.
- A clear line of site across the corner of the lot.



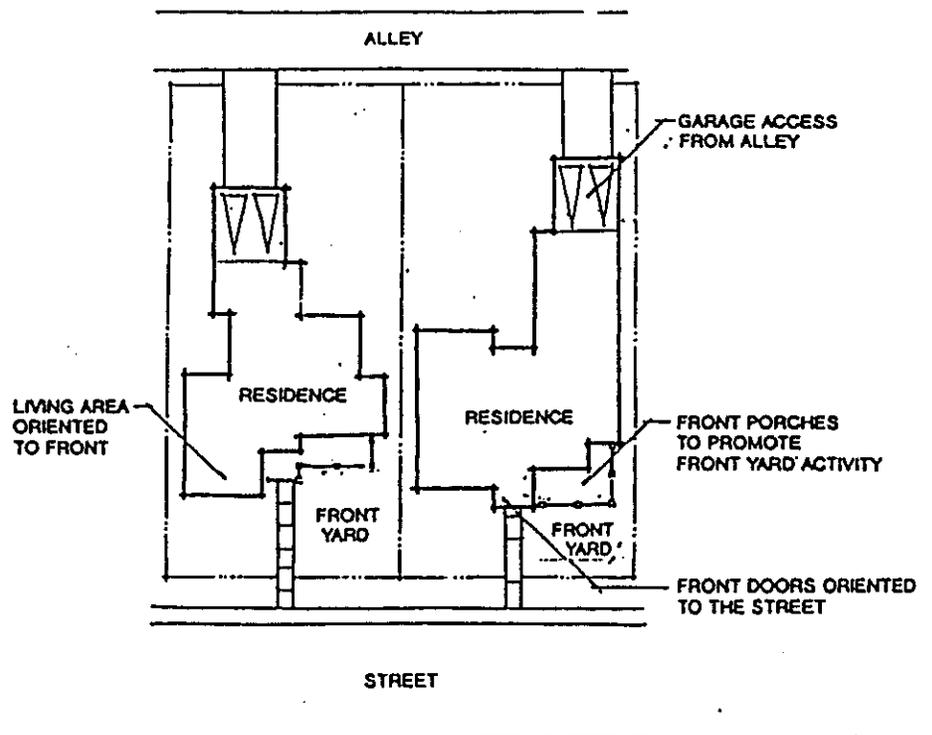
- f) Front yard landscaping shall be installed by the builder on all residential lots less than 8000 square feet in size.
 - g) Special attention shall be given to the hardscape and landscape elements at project entries.
 - h) All mechanical equipment shall be ground mounted and screened from view by walls or fences similar in design to the building architecture or by plant material adequate in size to provide proper screening.
- 7) Alley-Loaded Residential Development (European Motor Court)

- a) Innovative product solutions are another manner in which variety and interest may be achieved along a neighborhood street. One such housing type is the alley-loaded dwelling unit, which together with the various other product innovations and design criteria contained within this Specific Plan, result in a series of pleasant neighborhoods throughout the community. The alley-loaded product is an optional design element which may be used at the discretion of the Developer in Planning Areas designated as Residential Category 1, Residential Category 2, or Residential Category 3.

Specifically the alley-loaded residential housing type places the garage to the rear of the dwelling unit and is accessed from the alley. This provides the opportunity to return the neighborhood street to a more pedestrian friendly environment. This environment is further enhanced by promoting outdoor living areas in front yards through the use of such features as front porches and balconies. In addition to the visual diversity created, this design concept also promotes a social neighborliness among the residents.

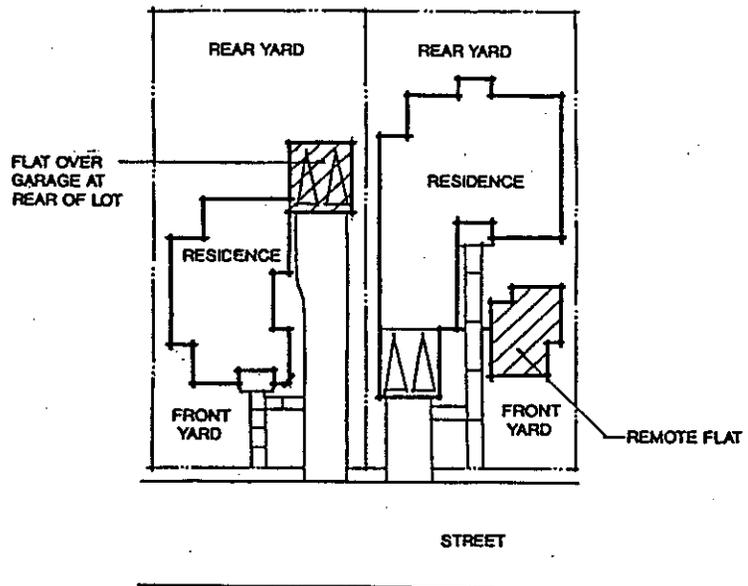
b) In addition to the design criteria established for a single-family detached neighborhoods, alley-loaded residential development shall incorporate the following:

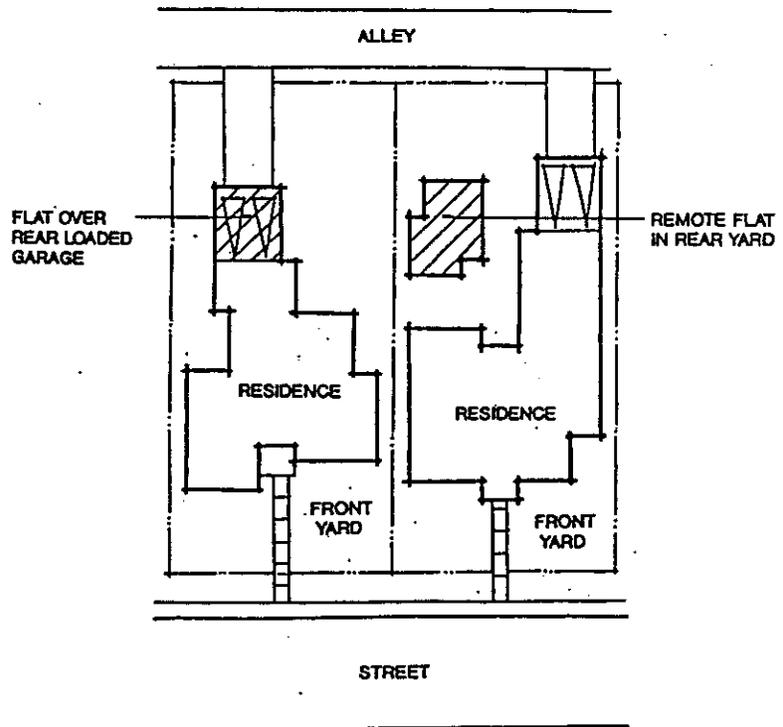
- Floor plans designed in which a portion of the living area is oriented to the front to promote the use of the front yard as an exterior living space.
- The use of front porches where possible to provide visual interest to front elevations and to further promote an exterior living environment.
- Front doors oriented to the street.
- Front entrances designed as inviting focal elements of the front facade.
- Articulation of other architectural elements of the front facade in the design of windows, doors, balconies, railings, fixtures, columns, etc.
- Rear yards used to provide private exterior spaces.
- Garage access taken from the rear alley.



8) Affordable Housing

- a) Affordable housing units shall incorporate the design criteria established for single-family neighborhoods in order to maintain the single-family character of those neighborhoods.
- b) The affordable housing units shall be incorporated into the streetscene with a variety of conditions to promote visual interest:
- Provide single story remote units in the front yard of the main dwelling.
 - Provide carriage units over garages located at the front of the lot.
 - Provide alley-loaded "European motor courts" with carriage units over garages located at the rear of the lot.
 - Provide for alley-loaded garages with carriage units above.

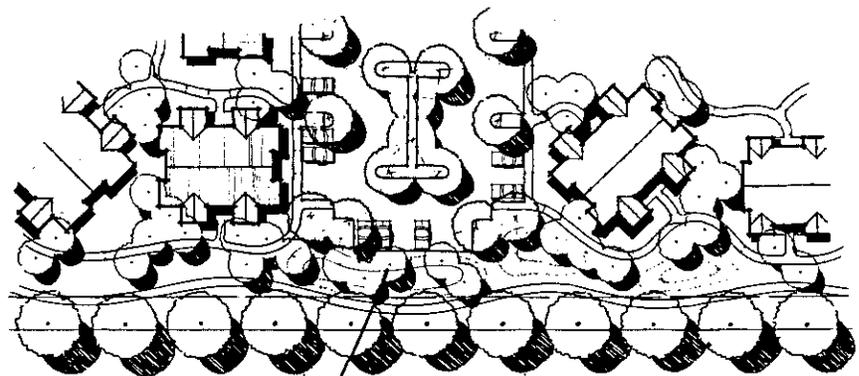




- c) Provide varying setback from main residence to provide visual interest to the streetscene.
- d) Building material, colors, and architectural detailing shall be the same as the main building architecture.
- e) Carriage units over garages shall be setback a minimum of five additional feet from the street or alley.

b. **Single-Family Attached and Multi-Family**

- 1) The guidelines established for Single-Family Detached generally apply to Single-Family Attached and Multi-Family as well. In addition, the following guidelines also apply:
 - a) Building mass and scale are prominent design features of an attached or multi-family project. Long, unbroken building facades are not permitted. Offsets shall be an integral part of the building design.
 - b) Building massing shall incorporate a combination of one-story elements and two-story elements with varied floor setbacks and cantilevered architecture at the second story within the same building.
 - c) Materials, colors and forms of detached garages, carports and any other accessory structures shall be consistent in design with the residential project in which they are located.
 - d) Exterior street frontages shall feature single-family attached or multi-family buildings separated by parking areas. This minimizes the visual impact of parking areas while eliminating the monotony of continuous building elevations.
 - e) Open parking and carports shall be clustered into parking courts with landscaping utilized to screen automobiles.
 - f) Long, unbroken rows of parking stalls are not permitted.



EXTERIOR STREET

PARKING AREAS SEPARATING
BUILDING MASSING TO PROVIDE
VARIETY ALONG THE STREETSCENE

4. Commercial Design Guidelines

The architectural design of the commercial components of the Village Center will be consistent with the overall theme for McSweeney Ranch and the architectural styles envisioned for the community. In order to ensure the continuity of the overall development character of the community, the following guidelines, shall be utilized in the design of the commercial structures. Illustrative examples which depict potential site design concepts for Village Mainstreet is shown on Figure 39.

a. Building Massing and Scale

- 1) Large flat wall planes and the use of repetitive elements are to be avoided. Offsets shall be an integral part of the building design.
- 2) A range of roof forms and pitches shall be used to add visual interest to the community streetscape.
- 3) A mix of one and two story components shall be used along with the use of focal vertical elements.

b. Materials and Colors

- 1) The generous use of wood siding materials shall be used to provide texture and scale to wall surfaces.
- 2) Architectural detailing such as windows and doors shall be used to break up large expanses of stucco surfaces.
- 3) The use of brick and stone may be used on a limited basis.
- 4) All roofing materials shall be of a fire retardant material, including treated shingles.
- 5) Subdued colors, not specifically limited to earth tones, shall be used. Use of bright vibrant colors and primary colors is not permitted, except as limited accent or focal elements.

c. Articulation of Architectural Elements

- 1) Recessed doors and window openings shall be used to add articulation to the wall surface.
- 2) Projections, overhangs, and recesses shall be utilized to provide shadows, articulation, and scale to the building elevation. Terracing of building elevation is encouraged.

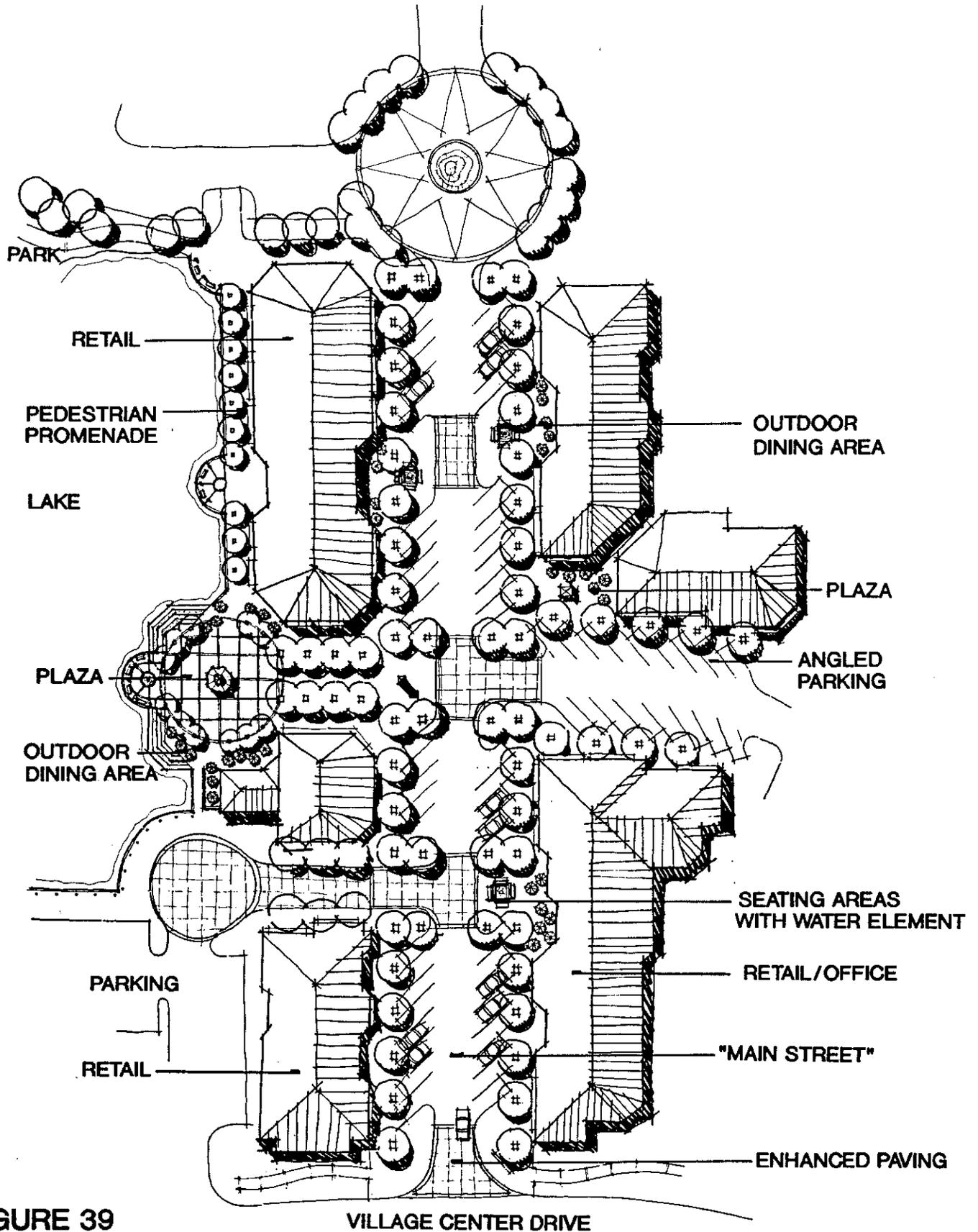


FIGURE 39
ILLUSTRATIVE
VILLAGE CENTER "MAIN STREET" CONCEPT PLAN

McSWEENY RANCH PLANNED COMMUNITY
 HEMET, CALIFORNIA RANCON FINANCIAL CORPORATION



- 3) Architectural pop-outs (including arcades, canopies, awnings, trellises and balconies) and recesses shall be used for visual articulation at major building entrances and pedestrian nodes.
- 4) Landscape features integrated with building walls and details such as trellises shall be incorporated into building architecture.

d. Site Planning Considerations

- 1) In order to minimize the potential conflict of project related traffic and non-project related traffic, site development plans must separate these types of traffic through innovative site planning concepts or through the mix of proposed uses, subject to approval by the City.
- 2) Building architecture shall provide elements relating to the human scale through the use of pedestrian plazas, courtyards and small gardens.
- 3) On street parking on Village Mainstreet shall be 45° or 60° angled parking.
- 4) Parking shall be accommodated in groups of small parking clusters to minimize the visual impact of parking areas. Long, unbroken rows of parking stalls shall be avoided.
- 5) Off-street parking shall be screened from view through the use of landscaping or low walls complementary to building architecture.
- 6) Potential conflicts between pedestrian and automobile circulation shall be avoided.
- 7) Trash enclosures, loading docks, rubbish bins, transformers, processing equipment and any other unsightly apparatuses shall be situated away from the street and shall be screened from view through the use of landscaping or architectural elements incorporating the same architectural character as the building architecture.
- 8) Wells shall be used to screen ground mounted mechanical equipment and shall be screened from view by walls or fences similar in design to the building architecture or by plant material adequate in size to provide proper screening.
- 9) Roof mounted mechanical equipment shall be screened from view through the use of parapet walls similar in design to the building architecture.

- 10) The level of on-site lighting shall comply with any and all applicable requirements and policies of the City of Hemet. Energy conservation, safety, and security shall be emphasized when designing any lighting system.

e. Streetscape (Village Mainstreet)

- 1) Landscape

- a) Deciduous street trees shall be planted on each side of Village Mainstreet in a formal pattern of approximately 20' up to a maximum of 30' on center. Tree grates shall be used where trees are located in sidewalks, plazas, courtyards, or promenade areas.
- b) Landscape plantings which accent features within people-oriented spaces shall be used in plazas, courtyards, and promenades.
- c) Accent plant material shall be incorporated throughout the Village Mainstreet area through the use of free-standing potted plants.
- d) Building architecture shall provide recessed windows allowing for wide plant ledges to incorporate window boxes and other accent plant material.

- 2) Paving

- a) Sidewalks, plazas, courtyards, and promenades shall have an enhanced paving to identify them as pedestrian spaces.
- b) Major intersections and crosswalks along Village Mainstreet serve as nodes where both pedestrian and vehicular activity occurs. The pavement at these areas shall be further enhanced to signify the mix of these uses.

- 3) Lighting

- a) Lighting fixtures shall be a maximum of 12' in height and shall be designed to incorporate features which complement the architectural character of Village Mainstreet.

4) Street Furniture

- a) Benches and seating areas shall be provided along Village Mainstreet and the plazas, courtyards, and promenades.
- b) Trash receptacles shall be provided which complement the architectural character of Village Mainstreet.
- c) Kiosks shall be provided and will be designed to complement the architectural character of Village Mainstreet.
- d) Bollards shall be used where necessary to safely separate pedestrian activity areas from non-pedestrian areas. The bollards shall be designed to complement the architectural character of Village Mainstreet.
- e) Flags and banners shall be used to provide a festive atmosphere to Village Mainstreet. Flags and banners shall be made of a durable cloth material and may be incorporated into the design of street lighting, building architecture through the use of cantilevered poles, or may be flown from vertical free-standing poles.

5) Signage

- a) Signage is an important element which shall be designed to complement the architectural character of Village Mainstreet.

5. Employment Use Area Design Guidelines

The architectural design of the employment components of the Village Center are consistent with the overall theme for McSweeney Ranch and the architectural styles envisioned for the community. In order to ensure the continuity of the overall development character of the community, the following guidelines shall be utilized in the design of the businesses and offices within the Employment Use Area.

a. Building Massing and Scale

- 1) Building mass and scale are prominent elements of a business/office use. Building footprints shall avoid large flat wall planes and the use of repetitive elements. Offsets shall be an integral part of the building design.
- 2) Building offsets shall be used to indicate building entries and pedestrian plazas.
- 3) Offsets at building corners shall be used to provide subtle articulation.
- 4) A mix of one and two story components shall be used along with the use of focal vertical elements.
- 5) A range of roof forms and pitches shall be used to add visual interest to the community streetscape.

b. Materials and Colors

- 1) The use of wood, brick, or stone materials shall be used to provide texture and scale to wall surfaces.
- 2) Architectural detailing such as windows and doors shall be used to break up large expanses of stucco surfaces.
- 3) All roofing materials shall be of a fire retardant material, including treated shingles.
- 4) Subdued colors, not specifically limited to earth tones, shall be used. Use of bright vibrant colors and primary colors is not permitted except as limited accent or focal elements.
- 5) Reflective glass shall be prohibited.

c. Articulation of Architectural Elements

- 1) Recessed doors and window openings shall be used to add articulation to the wall surface.

- 2) Projections, overhangs, and recesses shall be utilized to provide shadows, articulation, and scale to the building elevation.
- 3) Architectural pop-outs (including arcades, canopies, awnings, trellises and balconies) and recesses shall be used for visual articulation at major building entrances and pedestrian nodes.
- 4) Landscape features integrated with building walls and details such as trellises shall be incorporated into building architecture.

d. Site Planning Considerations

- 1) The Employment Use Area shall be integrated with the Village Center through the use of pedestrian connections, promenades, and arcades as well as vehicular connections.
- 2) Landscape plantings and building setbacks shall enhance people oriented spaces such as plazas, promenades and courtyards. A landscape theme shall also be established to define the primary vehicular circulation system.
- 3) Intersections in the Employment Use Area in which both pedestrian and vehicular activity occurs shall feature enhanced paving to signify the mix of these uses.
- 4) Building facades shall be oriented to the street.
- 5) Building architecture shall provide elements relating to the human scale through the use of pedestrian plazas, courtyards and small gardens.
- 6) Parking shall be accommodated in groups of small parking clusters to minimize the visual impact of parking areas. Long, unbroken rows of parking stalls shall be avoided.
- 7) Off-street parking shall be screened from view through the use of landscaping or low walls complementary to building architecture.
- 8) Turn-outs and collection points shall be provided to provide mass transit opportunities in connection with the Riverside Transit Authority. This is a component of the overall mass-transit program throughout McSweeney Ranch.
- 9) Trash enclosures, loading docks, rubbish bins, transformers, processing equipment and any other unsightly apparatuses shall be situated away from the street and shall be screened from view through the use of landscaping or architectural elements incorporating the same architectural character as the building architecture.

- 10) Wells shall be used to screen ground mounted mechanical equipment and shall be screened from view by walls or fences similar in design to the building architecture or by plant material adequate in size to provide proper screening.
- 11) Roof mounted mechanical equipment shall be screened from view, and contained within a City approved enclosure.
- 12) Lighting fixtures shall be designed to incorporate features which complement the building architecture. The level of on-site lighting shall comply with any and all applicable requirements and policies of the City of Hemet. Outdoor lighting shall be low pressure sodium. Energy conservation, safety, and security should be emphasized when designating any lighting system.

6. Landscape Guidelines

a. General Landscape Standards

- 1) Trees and shrubs shall be planted in informal/random groupings to provide focal points and accents, frame open spaces, and provide visual relief to the community developments.
- 2) Drought tolerant and resistant plant material are suggested and shall be utilized in all open spaces.
- 3) Plant materials, either alone or in conjunction with fencing, walls, or berms, shall be used to screen parking areas and accessory structures (e.g. utilities) from view.
- 4) Plant material shall be grouped together in regard to soil, light, and water requirements.
- 5) Shrubs and groundcovers are especially useful for providing foundation planting to soften building edges, while trees are useful for providing scale and vertical definition.
- 6) Use plants to humanize commercial developments and soften building edges. Plants may also be used to break up long walls and building facades.

b. Plant Material Selection

A limited selection of materials shall be utilized in simple, significant composition complementary to adjacent common landscape areas while reinforcing the individual architectural and site setting.

Overall plant material selection for given project areas, wherever possible, shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for an entire landscape setting.

All trees in landscaped areas shall be selected from Table IV, List of Approved Trees, as follows:

TABLE IV
LIST OF APPROVED TREES

Evergreen Trees

Arbutus unedo	Strawberry Tree
Brachychiton varieties	Bottle Tree
Cinnamomum camphora	Camphor Tree
Cocos Plumosa	Queen Palm
Cupaniopsis anacardioides	Carrot Wood
Eucalyptus camaldulensis	Red Gum
Eucalyptus maculata	Spotted Gum
Eucalyptus nicholli	Willow Leafed Peppermint
Eucalyptus polyanthemus	Silver Dollar Gum
Eucalyptus sideroxylon "Rosea"	Red Iron Bark
Eucalyptus rudis	Desert Gum
Eucalyptus viminalis	White Gum
Grevillea robusta	Silk Oak
Lauris Nobilis	Grecian Laurel
Ligustrum Japonicum	Japanese Privet Tree
Magnolia grandiflora	Southern Magnolia
Melaleuca Leucadendra	Cajeput Tree
Olea europaea "Fruitless"	Fruitless Olive
Photinia frazeri	Toyon Tree
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondell Pine
Pittosporum rhombifolia	Queensland Pittosporum
Populus candicans	Balm of Illiad
Populus nigra italica	Lombardy Poplar
Prunus caroliniana	Carolina Cherry
Quercus varieties	Oak
Schinus molle	California Pepper
Schinus terebinthifolius	Brazilian Pepper
Trachycarpus excelsa	Windmill Palm

Decidious Trees

Acer saccharinum
Albizia julibrissin
Alnus rhombifolia
Bauhinia variegata
Cercis canadensis
Chionanthus
Fraxinus velutina glabra
Ginkgo biloba
Gleditsia
Jacaranda acutifolia
Koelrueteria bipinnata
Koelrueteria paniculata
Lagerstromia indica
Liquidambar Palo Alto
Malus species
Mimosaefolia Std.
Pistachia chinensis
Platanus acerifolia
Platanus Species
Prosopis
Prunus krauter vesuvius
Robinia idehoensis
Styra ciflua

Silver Maple
Silk Tree or Mimosa Tree
White Alder
Purple Orchid Tree
Red Bud Tree
Fringe Tree
Modesto Ash
Maidenhair Tree
Honey locust
Jacaranda
Flame Tree
Golden Rain Tree
Crapemyrtle
Sweet Gum
Flowering Crabapple
Jacaranda
Chinese Pistache
London Plane Tree
Sycamore
Hybrid Mesquite
Red-leaf Flowering Plum
Idaho Locust
Liquid Amber

C. DEVELOPMENT STANDARDS

The following provisions establish the Development Standards to be applied to the various land uses within McSweeney Ranch. These provisions should be used in conjunction with the general Land Use Development Standards and the Design Guidelines to ensure orderly and sensitive project development. References contained herein to the Hemet Municipal Code shall refer to that Code which is in effect at the time at which this Specific Plan is approved. In the event that certain standards are not covered by this Specific Plan, the standards contained within the City of Hemet Municipal Code, Title 17 (Zoning) shall prevail.

1. Residential Category 1 (Up to 2.0 Units/Acre)

a. Purpose

- 1) The purpose of the Residential Category 1 is to provide for the development of large residential lots that offer an opportunity for a rural lifestyle.

b. Density

- 1) An overall gross density range of 2.0 dwelling units per acre will be allowed in the Residential Category 1 planning areas.

c. Permitted Uses

Only the following uses will be permitted within the Residential Category 1 planning areas.

- 1) One family dwellings.
- 2) Accessory uses and structures customarily incidental to a permitted use, including:
 - a) Garages.
 - b) Swimming pools, spas.
 - c) Fences and walls.
 - d) Patio covers and trellises.
 - e) Garden structures and greenhouses.
- 3) Parks, playgrounds and community centers.
- 4) Golf courses.

Residential Category 1 (continued)

- 5) Public schools and community facilities.
- 6) Child day care for twelve or fewer children.
- 7) Domestic animals up to two per household.
- 8) Accessory buildings and structures subject to the provisions of Sections 21205 and 21206 of the Hemet Municipal Code, Title 17.
- 9) Home occupations as prescribed and regulated in Section 20401 of the Hemet Municipal Code, Chapter 5, Title 17.
- 10) Temporary uses as prescribed and regulated in Section 20402 of the Hemet Municipal Code, Title 17.

d. Uses Permitted by Conditional Use Permit

The following uses shall be permitted as prescribed in Chapter 45 of the Hemet Municipal Code, Title 17:

- 1) Private recreation centers, parks and swim clubs.
- 2) Private clubs and lodges.
- 3) Churches, convents, monasteries, parish houses, parsonages, and other religious institutions.
- 4) Public utility and public service installations.
- 5) Rented rooms in a dwelling unit for occupancy by not more than two persons in addition to members of the family occupying the dwelling unit.
- 6) Dwelling, accessory (minimum lot size 10,000 square feet).
- 7) Recreational vehicle storage areas.
- 8) Any other use which is determined by the Director of Community Development to be similar to the uses listed in this subsection as provided in Chapter 43 (Determination as to Uses Not Listed) of the Hemet Municipal Code, Title 17, Zoning.

Residential Category 1 (continued)

e. Site Development Standards

The Site Development Standards for Residential Category 1 areas are intended to permit development of a range of single-family detached residential units on standard lot configurations. This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10 of this Specific Plan.

- 1) Single-family detached dwellings shall conform to the following standards:
 - a) Minimum Lot Area: 10,000 square feet (except for those lots adjacent to the western and southern boundary of Planning Area 16 where the lots will be half acre minimum in size).
 - b) Minimum Lot Width: 75 feet (non rectangular lots shall have a minimum average lot width of 75 feet).
 - c) Minimum Lot Depth: 90 feet (non rectangular lots shall have a minimum average lot depth of 90 feet).
 - d) Minimum Building Setback:

Front

- (1) Main Building: 20 foot minimum
- (2) Private garage or carport (attached to or detached from main building): 30 foot minimum for "front-on" garage; 20 foot minimum for "side-on" garage.

Side

- (1) All interior and key lots shall have a minimum side yard of ten feet.
- (2) Corner and reversed corner lots shall have minimum side yards of ten feet where the side lot line adjoins another lot. On the exterior or street side, the side yard shall have a minimum width of twenty feet.

Residential Category 1 (continued)

Rear

- (1) Every lot shall have a rear yard of not less than twenty feet in depth.
 - e) Alley-loaded products shall be subject to approval by the City, where reduced front setbacks for porches, detached flats, and other similar appurtenances of up to 50%, and reduced rear setbacks for garages, flats, and detached living units of up to 50% are permitted.
 - f) Minimum distance between Accessory Buildings/Garages and any main building on the same or adjoining lot or parcel: 20 feet.
 - g) Maximum Building Height: No building shall exceed two stories in height, or thirty-five feet, whichever is the lesser.
 - h) Building Area: The main residential building shall have a floor area of not less than twelve hundred (1200) square feet, excluding garage and/or carport.
 - i) Permissible Lot Coverage: All buildings, including accessory buildings and structures, shall not cover more than fifty percent of the area of the lot.
 - j) Off Street Parking and Loading: Off street parking and loading shall be provided for each use as prescribed in the Hemet Municipal Code, Chapter 41 of Title 17.
- 2) Plans for Recreational Vehicle storage areas shall be prepared and submitted to the City for review in accordance with the Site Development Plan Review provisions in Section III.C.10. of this Specific Plan.

2. Residential Category 2 (Up to 4.0 units/acre)

a. Purpose

- 1) The purpose of the Residential Category 2 is to provide for the development of single-family detached houses.

b. Density

- 1) An overall gross density range of up to 4.0 units per acre will be allowed in the Residential Category 2 planning areas.

c. Permitted Uses

Only the following uses will be permitted within the Residential Category 2 planning areas:

- 1) One family dwellings.
- 2) Accessory uses and structures customarily incidental to a permitted use, including:
 - a) Garages.
 - b) Swimming pools, spas.
 - c) Fences and walls.
 - d) Patio covers and trellises.
 - e) Garden structures and greenhouses.
- 3) Parks, playgrounds and community centers.
- 4) Golf courses.
- 5) Public schools and community facilities.
- 6) Child day care for twelve or fewer children.
- 7) Domestic animals up to two per household.
- 8) Accessory buildings and structures subject to the provisions of Sections 21205 and 21206 of the Hemet Municipal Code, Title 17.
- 9) Home occupations as prescribed and regulated in Section 20401 of the Hemet Municipal Code, Chapter 5, Title 17.

Residential Category 2 (continued)

- 10) Temporary uses as prescribed and regulated in Section 20402 of the Hemet Municipal Code, Title 17.

d. Uses Permitted by Conditional Use Permit

The following uses shall be permitted as prescribed in Chapter 45 of the Hemet Municipal Code, Title 17:

- 1) Private recreation centers, parks and swim clubs.
- 2) Private clubs and lodges.
- 3) Churches, convents, monasteries, parish houses, parsonages and other religious institutions.
- 4) Public utility and public service installations.
- 5) Rented rooms in a dwelling unit for occupancy by not more than two persons in addition to members of the family occupying the dwelling unit.
- 6) Dwelling, accessory (minimum lot size 7,200 square feet).
- 7) Recreational Vehicle Storage Areas.
- 8) Any other use which is determined by the Director of Community Development to be similar to the uses listed in this subsection as provided in Chapter 43 (Determination as to Uses Not Listed) of the Hemet Municipal Code, Title 17, Zoning.

e. Site Development Standards

The Site Development Standards for Residential Category 2 areas are intended to permit development of a range of single-family detached residential units on standard lot and use-easement lot configurations. This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10 of this Specific Plan.

- 1) Single-family detached dwellings shall conform to the following standards:
 - a) Minimum Lot Area: 6,000 square feet (except where adjacent to Open Space where the minimum shall be 5000 square feet).
 - b) Minimum Lot Width: 50 feet (non rectangular lots shall have a minimum average lot width of 50 feet).

Residential Category 2 (continued)

- c) Minimum Lot Depth: 70 feet (non rectangular lots shall have a minimum average lot depth of 80 feet).
- d) Minimum Building Setbacks:

Front:

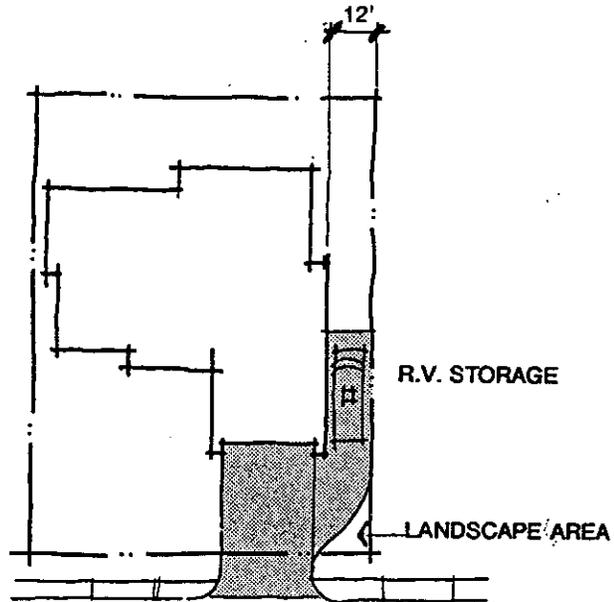
- (1) Main building: 15 foot minimum.
- (2) Private garage or carport (attached to or detached from main building):
 - 20 foot minimum for "front-on" garage with roll-up door if equipped with an automatic garage door opener;
 - 25 foot minimum for "front-on" garage with slab door;
 - 10 foot minimum measured from back of sidewalk (or 15 foot minimum measured from back of curb if there is no sidewalk) for "side-on" garage.

Side

- (1) All interior lots shall have a minimum twelve foot (12') wide side yard on the side of the lot closest to the driveway. The other side yard shall be a minimum of five feet (5') per each story of building height. The twelve foot (12') side yard shall be maintained exclusive of any structural or other physical encroachments except eave overhangs, or improvements or structures which do not project more than twenty-four inches (24") into the required side yard. The twelve foot (12') side yard may be reduced behind the rear main building line to not less than five feet (5') for open patios and similar open structures, pool equipment and swimming pools. (Ord. 1335)
- (2) The interior side yard of corner lots shall be a minimum of five feet (5') per each story of building height; minimum width of the sideyard on the street side shall be ten feet (10') (Ord. 1335).

Residential Category 2 (continued)

- (3) Zero feet (0 feet) with no window or door openings. The opposite side yard shall be a minimum of ten feet in width. Zero sideyards shall be utilized only where all lots in the subdivision utilize zero lot line format and where no zero lot lines adjoin any lot where zero lot line format is not utilized.
- (4) When access to the twelve foot side yard is paved in front of the main building line, a minimum area adjacent to the property line as shown below, shall be landscaped: (Ord. 1335).



- (5) If the twelve foot side yard is utilized for storage of any vehicle, the yard shall be paved with portland cement or concrete a minimum of 3½ inches thick. (Ord. 1335).

Rear

- (1) Every lot shall have a rear yard of not less than fifteen feet in depth. A portion of the rear facade in which the living room, dining room, or family room is located shall be setback an additional ten feet from the rear setback line to allow accessory structures such as patio covers or trellises to be located within the building envelope.

Residential Category 2 (continued)

- e) Alley-loaded products shall be subject to approval by the City, where reduced front setbacks for porches, detached flats, and other similar appurtenances of up to 50%, and reduced rear setbacks for garages, flats, and detached living units of up to 50% are permitted.
 - f) Minimum distance between Accessory Buildings/Garages and any main building on the same or adjoining lot or parcel: 10 feet.
 - g) Maximum Building Height: No building shall exceed two stories in height, or thirty-five feet, whichever is the lesser.
 - h) Building Area: The main residential building shall have a floor area of not less than nine hundred square feet, excluding garage and/or carport.
 - i) Permissible Lot Coverage: All buildings, including accessory buildings and structures, shall not cover more than sixty percent of the area of the lot.
 - j) Residential Category 2 -- 6,000 sq. ft. lots.
 - (1) Off Street Parking and Loading: Off street parking and loading shall be provided for each use as prescribed in the Hemet Municipal Code, Chapter 41 of Title 17, except as required in subsection (2), below.
 - (2) Garage or carport width shall not exceed 60% of the total building width. If garages or carports are placed more than 50 feet from the front property line, no width restrictions shall apply.
 - k) This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10 of this Specific Plan.
- 2) Plans for Recreational Vehicle Storage Areas shall be prepared and submitted to the City for review in accordance with the Site Development Plan Review provisions in Section III.C.10. of this Specific Plan.

3. Residential Category 3 (Up to 7.0 units/acre)

a. Purpose

- 1) The purpose of Residential Category 3 is to provide for the development of single-family detached homes, single-family attached homes and mobile homes.

b. Density

- 1) An overall gross density range of up to 7.0 units per acre will be allowed in the Residential Category 3 planning areas.

c. Permitted Uses

Only the following uses will be permitted within the Residential Category 3 planning areas:

- 1) One family dwellings.
- 2) Duplexes.
- 3) Townhomes.
- 4) Flats within Planning Areas 4, 5, 6, 10, and 11 defined as follows:
 - Single story remote units in the front yard of the main dwelling.
 - Carriage units over garages located at the front of the lot.
 - Alley-loaded "European motor courts" with carriage units over garages located at the rear of the lot.
 - Alley-loaded garages with carriage units above.
- 5) Mobile Homes or manufactured housing.
- 6) Accessory uses and structures customarily incidental to a permitted use, including:
 - a) Garages.
 - b) Swimming pools, spas.
 - c) Fences and walls.
 - d) Patio covers and trellises.

Residential Category 3 (continued)

- e) Garden structures and greenhouses.
 - 7) Parks, playgrounds and community centers.
 - 8) Golf Courses.
 - 9) Public Schools and Community Facilities
 - 10) Child day care for twelve or fewer children.
 - 11) Domestic animals up to two per household.
 - 12) Accessory buildings and structures subject to the provisions of Sections 21205 and 21206 of the Hemet Municipal Code, Title 17, Zoning.
 - 13) Home occupations as prescribed and regulated in Section 20401 of the Hemet Municipal Code, Chapter 5, Title 17, Zoning.
 - 14) Temporary uses as prescribed and regulated in Section 20402 of the Hemet Municipal Code, Title 17, Zoning.
- d. Uses Permitted by Conditional Use Permit

The following uses shall be permitted as prescribed in Chapter 45 of the Hemet Municipal Code, Title 17:

- 1) Private recreation centers, parks and swim clubs.
- 2) Private clubs and lodges.
- 3) Churches, convents, monasteries, parish houses, parsonages and other religious institutions.
- 4) Public utility and public service installations.
- 5) Rented rooms in a dwelling unit for occupancy by not more than two persons in addition to members of the family occupying the dwelling unit.
- 6) Dwelling, accessory (minimum lot size 7,200 square feet).
- 7) Recreational Vehicle Storage Areas.
- 8) Any other use which is determined by the Director of Community Development to be similar to the uses listed in this subsection as provided in Chapter 43 (Determination as to Uses Not Listed) of the Hemet Municipal Code, Title 17, Zoning.

Residential Category 3 (continued)

e. Site Development Standards

The Site Development Standards for the Residential Category 3 planning areas are intended to permit development of a range of single-family detached residential units on standard lots or use-easement lot configurations, as well as single-family attached residential units and mobile homes. This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10. of this Specific Plan.

- 1) Single-family detached dwellings shall conform to the following standards:
 - a) Minimum Lot Area: 3,500 square feet
 - b) Minimum Lot Width: 35 feet (Non-rectangular lots shall have a minimum average lot width of 35 feet).
 - c) Minimum Lot Depth: 70 feet (Non-rectangular lots shall have a minimum average lot depth of 70 feet).
 - d) Minimum Building Setbacks:

Front

- (1) Main Building: 10 foot minimum.
- (2) Private Garage or Carport (attached to or detached from main building):
 - 20 foot minimum for "front-on" garage with roll-up door if equipped with an automatic garage door opener;
 - 25 foot minimum for "front-on" garage with slab door;
 - 10 foot minimum measured from back of sidewalk (or 15 foot minimum measured from back of curb if there is no sidewalk) for "side-on" garage.

Side

- (1) All interior and key lots shall have a minimum side yard of five feet per each story of building height except as provided below in paragraph (3).

Residential Category 3 (continued)

- (2) Corner and reversed corner lots shall have minimum side yards of five feet per each story where the side lot line adjoins another lot, except as provided below in paragraph (3). On the exterior or street side, the side yard shall have a minimum width of ten feet.
- (3) Zero feet (0 feet) with no window or door openings. The opposite side yard shall be a minimum of ten feet in width. Zero sideyards shall be utilized only where all lots in the subdivision utilize zero lot line format and where no zero lot lines adjoin any lot where zero lot line format is not utilized.
- (4) All lots less than 6,000 square feet shall maintain at least one side yard of minimum ten-foot (10') width as per City Ordinance No. 1286. This may be achieved through the use of either a setback from property line, or through a use-easement lot configuration.

Rear

- (1) Every lot shall have a rear yard of not less than ten feet in depth. A portion of the rear facade in which the living room, dining room, or family room is located shall be setback on additional ten feet from the rear setback line to allow accessory structures such as patio covers or trellises to be located within the building envelope.
- e) Alley-loaded products shall be subject to approval by the City, where reduced front setbacks for porches, detached flats, and other similar appurtenances of up to 50%, and reduced rear setbacks for garages, flats, and detached living units of up to 50% are permitted.
 - f) Minimum distance between Accessory Buildings/Garages and any main building on the same or adjoining lot or parcel: 10 feet.
 - g) Maximum Building Height: No building shall exceed two stories in height, or thirty-five feet, whichever is the lesser.

Residential Category 3 (continued)

- h) **Building Area:** The main residential building shall have a floor area of not less than nine hundred square feet, excluding garage and/or carport.
 - i) **Permissible Lot Coverage:** All buildings, including accessory buildings and structures, shall not cover more than sixty percent of the area of the lot.
 - j) **Residential Category 3 -- 3,500 sq. ft. lot size**
 - (1) **Off Street Parking and Loading:** Off street parking and loading shall be provided for each use as prescribed in the Hemet Municipal Code, Chapter 41 of Title 17, except that lots with less than 50 feet in width shall use alley access only.
- 2) **Single-family attached dwellings shall conform to the following standards:**
- a) **Minimum Site Area:** Eight acres.
 - b) **Minimum Average Lot Width:** No minimum.
 - c) **Minimum Average Lot Depth:** No minimum.
 - d) **Minimum Building Setbacks:**

Internal Setbacks: (For purposes of this section, front shall refer to that portion of the structures with garage access from the street).

- **Front:**
 - . 5 feet to building.
 - . 19 feet to garage for a long driveway.
 - . 5 feet to garage for a short driveway.
 - . No driveway length between 5 feet and 19 feet, as measured from the back of sidewalk, shall be permitted.
 - . All garage setbacks of 19 feet or less shall be equipped with an automatic garage door opener.
- **Between buildings side to side:** 15 feet.
- **Between buildings side to rear:** 20 feet.
- **Between buildings rear to rear:** 25 feet.

Residential Category 3 (continued)

- Between accessory buildings/garages and any main building on the same or adjoining lot or parcel: 10 feet.

Perimeter Setbacks:

- Adjacent to streets: 20 feet.
 - Adjacent to interior lot line: 10 feet.
- f) Maximum building height: Thirty-five (35) feet, two and one-half (2-1/2) stories.
- g) Maximum building length: 150 feet.
- h) Permissible Lot Coverage: All buildings, including accessory buildings and structures shall not cover more than sixty percent of the area of the lot. Of the remaining area, a minimum of 10% shall be live landscaping.
- 3) Affordable housing (where proposed) shall conform to the Site Development Standards as set forth in Residential Category 3 of this Specific Plan, Section III.C.e.1) or Section III.C.3.e.2).
- a) Flats within Planning Areas 4, 5, 6, 10, and 11 defined as follows:
- Single story remote units in the front yard of the main dwelling.
 - Carriage units over garages located at the front of the lot.
 - Alley-loaded "European motor courts" with carriage units over garages located at the rear of the lot.
 - Alley-loaded garages with carriage units above.
- b) Front and rear setbacks may be reduced to encourage pedestrian circulation and neighborhood livability. Actual setback dimensions shall be determined per plot plan review in accordance with Section III.C.10. of this Specific Plan.
- c) A minimum of one additional off-street parking space shall be provided for each flat, in addition to the parking otherwise required.

Residential Category 3 (continued)

- d) Maximum square footage shall be 400 square feet or as specifically approved by the City.
- 4) Mobile homes shall conform to the following standards:
- a) Minimum Lot Area: 4,400 square feet.
 - b) Minimum Lot Width: 55 feet.
Non-rectangular lots shall have a minimum average lot width of 55 feet.
 - c) Minimum Lot Depth: 80 feet.
Non-rectangular lots shall have a minimum average lot depth of 80 feet.
 - d) Minimum Interior Building Setbacks:
 - (1) Front: Every lot or space shall have a front yard of not less than ten feet in depth.
 - (2) Side: Every lot or space shall have a minimum five-foot side yard on each side of the lot.
 - (3) Rear: Every lot or space shall have a rear yard not less than ten feet in depth.
 - e) Minimum Perimeter Building Setbacks: 20 feet adjoining a street; 10 feet adjoining an interior lot line.
 - f) Maximum Building Height: No building shall exceed twenty feet in height.
 - g) Permissible Lot Coverage: All buildings, including accessory buildings and structures shall not cover more than sixty percent of the lot.
 - h) Off-Street Parking and Loading: Off-street parking and loading shall be provided for each use as prescribed in the Hemet Municipal Code, Chapter 41 of Title 17.
 - i) Minimum Open Space:
 - (1) A minimum of 270 square feet per residential lot or space, including required setbacks, shall be designated for the use and enjoyment by all residents, and shall be developed and maintained for recreational and leisure activities. Open space may

Residential Category 3 (continued)

include: a recreation building, outdoor or indoor game courts, putting greens, golf courses, swimming pools and spas, tennis courts, maintained greenbelts and other similar facilities.

j) **Minimum Recreation Building Requirements:**

- (1) A recreation building shall be provided for the use and enjoyment by all residents. The building shall have a minimum gross floor area of 25 square feet per residential space or lot and shall contain facilities for the preparation and cooking of food, restrooms, and storage facilities.
- 5) Plans for Recreational Vehicle Storage Areas shall be prepared and submitted to the City for review in accordance with the Site Development Plan Review provisions in Section III.C.10. of this Specific Plan.

4. Residential Category 4 (Up to 12.0 units/acre)

a. Purpose

- 1) The purpose of Residential Category 4 is to provide for the development of single-family detached homes, single-family attached homes, apartments, condominiums and mobile homes.

b. Density

- 1) An overall gross density range of up to 12.0 units per acre will be allowed in the Residential Category 4 planning areas.

c. Permitted Uses

Only the following uses will be permitted within the Residential Category 4 planning areas:

- 1) One family dwellings.
- 2) Duplexes.
- 3) Townhomes and condominiums.
- 4) Flats within Planning Areas 4, 5, 6, 10, and 11 defined as follows:
 - Single story remote units in the front yard of the main dwelling.
 - Carriage units over garages located at the front of the lot.
 - Alley-loaded "European motor courts" with carriage units over garages located at the rear of the lot.
 - Alley-loaded garages with carriage units above.
- 5) Multiple-family dwellings, dwelling groups and apartment houses.
- 6) Mobile Homes.
- 7) Accessory uses and structures customarily incidental to a permitted use, including:
 - a) Garages.
 - b) Swimming pools, spas and jacuzzis.
 - c) Fences and walls.

Residential Category 4 (continued)

- d) Patio covers and trellises.
 - e) Garden structures and greenhouses.
 - 8) Parks, playgrounds and community centers.
 - 9) Golf Courses.
 - 10) Tennis courts
 - 11) Public schools and community facilities.
 - 12) Child day care for twelve or fewer children.
 - 13) Domestic animals up to two per household.
 - 14) Accessory buildings and structures subject to the provisions of Sections 21205 and 21206 of the Hemet Municipal Code, Title 17, Zoning.
 - 15) Home occupations as prescribed and regulated in Section 20401 of the Hemet municipal Code, Chapter 5, Title 17, Zoning.
 - 16) Temporary uses as prescribed and regulated in Section 20402 of the Hemet Municipal Code, Title 17, Zoning.
- d. Uses Permitted by Conditional Use Permit

The following uses shall be permitted as prescribed in Chapter 45 of the Hemet Municipal Code, Title 17.

- 1) Private recreation centers, parks and swim clubs.
- 2) Private clubs and lodges.
- 3) Churches, convents, monasteries, parish houses, parsonages and other religious institutions.
- 4) Public utility and public service installations.
- 5) Rented rooms in a dwelling unit for occupancy by not more than two persons in addition to members of the family occupying the dwelling unit.
- 6) Dwelling, accessory (minimum lot size 7,200 square feet).
- 7) Child day care for more than 12 children.

Residential Category 4 (continued)

- 8) Home for the aged.
- 9) Motels and hotels.
- 10) Congregate care facilities.
- 11) Recreational Vehicle Storage Areas.
- 12) Any other use which is determined by the Director of Community Development to be similar to the uses listed in this subsection as provided in Chapter 43 (Determination as to Uses Not Listed) of the Hemet Municipal Code, Title 17, Zoning.

e. Site Development Standards

The Site Development Standards for the Residential Category 4 planning areas are intended to permit development of a range of single-family detached residential units on standard lots or use-easement lot configurations, as well as single-family attached residential units, mobile homes, apartments and condominiums. This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10. of this Specific Plan.

- 1) Single-family detached dwellings shall conform to the standards as set forth in Residential Category 3 of this Specific Plan. Please refer to Section III.C.3.e. 1).
- 2) Single-family attached dwellings shall conform to the standards as set forth in Residential Category 3 of this Specific Plan. Please refer to Section III.C.3.e. 2).
- 3) Mobile homes shall conform to the standards as set forth in Residential Category 3 of this Specific Plan. Please refer to Section III.C.3.e. 3).
- 4) Apartment and condominium dwellings shall conform to the following standards:
 - a) Minimum site area: 5 acres.
 - b) Minimum average lot width: No minimum.
 - c) Minimum average lot depth: No minimum.
 - d) Minimum distance between buildings (in feet):

Residential Category 4 (continued)

<u>Adjacent Condition</u>	<u>Stories in Structure</u>		
	<u>1:1</u>	<u>1:2</u>	<u>2:2</u>
Wall to wall	10	10	10
Wall to window	10	15	15
Window to window	15	15	20

- e) Between accessory buildings/garages and any main building on the same or adjoining lot or parcel: 10 feet.
- f) Perimeter Setbacks:
 - (1) Adjacent to streets: 20 feet.
 - (2) Adjacent to interior lot line: 10 feet for one-story. 15 feet for two-story.
- g) Maximum building height: Thirty-five (35) feet or two and one-half (2-1/2) stories, whichever is the lesser.
- h) Maximum building length: 150 feet.
- i) Lot Area Per Dwelling Unit: The minimum lot area per dwelling unit shall be three thousand six hundred and thirty (3,630) square feet.
- j) Permissible Lot Coverage: All buildings, including accessory buildings and structures shall not cover more than sixty percent of the area of the lot. Of the remaining area, a minimum of 10% shall be live landscaping.
- k) Service and Refuse Area: Service and refuse areas shall be as prescribed in Section 21610 of the Hemet Municipal Code.
- l) Off-Street Parking and Loading: Off-street parking and loading shall be provided for each use as prescribed in the Hemet Municipal Code, Chapter 41 of Title 17.
- m) Storage Area: A minimum of 35 square feet of enclosed exterior storage space shall be provided at each dwelling unit.

Residential Category 4 (continued)

- 5) Affordable housing (where proposed) shall conform to the following:
 - a) Flats shall conform to the standards as set forth in Residential Category 3 of this Specific Plan. Please refer to Section III.C.3.e.3).
 - Flats within Planning Areas 4, 5, 6, 10, and 11 defined as follows:
 - . Single story remote units in the front yard of the main dwelling.
 - . Carriage units over garages located at the front of the lot.
 - . Alley-loaded "European motor courts" with carriage units over garages located at the rear of the lot.
 - . Alley-loaded garages with carriage units above.
 - Front and rear setbacks may be reduced to encourage pedestrian circulation and neighborhood livability. Actual setback dimensions shall be determined per plot plan review in accordance with Section III.C.10. of this Specific Plan.
 - Minimum of one additional off-street parking space shall be provided for each flat, in addition to the parking otherwise required.
 - Maximum square footage shall be 400 square feet or as specifically approved by the City.
 - b) High density apartments, potentially in excess of twenty (20) dwelling units per acre, shall conform to the Site Development Standards as set forth in Residential Category 4 of this Specific Plan. Please refer to Section III.C.4.e.4).
- 6) Plans for Recreational Vehicle Storage Areas shall be prepared and submitted to the City for review in accordance with the Site Development Plan review provisions in Section III.C.10. of this Specific Plan.

5. Residential Category 5 (Up to 20.0 units/acre)

a. Purpose

- 1) The purpose of the Residential Category 5 is to provide for the development of single-family attached homes, apartments, condominiums and mobile homes.

b. Density

- 1) An overall gross density range of up to 20.0 units per acre will be allowed in the Residential Category 5 planning areas.

c. Permitted Uses

Only the following uses will be permitted within Residential Category 5 planning areas:

- 1) Duplexes.
- 2) Townhomes and condominiums.
- 3) Multiple-family dwellings, dwelling groups and apartment houses.
- 4) Flats within Planning Areas 4, 5, 6, 10, and 11 defined as follows:
 - Single story remote units in the front yard of the main dwelling.
 - Carriage units over garages located at the front of the lot.
 - Alley-loaded "European motor courts" with carriage units over garages located at the rear of the lot.
 - Alley-loaded garages with carriage units above.
- 5) Mobile Homes.
- 6) Accessory uses and structures customarily incidental to a permitted use, including:
 - a) Garages.
 - b) Swimming pools, spas and jacuzzis.
 - c) Fences and walls.
 - d) Patio covers and trellises.
 - e) Garden structures and greenhouses.

Residential Category 5 (continued)

- 7) Parks, playgrounds and community centers.
- 8) Golf Courses.
- 9) Tennis courts.
- 10) Public Schools and Community Facilities.
- 11) Child day care for twelve or fewer children.
- 12) Domestic animals up to two per household.
- 13) Accessory buildings and structures subject to the provisions of Sections 21205 and 21206 of the Hemet Municipal Code, Title 17, Zoning.
- 14) Home occupations as prescribed and regulated in Section 20401 of the Hemet municipal Code, Chapter 5, Title 17, Zoning.
- 15) Temporary uses as prescribed and regulated in Section 20402 of the Hemet Municipal Code, Title 17, Zoning.

d. Uses Permitted by Conditional Use Permit

The following uses shall be permitted as prescribed in Chapter 45 of the Hemet Municipal Code, Title 17:

- 1) Private recreation centers, parks and swim clubs.
- 2) Private clubs and lodges.
- 3) Churches, convents, monasteries, parish houses, parsonages and other religious institutions.
- 4) Public utility and public service installations.
- 5) Rented rooms in a dwelling unit for occupancy by not more than two persons in addition to members of the family occupying the dwelling unit.
- 6) Dwelling, accessory (minimum lot size 7,200 square feet).
- 7) Child day care for more than 12 children.
- 8) Home for the aged.
- 9) Motels and hotels.

Residential Category 5 (continued)

- 10) Congregate care facilities.
- 11) Recreational Vehicle Storage Areas.
- 12) Any other use which is determined by the Director of Community Development to be similar to the uses listed in this subsection as provided in Chapter 43 (Determination as to Uses Not Listed) of the Hemet Municipal Code, Title 17, Zoning.

e. Site Development Standards

The Site Development Standards for the Residential Category 5 planning areas are intended to permit development of a range of single-family attached residential units, mobile homes, apartments and condominiums. This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10. of this Specific Plan.

- 1) Single-family attached dwellings shall conform to the standards as set forth in Residential Category 3 of this Specific Plan. Please refer to Section III.C.3.e. 2).
- 2) Mobile homes shall conform to the standards as set forth in Residential Category 3 of this Specific Plan. Please refer to Section III.C.3.e. 3).
- 3) Apartment and condominium dwellings shall conform to the following standards:
 - a) Minimum site area: 5 acres.
 - b) Minimum average lot width: No minimum.
 - c) Minimum average lot depth: No minimum.
 - d) Minimum distance between buildings (in feet):

<u>Adjacent Condition</u>	<u>Stories in Structure</u>		
	<u>1:1</u>	<u>1:2</u>	<u>2:2</u>
Wall to wall	10	10	10
Wall to window	10	15	15
Window to window	15	15	20

- e) Between accessory buildings/garages and any main building on the same or adjoining lot or parcel: 10 feet.

Residential Category 5 (continued)

- f) Perimeter Setbacks:
 - (1) Adjacent to streets: 25 feet.
 - (2) Adjacent to interior lot line: 10 feet for one-story.
15 feet for two-story.
 - g) Maximum building height: Thirty-five (35) feet or two and one-half (2-1/2) stories, whichever is the lesser.
 - h) Lot Area Per Dwelling Unit: The minimum lot area per dwelling unit shall be two thousand one hundred and eighty (2,180) square feet.
 - i) Permissible Lot Coverage: All buildings, including accessory buildings and structures shall not cover more than sixty percent of the area of the lot. Of the remaining area, a minimum of 10% shall be live landscaping.
 - j) Service and Refuse Area: Service and refuse areas shall be as prescribed in Section 21610 of the Hemet Municipal Code.
 - k) Off-Street Parking and Loading: Off-street parking and loading shall be provided for each use as prescribed in the Hemet Municipal Code, Chapter 41 Title 17.
 - l) Storage area: A minimum of 35 square feet of enclosed exterior storage space shall be provided at each dwelling unit.
- 4) Affordable housing (where proposed) shall conform to the following:
- a) Flats shall conform to the standards set forth in Residential Category 3 of this Specific Plan. Please refer to Section III.C.3.e.3).
 - Flats within Planning Areas 4, 5, 6, 10, and 11 defined as follows:
 - Single story remote units in the front yard of the main dwelling.

Residential Category 5 (continued)

- . Carriage units over garages located at the front of the lot.
 - . Alley-loaded "European motor courts" with carriage units over garages located at the rear of the lot.
 - . Alley-loaded garages with carriage units above.
- Front and rear setbacks may be reduced to encourage pedestrian circulation and neighborhood livability. Actual setback dimensions shall be determined per plot plan review in accordance with Section III.C.10. of this Specific Plan.
 - A minimum of one additional off-street parking space shall be provided for each flat, in addition to the parking otherwise required.
 - Maximum square footage shall be 400 square feet or as specifically approved by the City.
- b) High density apartments, potentially in excess of twenty (20) dwelling units per acre, shall conform to the Site Development Standards as set forth in Residential Category 5 of this Specific Plan or as otherwise approved by the City. Please refer to Section III.C.5.e.3).
- 5) Plans for Recreational Vehicle Storage Areas shall be prepared and submitted to the City for review in accordance with the Site Development Plan Review provisions in Section III.C.10. of this Specific Plan.

6. Neighborhood Commercial

a. Purpose

- 1) The purpose of Neighborhood Commercial is to provide appropriately located areas for retail stores, offices and service establishments to primarily serve residents of the immediate area.

b. Permitted Uses:

- 1) Retail stores and businesses as specifically provided and allowed in Chapter 27 (C-1 Zone) of the Hemet Municipal Code, Title 17, Zoning.
- 2) Those uses permitted within the Residential Category 5 of this Specific Plan. Please refer to Section III.C.5.
- 3) Residential dwelling units, second story or higher, over first story retail or other commercial uses.

c. Uses Permitted by Conditional Use Permit:

- 1) Uses permitted by conditional use permit shall be as specifically provided and allowed in Chapter 27 (C-1 Zone) of the Hemet Municipal Code, Title 17, Zoning.

d. Site Development Standards

- 1) Neighborhood Commercial Development shall conform to the standards contained in Chapter 27 (C-1 Zone) of the Hemet Municipal Code, Title 17, Zoning.
- 2) Signage shall conform to the standards contained in Chapter 38 (Signs) of the Hemet Municipal Code, Title 17, Zoning.
- 3) This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10. of this Specific Plan.
- 4) Affordable housing situated as residential dwelling units, second story or higher, over retail or other commercial uses shall conform to the standards contained in Chapter 27 (C-1 Zone) of the Hemet Municipal Code, Title 17, Zoning.

7. Mixed Use

a. Purpose

- 1) The purpose of the Mixed Use land use category is to provide criteria which will implement the urban design concepts established for the Mainstreet portion of the Village Center.

b. Permitted Uses

- 1) Retail stores and businesses as specifically provided and allowed in Chapter 27 (C-1 Zone) of the Hemet Municipal Code, Title 17, Zoning.
- 2) Residential dwelling units, second story or higher over first story retail or other commercial uses.
- 3) Those uses permitted within the Residential Category 5 of this Specific Plan. Please refer to Section III.C.5.

c. Uses Permitted by Conditional Use Permit

- 1) Arcade (Ord. No. 864)
- 2) Catering kitchen
- 3) Cart vendors
- 4) Dwelling units in conjunction with a commercial use on the same lot or site (Ord. 888)
- 5) Florist stand
- 6) Hotel
- 7) Library
- 8) Motel
- 9) Movie Theater
- 10) Museum
- 11) Pet shop
- 12) Private club and lodge
- 13) Private recreation center, swim club

Mixed Use (continued)

- 14) Private school and college not including art, craft, music, dance, business, trade professional school or college
- 15) Public utility and public service installations
- 16) Signage
- 17) Small animal hospital/clinic (Ord. 1174)
- 18) Student housing including fraternity and sorority houses
- 19) Any other use which is determined by the Director of Community Development to be similar to uses listed in this subsection provided in Chapter 43 (Determination as to Uses Not Listed) of the Hemet Municipal Code, Title 17, Zoning.

d. Site Development Standards

- 1) Area The minimum required lot area shall be six thousand five hundred square feet.
- 2) Setbacks
 - a) Village Center Drive: 15'
 - b) Village Mainstreet: 0'
 - A minimum of 50% of the storefronts shall be placed at the Property Line; the remaining 50% or less may be set back up to a maximum of ten feet from the Property Line.
 - c) Private Street or Access Drives: 15'
 - d) Rear: 10'
 - e) Side (Perimeter): 10'
 - f) Side (Internal): 0' except where pedestrian access occurs.

Mixed Use (continued)

- g) Between Structures on Village Mainstreet where pedestrian access occurs: 10' (or 5' side setbacks where internal Property Line occurs)
- 3) Placement of Buildings No building shall be erected closer than ten feet to the rear lot line or side lot line on any lot zoned for mixed use, where said lot lines abut upon property classified for "R" purposes.
- 4) Encroachments An encroachment of up to 5' shall be permitted to extend from the Property Line into the Mainstreet R.O.W. for awnings, banners, and temporary seating for bakeries, ice cream shops and similar uses. Additional encroachments into plazas and courtyards shall be permitted for restaurant and bar seating subject to Site Development Plan Review in accordance with Section III.C.9 of this Specific Plan.
- 5) Lot Width and Depth Every lot shall have a minimum width of sixty feet and a minimum depth of one hundred feet.
- 6) Height No building shall exceed thirty-five feet in height.
- 7) Service and Refuse Areas All service areas, refuse collection areas and trash bins shall conform to the setback requirements and shall be completely screened by a solid fence or wall of the same architectural character of the building architecture, or shall be enclosed within a building.
- 8) Loading All off street loading facilities shall provide for direct loading or transfer of materials and equipment directly to or from vehicles into a building or storage yard where exterior storage is permitted.
- 9) Lighting All exterior lighting shall be directed away from adjacent residential land uses.

Mixed Use (continued)

- 10) Enclosure, Screening and Landscaping Enclosure, screening and landscaping shall be provided as follows:
- a) All uses except newsstands, electrical substations, off street parking areas, florist stands, cart vendors and outdoor seating directly associated with a restaurant or food service facility, shall be conducted within a building.
 - b) Landscape Requirements
 - Village Mainstreet: The landscape treatment shall be in accordance with the urban design streetscape treatments established in Section III.B.4.e of this Specific Plan.
 - Village Center Drive: Where the site is adjacent to Village Center Drive, an area fifteen feet in depth adjoining the property line shall be landscaped.
 - c) Walls, screening and landscaping shall comply with Chapter 1, Section 20014 (General Provisions) of the Hemet Municipal Code, Title 17, Zoning.
- 11) Parking and Loading Parking and loading facilities shall be provided for each use as prescribed in Chapter 41 (Off Street Parking and Loading) of the Hemet Municipal Code, Title 17, Zoning, with the following exception:
- a) On-Street 45° and 60° angled parking shall be permitted along Village Mainstreet and credited toward the total number of spaces required.
 - b) Up to 50% of the required parking shall be permitted off-site as long as such parking is within 300 feet of the building(s) which it is proposed to serve.

Mixed Use (continued)

- 12) Signage The following signage shall be permitted pursuant to Chapter 38, Section 24202 of the Hemet Municipal Code, Title 17, Zoning:
- a) One freestanding monument sign identifying Village Mainstreet within the setback area of Village Center Drive subject to the provisions of Chapter One, Section 20015F of the Hemet Municipal Code, Title 17, Zoning. The monument sign shall have a maximum height of eight feet (8') and a maximum display area of 64 square feet.
 - b) Cantilevered signs and under canopy or marquee signs subject to the following provisions:
 - One sign per business shall be allowed.
 - Signs shall not exceed one foot in height. All such signs may be double faced.
 - Under canopy or marquee signs shall not project beyond the outer edge or above the canopy or marquee.
 - Cantilevered signs shall project a maximum of three feet from the surface of any exterior wall.
 - All fluorescent lighting devices shall be protected by shatter proof material.
 - The lowest point of such signs shall be not less than eight feet above the public sidewalk.
 - c) Wall signs, painted on, attached to or supported by any vertical exterior wall of any structure subject to the following provisions:
 - The area of the display face shall not exceed two (2) square feet in display area for each one (1) linear foot of building frontage, or two hundred (200) square feet, whichever is less.
 - Such signs shall not extend beyond or project above the vertical or horizontal line of any exterior wall or portion of the structure upon which such sign is affixed.

Mixed Use (continued)

- 13) Affordable housing, situated as residential dwelling units, second story or higher over first story retail and other commercial uses shall conform to the standards as set forth in this Section of this Specific Plan (Section III.C.7.d).
- 14) This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10. of this Specific Plan.

8. Employment Use Area

a. Purpose

- 1) The purpose of the Employment Use Area is to promote the clean, non-polluting operation of business and office uses in a setting which complements and interacts with the Village Center.

b. Permitted Uses

- 1) Professional office, business park, or garden office uses.
- 2) Retail stores and businesses as specifically provided and allowed in Chapter 27 (C-1 Zone) of the Hemet Municipal Code, Title 17, Zoning.
- 3) Residential dwelling units, second story or higher, over first story retail
- 4) Those uses permitted within the Residential Category 4 of this Specific Plan. Please refer to Section III.C.4.

c. Uses Permitted by Conditional Use Permit

- 1) Uses as specifically provided and allowed in Chapter 27 (C-1 Zone) of the Hemet Municipal Code, Title 17, Zoning.

d. Site Development Standards

- 1) Area No minimum
- 2) Setbacks
 - a) Village Center Drive: 25'
 - b) McSweeny Ranch Road: 25'
 - c) Private Street or Access Drives: 15'
 - d) Adjacent to residential planning areas: 10'
 - e) Adjacent to open space: 10'
- 3) Maximum Building Coverage 60%
- 4) Height No building shall exceed fifty feet in height.

Employment Use Area (continued)

- f) Where the City Council finds that modification to the above setbacks enhances the viability of the area for pedestrian use and enjoyment, and further finds that the modification is in compliance with the Site Planning Considerations Design Considerations outlined in Section 5, the City Council may modify the above setbacks.
- 3) Maximum Building Coverage 60%
 - 4) Height No building shall exceed fifty feet in height.
 - 5) Service and Refuse Areas All service areas, refuse collection areas and trash bins shall conform to the setback requirements and shall be completely screened by a solid fence or wall of the same architectural character of the building architecture, or shall be enclosed within a building.
 - 6) Loading All off street loading facilities shall provide for direct loading or transfer of materials and equipment directly to or from vehicles into a building or storage yard where exterior storage is permitted.
 - 7) Lighting All exterior lighting shall be directed away from adjacent residential land uses. Except for necessary security lighting, all lights shall remain off during non-business hours.
 - 8) Walls, screening and landscaping shall comply with Chapter 1, Section 20014 (General Provisions) of the Hemet Municipal Code, Title 17, Zoning.
 - 9) Parking and Loading Parking and loading facilities shall be provided for each use as prescribed in Chapter 41 (Off Street Parking and Loading) of the Hemet Municipal Code, Title 17, Zoning.
 - 10) Signage shall be permitted pursuant to Chapter 38 of the Hemet Municipal Code, Title 17, Zoning
 - 11) Affordable housing, situated as residential dwelling units, second story or higher, over first story retail and other commercial uses shall conform to the standards as set forth in this Section of this Specific Plan (Section III.C.8.d).
 - 12) Development projects shall be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10. of this Specific Plan.

9. Open Space

a. Purpose

- 1) The purpose of the Open Space land use category is to provide for parks, golf course, open space, community facilities, and the development of improvements and drainageways for flood control purposes.

b. Permitted Uses

1) General Uses

- a) Those uses provided and allowed in Section 23901 of Chapter 35 (Open Space Zone) of the Hemet Municipal Code, Title 17, Zoning.

(1) Specific Uses

- . Parks, playgrounds and community facilities.
- . Country clubs, golf courses.
- . Flood control channels, spreading grounds.
- . Utility easements.
- . Living quarters of caretakers or managers of those uses set forth above.
- . Accessory structures and uses necessary or incidental to the above uses.

c. Uses Permitted by Conditional Use Permit

- 1) Public utility facilities.
- 2) Commercial uses incidental and accessory to permitted uses, including but not limited to:
 - a) Sale of food and beverage.
 - b) Parking facility concessions.
 - c) Concessions.
- 3) Any other use which is determined by the Director of Community Development to be similar to the uses listed in this subsection as provided in Chapter 43 (Determination as to Uses Not Listed) of the Hemet Municipal Code, Title 17, Zoning.

Open Space (continued)

d. Site Development Standards

- 1) Open Space development will conform to the standards contained within Chapter 35 (Open Space Zone) of the Hemet Municipal Code, Title 17, Zoning.
- 2) This land use designation will be subject to a Site Development Plan Review in accordance with the provisions of Section III.C.10. of this Specific Plan.

10. Site Development Plan Review

a. Purpose

This section outlines procedures to permit the City to review proposed development of property within the Specific Plan area to assure compliance with the development standards of this Specific Plan, including, but not limited to: applicable size, setback, height, bulk, parking, access, drainage, waste disposal, dedications, fire safety, and other regulations prior to the issuance of building permits. It is further the intent of this section to provide for the orderly administration of the various regulations of this Specific Plan by requiring the review and approval of development proposals by means of a Site Development Approval and Review Board.

b. Review Board

There is hereby created a Review Board consisting of the Director of Community Development, the Building Administrator, the Director of Public Works, the City Engineer, the Chief of Police and the Fire Chief, or their designated representatives, to cause compliance with this section.

c. Plan Review

No person shall construct any building or structure, or relocate, rebuild or significantly enlarge or modify any existing building or structure until a Site Development Plan has been approved. The Building Administrator shall refer to the Community Development Director all applications for building permits subject to this section. No building permit or business license shall be issued until the requirements of this section are met. The term "significantly enlarge or modify" shall mean an enlargement or modification involving an expenditure equal to or in excess of 40% of the valuation of all existing structures on the subject property as determined by the Building Administrator.

d. Submission of Site Development Plans

Application shall be made by the property owner or his authorized agent on forms provided by the Community Development Department. Fees established by resolution of the City Council shall be paid at the time of filing.

The applicant shall submit 15 copies of the Site Development Plan to the Community Development Department. The plan shall be drawn to scale (engineer's scale only) and shall show clearly with full dimensions how the development standards of the zone are fulfilled with respect to the following information:

- 1) Parcel or lot dimensions.

Site Development Plan Review (continued)

- 2) Walls and fences; location, number of spaces, internal circulation pattern.
- 3) Off-street parking; location, number of spaces, internal circulation pattern.
- 4) Design of ingress - egress - show width of all driveways and rights of way.
- 5) Areas to be landscaped or to be provided as usable open space or green belts.
- 6) Building floor plans, exterior elevations, and proposed occupancy of the structure.
- 7) Design and location of all areas or improvements to be made available for use by the public or dedicated to a public agency or public utility.
- 8) Location of trash enclosures (built to specification of the Public Works Department).
- 9) Design and location of all signs, exterior lighting, and pedestrian walkways.
- 10) Location of all existing fire hydrants.
- 11) Such other data as may be required to assist the Review Board in its review of the site development plan.

e. Site Development Plan Disposition

Within 30 days after the Site Development Plan application is deemed complete, the Board shall approve the Site Development Plan and may set forth conditions deemed necessary to protect the public health, safety and general welfare and assure compliance with this section and various regulations of the City of Hemet. In approving a plan, the Board shall find as follows:

- 1) The project complies with all provisions of this Specific Plan and other relevant regulations of the City of Hemet.
- 2) The following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, that there will be no adverse effect on surrounding property:
 - a) Buildings, structures and improvements.

Site Development Plan Review (continued)

- b) Vehicular ingress, egress and internal circulation.
 - c) Setbacks.
 - d) Height of buildings.
 - e) Service areas.
 - f) Walls.
 - g) Landscaping.
- 3) All utility facilities are underground.
 - 4) Proposed lighting is so located as to reflect the light away from adjoining properties.
 - 5) Proposed signs will not by size, location, color or lighting, interfere with traffic or limit visibility.
 - 6) All applicable public easements and rights of way have been dedicated, or offered for dedication.

f. Mailing of Approved Plan Conditions

A copy of the conditions of approval by the Board shall be mailed to the applicant, property owner and project engineer.

g. Appeals

The decision of the Review Board may be appealed in accordance with the provisions of Chapter 4, Section 20303 of the Hemet Municipal Code, Title 17, Zoning.

ZONE CHANGE NO. 88-19
SPECIFIC PLAN
CONDITIONS OF APPROVAL
(TO BE INCORPORATED INTO SPECIFIC PLAN TEXT AS APPENDIX A)

GENERAL

1. The Specific Plan shall be subject to a City-wide growth management program and traffic impact monitoring program at such time that they are developed by the City in order to define the timing and extend of improvements for all development.
2. Specific Plan Development and implementation shall comply with all mitigation measures as recommended in the Final Supplemental EIR.
3. If it is in keeping with the Library Facilities Master Plan in effect at the time, a branch library of 8,000 square feet and a collection of 40,000 volumes shall be established in the town center concurrent with the third phase of the specific plan. The developer shall be responsible for the costs up to the amount of capital facilities fees. Provisions acceptable to the Library Director shall be made to cover operating and maintenance costs of the Library facility.

PHASING

4. Phasing other than as shown in the Specific Plan shall be submitted to the Fire Chief and City Engineer for review and approval.
5. Cable T.V. franchise shall have access to all open trenches for placement of T.V. transmission cable.
6. All construction material delivery vehicles shall use designated truck routes to reach the site.

PUBLIC SAFETY

Fire

7. Contact the Fire Marshal for determination of fireflow requirements.
8. Contact water purveyor for water system capability.
9. The project will meet applicable requirements of the I.C.B.O. Uniform Building, Fire and related Codes.
10. On-site hydrants are required per Fire and Public Works Standards. (Uniform Fire Code Section 10.30 [c]). Commercial and recreation areas.
11. The water system (mains and hydrants) shall be tested and accepted prior to any combustible construction commencing. Uniform Fire Code Section 10.301 (d) (e).
12. Automatic fire sprinklers may be required for (specific building(s) commercial and recreational structures. Uniform Fire Code Section 10.309)

13. All weather access roadways are required. Contact Fire Marshal for specifics. (Uniform Fire Code Sections 10.207 & 10.301 [d])
14. Approved addresses required on all new and existing buildings. (Uniform Fire Code Section 10.208)
15. Security gates shall be provided with key switch for Fire Department access per fire department standard. (Uniform Fire Code Section 10.209)
16. All utilities serving project to be provided underground. (Ordinance No. 821)
17. All vehicular crossings of drainage channels etc. for interior and exterior roadways will all weather crossings.
18. Provide for maintenance (weed abatement) of undeveloped areas.
19. Change the distance for the closest fire station to the project site, to reflect the distance to the southerly most portion of the project site.
20. New fire facilities must be located within the required five minute response time. Locations and the source of funding must be determined prior to approval of construction for the project. The capital facilities program requires that new facilities be funded through developer fees. A development agreement per Section #65864, et. seq, of the Government Code will be completed prior to final approval of construction plans. The additional fire protection facilities (including a suitable fire station site, equipment, and engine, and one year operating costs are to be provided by the developer. This may require the developer to mitigate the fire protection requirements by constructing and providing the facility and equipment, or by providing funding via an approved fire protection mitigation fee as approved by the Hemet City Council.
21. The developer shall provide a financing mechanism for the cost of interim or long-term city services such as: police, fire, park maintenance, street maintenance, library, etc., where the project does not generate sufficient initial or recurring revenue to support said services.
22. All building roofs shall be fire retardant materials approved by the Hemet Fire Department.

Police

23. The developer shall pay all fees in place at the time permits are issued.
24. The developer shall pay for the cost of acquisition and installation of an additional console to the Police Department's communication.

dispatch center to serve the expected increase in emergency calls generated by the development.

25. All buildings shall be clearly identified with street address numbers per the Hemet Municipal Code, Title 12, Chapter 3, Section 13203.
26. Project design will provide adequate street and sidewalk lighting per police and City guidelines to facilitate patrolling the surrounding areas.

GRADING AND SOILS

27. Implement all Air Quality Mitigation Measures outlined in Table 1 in the letter from SCAQMD dated March 26, 1991, and such additional requirements which may be applicable at the time Tentative Tract Maps are filed.
28. All recommendations of the Soiltech Labs report dated April 11, 1988, Section 8, shall be implemented with project grading and construction.

ARCHAEOLOGY/PALEONTOLOGY

29. Riv. Site 1162 (east of Lyon Avenue), prior to grading:
 - a. Site features shall be accurately mapped showing all grinding and other significant features.
 - b. Surface collection and mapping shall be conducted by a qualified archaeologist.
 - c. Based on the surface collection results and potential for subsurface artifacts, test excavation shall be conducted.
30. Independent of the outcome of the above studies, the major bedrock grinding features of Riv 1162 shall be incorporated into the detailed development plan of this area of the site. Features may be incorporated into private lots with the deed restriction that the features not be altered or otherwise be physically disturbed. The details of the preservation plan shall be based on the studies conducted under Condition No. 30 of this section and shall be reviewed and approved by the City Council prior to grading in the vicinity. If any fossils are found by the owners of the property, their agents, contractors, or subcontractors during the development of the property, it shall be immediately reported to the City Planning Department and a qualified Paleontologist for evaluation as outlined in Appendix E of the Supplemental EIR.

NOISE

31. Building plans shall be signed by an acoustical engineer certifying that the interior noise level of 45 dB CNEL will be met in all dwellings subject to noise hazards.

32. Construction noise shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction grading shall occur on weekends of Federal Holidays. Construction noise shall be limited to the hours of 9:00 a.m. to 7:00 p.m. on Saturdays. No construction of any type shall occur on Sundays.
33. Second story balconies on residential dwellings shall not overlook major noise sources such as State Street, Lyon Avenue, Palm Avenue, Simpson Road or McSweeney Ranch Road.

SCHOOLS

34. The developer shall submit a school impact mitigation letter from the effected School District.

RECREATION

35. Detailed plans for the recreation - open space areas in the flood control channels shall be submitted for review and approval with the first phase of development.
36. All park land shown on the Specific Plan shall be fully-improved with landscaping, sprinklers, moisture sensors, play equipment, and lighting. The developer shall receive credit against park fees in accordance with policies in effect at the time permits are issued.
37. Detailed plans for park improvements shall be submitted to the City of Hemet Parks Commission for review and approval prior to installation of any improvement.
38. All scenic highway improvements shall be consistent with City of Hemet Scenic Highway Standards.
39. Provide easements and trail improvements through open space areas for a regional trail as designated by the Riverside County Board of Supervisors on December 19, 1989, or as otherwise specifically modified by the Hemet City Council.

LANDFORM

40. Detailed soils and geotechnical studies shall be submitted prior to the issuance of any building permits.
41. All greenbelt areas shall be contour graded. Uniform slope gradings are strongly discouraged.
42. All graded, but undeveloped areas, shall be planted with interim erosion control plant materials approved in writing by the City of Hemet.
43. Detailed grading plans shall be submitted to the City of Hemet Public Works Department and Planning Department for review and approval by both agencies prior to issuance of any grading permits.

44. No site grading shall be approved until "take" of Stephen's Kangaroo Rat habitat is authorized by the City Council.

SOLID WASTE

45. All residential units shall have trash compactors, or shall comply with City of Hemet Waste Regulation Guidelines in effect at time of permit issuance.
46. A financing method shall be provided for the provision of a City-trash collection vehicle and related personnel costs prior to the approval of any tentative tract map or parcel map.
47. The individual development areas shall comply with City of Hemet implementation requirements of the Integrated Waste Management Act of 1989, which may be in effect at the time tentative tract maps are filed with the City.

WATER

48. Dual water systems one for potable water, and one for reclaimed water, shall be provided to the site per EMWD Standards, at such time that such water is available.
49. All recreation areas and common landscape areas:
- A. Shall be watered with reclaimed water per EMWD Standards or well water from on-site wells at such time that it is available.
 - B. Shall be provided with state-of-the-art moisture sensing and irrigation control devices.
 - C. Shall utilize drought-resistant landscaping techniques and materials.

LIGHTING

50. Street lighting, lighting for residential uses, and lighting for commercial areas shall be low-pressure sodium vapor light.
51. All outdoor lighting shall be directed downward and shall not reflect on adjoining properties.

PUBLIC WORKS REQUIREMENTS

Preliminary City Ordinance requirements pertaining to the installation of offsite improvements and public parking lots.

Provide two sets of plans prepared by a registered Civil Engineer indicating the following improvements:

STREET IMPROVEMENTS

52. All street improvements shall be installed to specifications and standards in effect at the time plans are approved.

53. State Street & Simpson Road

- A. Install street paving/base, sidewalk, curb and gutter per Standard Drawing ST-101 and Figure 11 of the McSweeney Ranch Specific Plan.
- B. Install street lights per City standards and specifications. Plans will be designed by a professional electrical engineer.
- C. Install water mains and water service(s) and sewer mains and sewer laterals per EMWD standards.
- D. Install street trees 40' per Street Tree Master Plan.
- E. Stop signs and street name signs shall be installed at all public street intersections. Sizes and locations will be determined by the Public Works Dept. when plans are submitted for check purposes.
- F. Curb returns shall be a minimum of 35'. Cross gutters shall be a minimum of 10' per Standard No. C-212 and C-213.

1) State Street

- a. Shall be improved between Chambers Street and the south line of Section 27 (Township 5 South, Range 1 West) to two (2) lanes south bound and one (1) lane north bound, i.e., improve to centerline plus a traffic lane east of centerline. All-weather crossings shall be installed at appropriate locations on State Street to their ultimate 4-lane width, to specifications approved by the City Engineer.
- b. Shall be widened to four lanes from Florida Avenue to Stetson Avenue, or other area road improvements or modifications as approved by the City Council shall be undertaken by the developer, based on traffic volumes, to assure that level "C" or better traffic flow is maintained and in compliance with future City-wide Growth Management and Traffic Impact programs.

2) Simpson Road

- a. Shall be constructed west of Lyon Avenue to existing Simpson Road and shall include the construction of required bridge(s) over the Salt Creek Channel.
- b. Shall align with Gibbel Road at State Street.
- c. Road Improvements shall be constructed as required under the City-wide Growth Management Program and the Traffic Impact and Monitoring Program at such time as they are developed by the City.

54. Lyon Avenue

- A. Install street paving/base, sidewalk, curb and gutter per Standard Drawing ST-102 and Figure 12 of the McSweeney Ranch Specific Plan.
- B. Install street lights per City standards and specifications. Plans will be designed by a professional electrical engineer.
- C. Install water mains and water service(s) and sewer mains and sewer laterals per EMWD standards.
- D. Install street trees 40' per Street Tree Master Plan.
- E. Stop signs and street name signs shall be installed at all public street intersections. Sizes and locations will be determined by the Public Works Dept. when plans are submitted for check purposes.
- F. Curb returns shall be a minimum of 35'. Cross gutters shall be a minimum of 10' per Standard No. C-212 and C-213.

55. Village Center Dr., McSweeney Ranch Rd., Chambers Avenue, Ferraro Way, Palm Avenue, Elk Street and Gilbert Street

- A. Install street paving/base, sidewalk, curb and gutter per Standard Drawing ST-103 and Figure 12 and 13 of the McSweeney Ranch Specific Plan.
- B. Install street lights per City standards and specifications. Plans will be designed by a professional electrical engineer.
- C. Install water mains and water service(s) and sewer mains and sewer laterals per EMWD standards.
- D. Install street trees 40' per Street Tree Master Plan.
- E. Stop signs and street name signs shall be installed at all public street intersections. Sizes and locations will be determined by the Public Works Dept. when plans are submitted for check purposes.
- F. Curb returns shall be a minimum of 25'. Cross gutters shall be a minimum of 10' per Standard No. C-212 and C-213.

- 1) In Phase I development improve Chambers Street to full width from Lyon Avenue to State Street. Develop Lyon Avenue to second intersection South of Chambers Street and extend an access roadway south to southwest project

boundary per Traffic Mitigation Program, or as approved by the City Traffic Engineer.

2) Palm Avenue, Elk Street and Gilbert Street

- a. Shall be connected to McSweeney Ranch Road and shall be fully-improved. Palm Avenue shall transition to the General Plan Alignment (the east line of Section 28, Township 5 South, Range 1 West), unless an easement is obtained from the adjoining property owner.

3) Seven Hills Drive

- a. The alignment of Seven Hills Drive and McSweeney Ranch Road at Lyon Avenue, shall be as determined in the General Plan Circulation Element currently underway as of June, 1991.

56. Traffic Signals

Install traffic signals at the following intersections when warranted:

Lyon Avenue at:

- o Thornton Avenue
- o Chambers Street
- o McSweeney Ranch Road
- o Simpson Road Extension

Palm Avenue at:

- o Stetson Avenue
- o Thornton Avenue
- o Chambers Street

McSweeney Ranch Road at:

- o Simpson Road Extension

State Street at:

- o Thornton Avenue
- o Chambers Street
- o McSweeney Ranch Road
- o Gibbel Road
- o Simpson Road Extension
- o Diamond Road
- o Newport Road

Traffic Circulation

57. The installation of traffic circulation and roadway improvements, related to traffic generated by the development, shall be timed in accordance with an implementation schedule which shall be based on the cumulative traffic loading at the time of Tentative Tract Map submittal to assure that a Level of Service of "C" or better is maintained at all intersections during peak hours. All street

improvements shall be constructed prior to the issuance of building permits except as specifically authorized for deferral by the City Council, or as otherwise required through a City-wide growth management program.

58. Developer shall participate in a comprehensive improvement program for Southwest Hemet which will result in a phased implementation of roadways as shown on Exhibit K, pg. 26, of the Traffic Study as indicated in the revised Draft Environmental Impact Report dated January 1991.
59. Construct bike paths within 25' scenic highway setback and bikeways per master plan as approved by City Council.
60. Amend the City of Hemet General Plan to:
 - A. Extend Simpson Road east-west through the site as a major highway;
 - B. Realign Ferraro Way to the north to join Simpson Road extended, and provide access to Ferraro Way for the property at the southwest corner of State /street and Gibbel Road (Simpson extended);
 - C. Realign Palm Avenue
61. The developer shall contribute his fair share as determined by the City Council for funding a regional traffic mitigation plan.

Flood Control and Drainage

62. South Hemet Line 4-A, 4-B, 4-C and Salt Creek, together with culvert crossings under State Street and Simpson/Gibbel Road, must be constructed with this project as shown on Master Flood Control and Drainage Plan, Figure 6-4, and the McSweeney Ranch Specific Plan EIR, figures 15, 16A, 16B and 16C. A system of temporary training dikes will be necessary to assure that the design flows reach the appropriate improved facilities.
63. On-site retention of the incremental increase in storm runoff for the 100-year, 6-hour storm due to this development must be provided on-site. To accomplish this, reconfigure the Lyon Avenue Retention Basin and construct a weir structure at Lyon Avenue Bridge over the Salt Creek Channel in accordance with the report titled, "Analysis of Regional Flood Control Alternatives for the McSweeney Ranch," prepared by Robert Bein, William Frost & Associates. This weir structure will reduce downstream flows in Salt Creek Channel to 8,260 cubic feet per second or less based on the flows utilized in the Hemet General Plan Flood Control and Drainage Element.
64. For the Lyon Avenue Spillway to function, an additional 1,100 feet of Salt Creek Channel, downstream of Lyon Avenue must be constructed. Sufficient right-of-way for this facility is presently dedicated to the City of Hemet. Construction of this project may

not proceed until it can be demonstrated that these downstream flood control systems can adequately carry the 100-year run-off.

65. Plans for all drainage facilities on this development shall be designed by the developer's engineer and shall be to the City of Hemet for review and forwarding to National Flood Insurance Program of the Federal Emergency Management Agency for review and issuance of a Letter of Map Revision (LOMR) for the "Flood Boundary and Floodway Map" and the "Flood Insurance Rate Map." No grading or construction shall take place until a Conditional LOMR ("Belief Letter") is issued by FEMA.
66. If drainage facilities are constructed in a greenbelt or riparian right-of-way concept, guaranteed maintenance acceptable to the City Engineer shall be established to assure maintenance of the facilities. Said maintenance method shall be in place with the approval of the first tentative tract map. Desilting basins proposed by this project are temporary in nature and are not part of the Master Flood Control and Drainage Plan. As such, maintenance must be guaranteed by a maintenance district or homeowners' association.
67. A National Pollutant Discharge Elimination System permit will be required of construction activity, underway or commencing after November 18, 1991, that would disturb five or more acres, or is part of a larger project that would disturb five or more acres. The permit is to be obtained from the Regional Water Quality Control Board having jurisdiction. The owner shall provide the City Engineer with proof of his having filed a Notice of Intent with the Regional Board prior to issuance of grading or building permits.

Bridges

68. Bridge crossings sufficient to allow a 100-year frequency storm to pass beneath the roadways will be required at the following locations:

Salt Creek

Lyon Avenue

St. Johns Channel

Simpson Road

Avery Canyon Channel

State Street
McSweeney Ranch Road

Cactus Valley Channel

State Street
Simpson Road

Pepper Creek

State Street
McSweeney Ranch Road

-END-

CITY OF HEMET