

***Page Ranch
Planned Community
PCD 79-93
Master Plan and Development Standards
Amendment
Revised***

~~November 2005~~
March 2009

Prepared for:

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Amendments

SP-001 Page Community Plaza Specific Plan

Approved April 10, 2001

Ordinance No. 1644

(Establishment of a commercial Specific Plan on a 39.8 acre site located on the southwest corner of Stetson and Sanderson avenues.)

SPA 02-002 Sanderson Lakes at Page Ranch

Approved August 26, 2003

Ordinance No. 1689

(Amending the land use designations on 102.8 acres located on the eastside of Sanderson Avenue, 400 feet south of Stetson Avenue and incorporating residential design guidelines.)

SPA 04-001 Benchmark Pacific Amendment

Approved November 22, 2005

Ordinance 1750

(Amending the land use designation on 10 acres located on the northeast corner of Warren Road and Mustang Way from Commercial to Medium Density Residential (17 d.u./ac.) and the addition of Appendix A – Residential Design Guidelines.)

SPA 07-002 Brethern Square Amendment

Approved January 29, 2008

Ordinance No. 1790

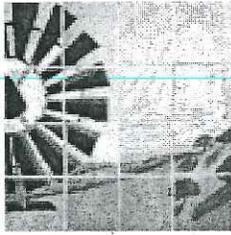
(Changing the land use designation from Cemetery to Commercial on a 2.01 acres site located on the southeast corner of Stetson and Cawston avenues.)

SPA 06-004 Benchmark Pacific Amendment

Approved March 24, 2009

Ordinance No. 1810

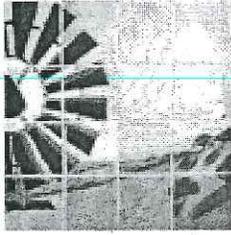
(Changing the land use designations on 91.5 acres located on the westside of Warren Road, south of the BNSF r.o.w. from Low Density Residential to Low Medium Residential (Site B) and a 48.5 acres site located on the northside of Thornton Avenue at Fisher Street from Industrial to Low Medium Density Residential (Site C) and minor modifications to the Circulation Plan.)



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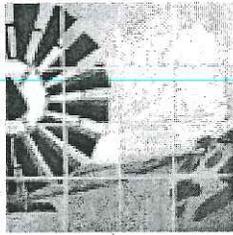
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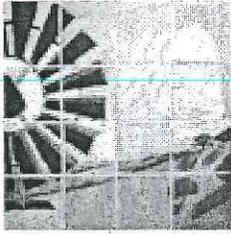
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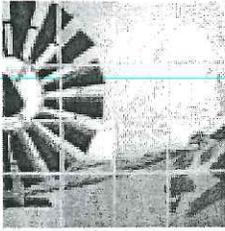
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I. Introduction

A. INTRODUCTION

The proposed amendment to the Page Ranch Planned Community Master Plan is to allow for the removal of ten acres (10 ac) of local and neighborhood commercial land uses located at the northeast corner of Warren Road and Harrison Avenue (Mustang Way.) The ten acres (10 ac) of commercial is proposed to be replaced with ten acres (10 ac) of High-Medium Density residential with a maximum of eighteen units per acre (18 du/ac.) The majority of the Page Ranch Master Plan is currently built out with the exception of the northwest portion where a Specific Plan has been submitted to the City for approval. Upon approval of the proposed Specific Plan the Page Ranch Master Plan will be superseded.

The exhibits, tables and text have been amended as necessary to address the proposed changes to the Master Plan. All textual changes are underlined and italicized to allow the reader to quickly identify them.

The Page Ranch is included in a special planning study commissioned by the City of Hemet entitled "The Specific Land Use Plan for the Southwest Area" and completed in January, 1979. The Page Ranch Planned Community Master Plan & Development Standards remain consistent with the adopted goals

and objectives of this special study, along with related Planned Community Development (PCD) zone regulations of the Zoning Ordinance (No. 621) of the City of Hemet and of subsequent amendments.

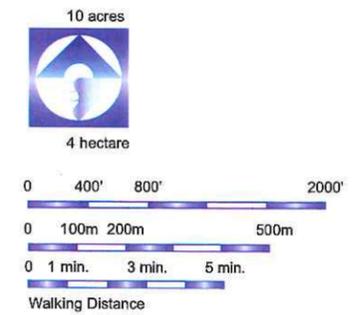
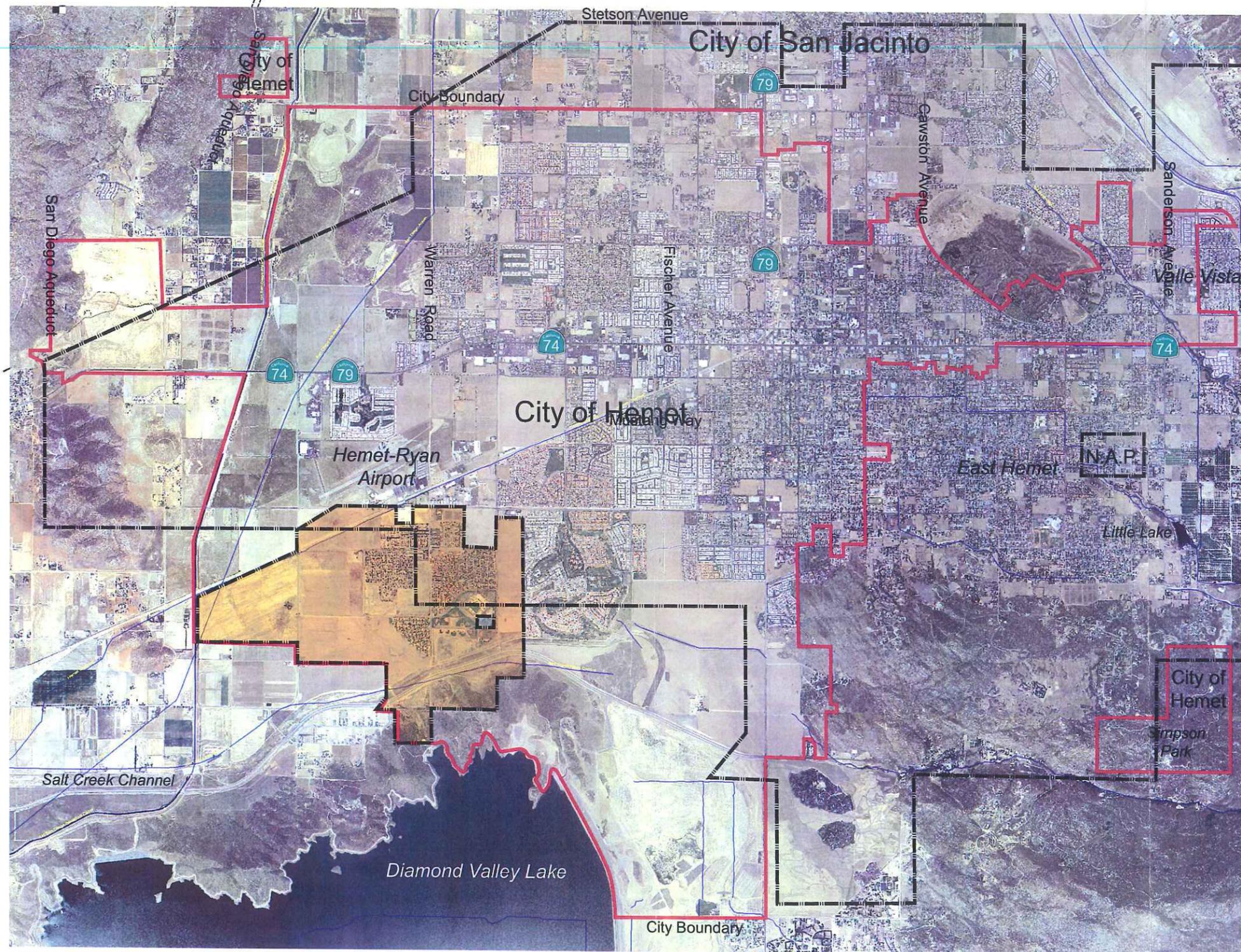
The PCD regulations have been developed to provide a method whereby property may be classified for a variety of land uses governed by a supporting master plan and development standards. The specifications of this zoning district are intended to provide flexibility for both the land use and development standards and also achieve high quality development. The Master Plan and related P.C. development standards, as contained herein, shall serve to govern all proposed projects and uses within the designated Planned Community Area.

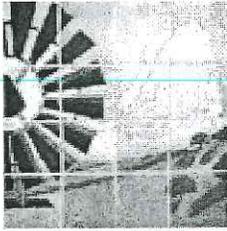
B. LOCATION AND CHARACTER

Page Ranch is located in the southwestern section of the City of Hemet, south of Stetson Avenue, west of the Seven Hills development, north of the Domenigoni Mountains and east of the San Diego Aqueduct. (See Figure 1, Vicinity Map.)



Vicinity Map
Figure 1





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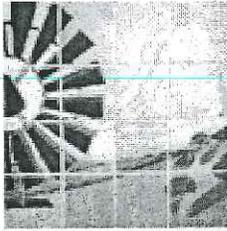
II. Purpose and Intent

PURPOSE AND INTENT

The following document is a Master Plan and accompanying development standards for a 1,621.2 acre planned community known as the Page Ranch. The purpose of this Master Plan and supporting documents is to set forth permitted land uses, establish appropriate development standards and design criteria and guidelines for growth management as it relates to adequacy of public facilities and services.

The Master Plan and supporting documents are intended to allow a diversity of land uses and standards in compliance with the intent and provisions of the Southwest Area Specific Plan, the Hemet General Plan, the Zoning Ordinance and Subdivision Ordinance of the City of Hemet.

This document originally provided the framework for development in the Page Ranch Master Plan. Future Specific Plans that separate themselves out of the original or Amended Page Ranch Planned Community may supersede this document, (See Appendix F).



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III. General Notes

A. DEFINITIONS

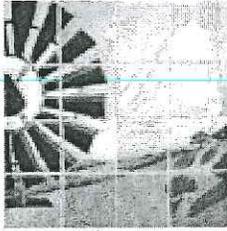
1. Definition of terms shall be as defined in Section 105 of the City's Zoning Ordinance, Ordinance No. 621, unless otherwise defined herein.
2. *Single family residential* refers to any residential use or development wherein each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Single family residential may include either attached or detached single-family dwellings, or a combination thereof, cluster developments, and may be applicable to subdivisions and planned developments.
3. *Cluster Development* shall be defined as combining or arranging of attached or detached dwelling units and their accessory structures on contiguous or related building sites where the yards and open spaces are combined into more desirable arrangements and locations of open space.
4. A *planning area* is a numbered area on the Planned Community Master Plan.
5. *Planning unit* area refers to the total number of acres within a Planning Area boundary.
6. *Gross planning unit density* is determined by dividing the total area of the Planning Unit

by the number of dwelling units within the Planning Unit.

7. *Gross residential acres* is the total number of acres within any planning unit that is to be devoted essentially to residential uses, including residential building sites, local streets, drive-ways, private recreation and recreation areas within designated residential areas only for use of the residents of the project, minor easements serving the project, and customary uses and structures accessory to residential development.
8. *The gross residential density of a project* is computed by dividing the total number of dwelling units by the total number of gross residential acres in the project.

B. GENERAL NOTES

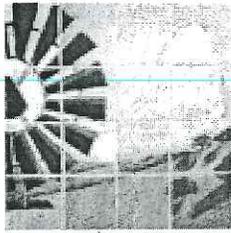
1. The maximum number of dwelling units is established in the Statistical Summary (Section IV) so that a development at a lower density may occur without requiring a zone change or change in this P.C.D. document. At no time, however, shall the maximum number of dwelling units established for each planning unit be exceeded.
2. Unless otherwise specified herein, the regulations specified by the City of Hemet Zoning Code shall regulate all



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- development within the Page Ranch Planned Community. Definition of terms shall be as de-fined in the Hemet Zoning Code, except as modified herein.
3. The individual acreage figures shown in the Statistical Summary on the Planned Community Development Plan are accurate to within 10% of the acreage as shown and are based upon planimeter readings. Modifications that may result from precise planning such as at the Tentative Map or Final Tract Map stage will not require a change to the Development Plan provided that the total number of residential dwelling units in the affected planning units does not exceed that specified by the statistical summary.
 4. Residential Grading permits may be issued within the planned community and outside of the area proposed for immediate development. Soil may be stockpiled on or borrowed from locations within the planned community so long as these locations are indicated for development on the Master Plan.
 5. The continued use of the land for agricultural purposes and other similar uses including all necessary structures and appurtenances shall be permitted.
 6. Water within the Page Ranch Planned Community shall be furnished by the Eastern Municipal Water District.
 7. Sewage disposal facilities within the Page Ranch Planned Community shall be furnished by the Eastern Municipal Water District.
 8. Drainage and flood protection facilities shall be provided in a manner meeting with the approval of the City Engineer and the Riverside County Flood Control District.
 9. Detailed plans, including design, hydrology and hydraulic calculations shall be submitted to the City Engineer and Riverside County Flood Control District for approval, prior to the issuance of grading or building permits.
 10. Local parks will be provided in conformance with the requirements of the Local Park Code.
 11. The Director of Planning shall have the authority and responsibility to review uses not listed in these PC District Regulations. A pro-posed unlisted use shall be permitted as a principal or conditionally permitted use within a base district if the Director of Planning determines that said use falls within the purpose and intent of that base district, is of a comparable nature to



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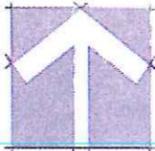
III. General Notes

the principal or conditionally permitted uses specified as permitted in the base district and will not be detrimental to property in the vicinity of said use.

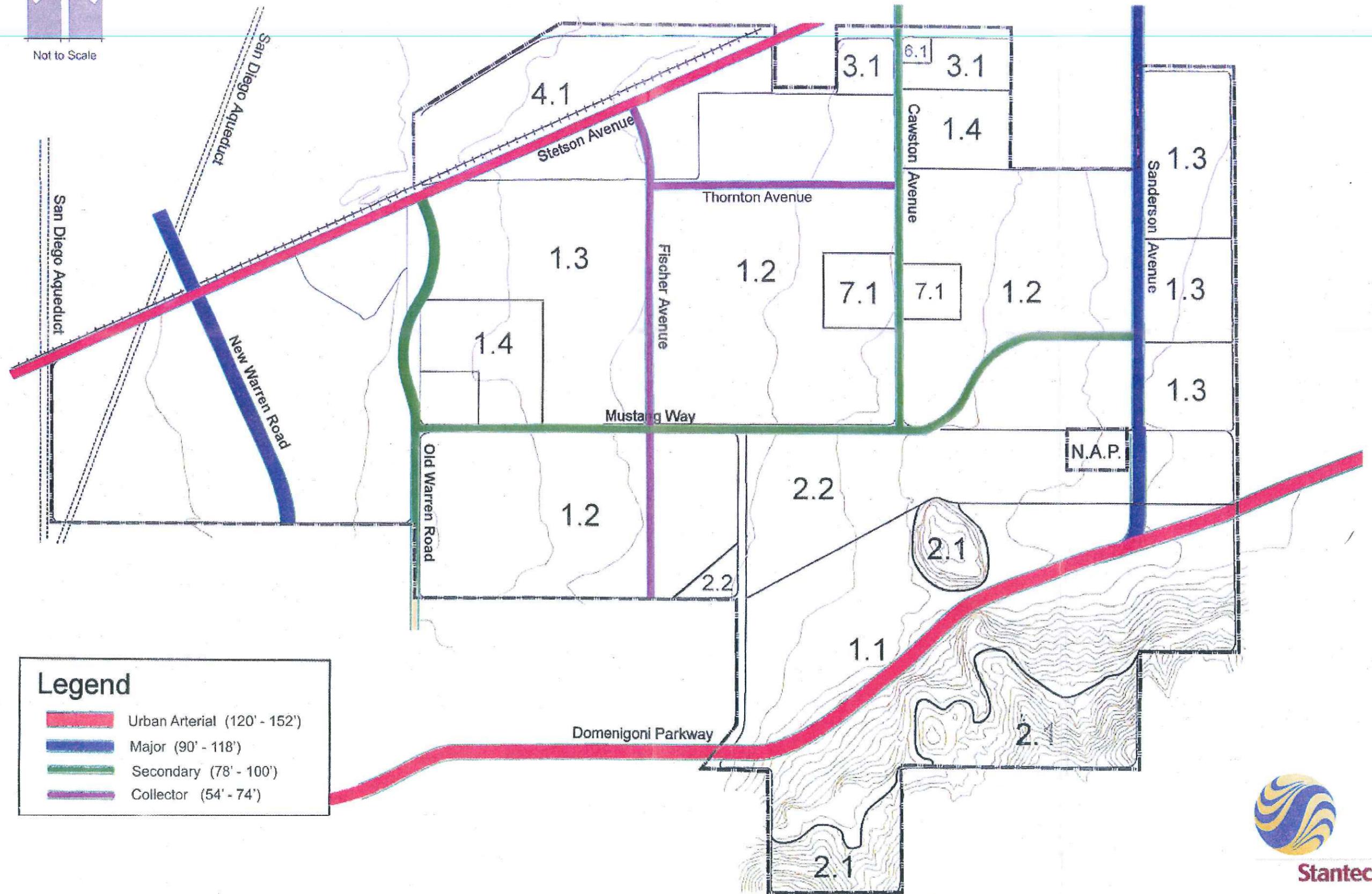
12. A Development Plan as outlined in the P.C.D. zoning text of the City must be filed with the Planning Commission prior to issuance of any building permits and prior to, or concurrent with the filing of any tentative tract map. Development Plans can cover all or a portion of the area included in the Page Ranch Master Plan.

Items 7d, 7f, 7h and 7j of the City's P.C.D. text relating to the requirements of a development plan can be submitted after review and approval of the tentative tract map but in any case, must be submitted to the City for review and approval prior to or concurrent with the recording of the final tract map.

Circulation Plan
Figure 4



Not to Scale

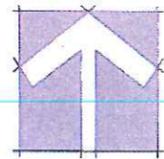


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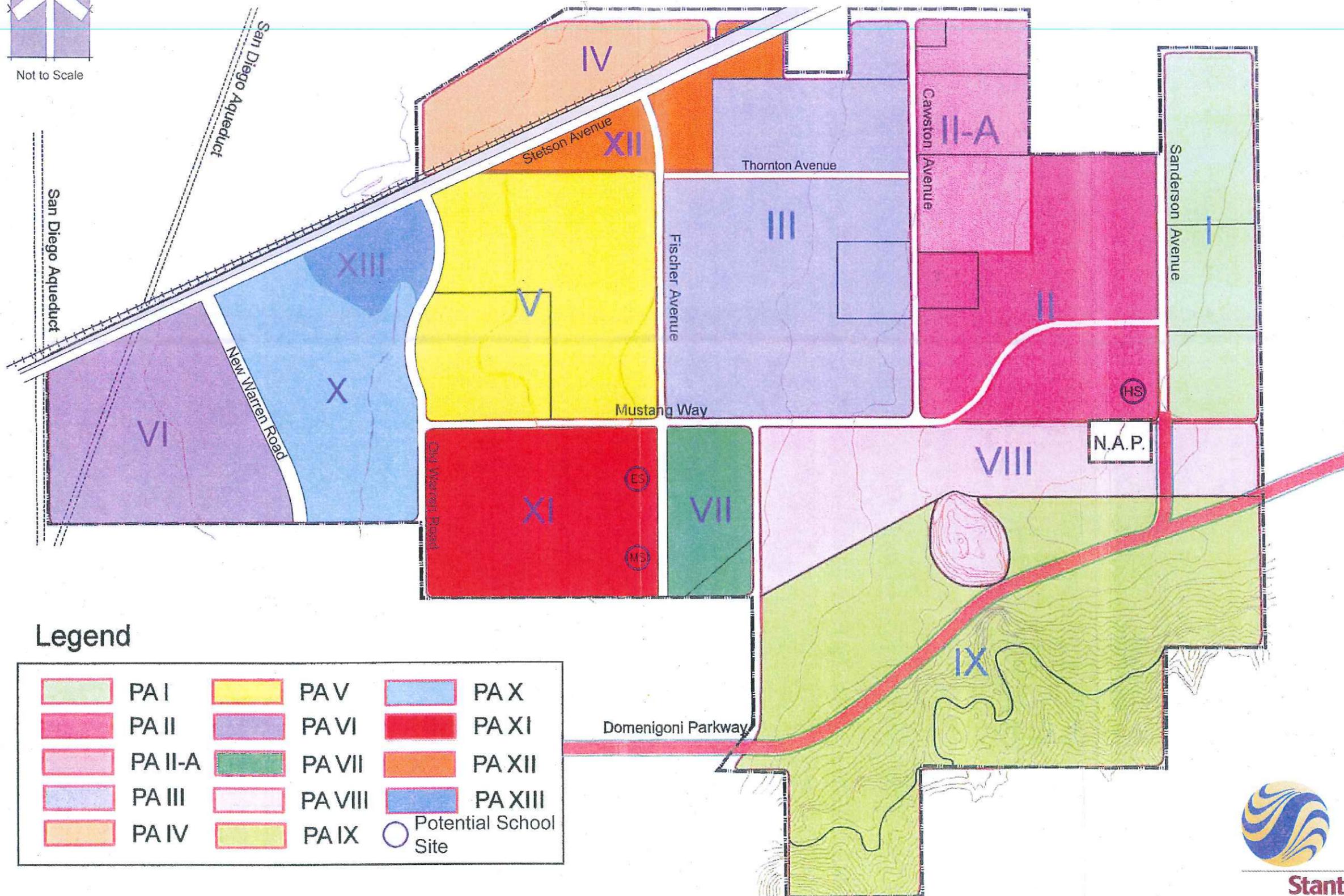
- Urban Arterial (120' - 152')
- Major (90' - 118')
- Secondary (78' - 100')
- Collector (54' - 74')



Planning Areas
Figure 5



Not to Scale

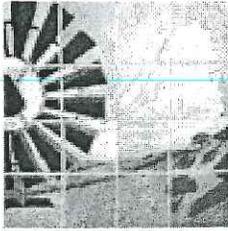


Legend

	PA I		PA V		PA X
	PA II		PA VI		PA XI
	PA II-A		PA VII		PA XII
	PA III		PA VIII		PA XIII
	PA IV		PA IX		Potential School Site



Stantec



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V. District Regulations

A. RESIDENTIAL REGULATIONS

1. Low Density Regulations (1.1)

a. Purpose and Intent

The land designated for this type of residential use is meant to serve the particular housing need segment of the community where densities do not exceed 3.0 units per gross acre. This intensity of residential use includes areas where existing and proposed hillside development calls for protection of the hillside areas. A variety of other types of dwelling units or development compatible with adjacent areas (such as cluster or multi-family units) may also be accommodated in the manner prescribed for the Low Density category.

b. Uses Permitted

- Single family residences
- Parks and playgrounds, public and private (non-commercial)
- Riding and hiking trails, equestrian facilities and accessory structures
- Golf courses, tennis clubs, athletic clubs and recreational facilities
- Signs subject to Section V-1.

c. Uses Permitted Subject to Site Plan Review (See Section VI)

- Attached or detached multiple family residential

- Community facilities

- Model homes, temporary real estate offices and signs within subdivisions

d. Temporary Uses Permitted

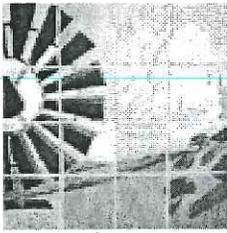
- Temporary use of mobile home residence during construction
- Continued use of an existing building during the construction of a new building on the same building site

- Real estate signs and future development signs

e. Accessory Uses Permitted

Any of the following customary accessory uses and structures are permitted subject to applicable regulations of the Zoning Code unless modified herein:

- Garages and carports
- Swimming pools
- Fences and walls
- Home occupations in compliance with the regulations provided in the City of Hemet Zoning Code
- The keeping of pets of a type readily classified as being customarily incidental and accessory to a permitted principal residential use when no



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commercial activity is involved.
The keeping of wild, exotic, or
nondomestic animals is prohibited.

- Barns, stables, paddocks and other structures necessary for the maintenance of horses shall be permitted on building sites with a minimum area of twenty-thousand (20,000) square feet.
- Horticulture of all types, unlighted and unenclosed by buildings or structures (non-commercial).
- Equines may be kept provided that the minimum building site area of a lot on which one or two may be kept shall be twenty-thousand (20,000) square feet and that for each additional equine over two kept thereon, an additional ten-thousand (10,000) square feet of area shall be required.

f. *Site Development Standards - Single Family Residences*

(1) Conventional subdivision:

Unless otherwise specified on the approved Tentative Tract Map, all single family residential development shall be deemed to be a conventional subdivision. The following regulations shall apply:

- (a) Minimum building site area - eight thousand (8,000) square feet (or as indicated on an approved site plan)
- (b) No minimum building site width required

(c) Maximum building height - 35 feet or as indicated on an approved Site Plan

(d) Density - As stated in the Statistical Summary

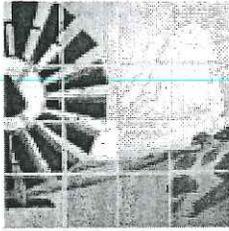
(e) Maximum building site coverage - sixty (60) percent.

(f) Yard Requirements

- i. All yard requirements shall be in accordance with those set forth in Section 301.6 of the City of Hemet Zoning Code.
- ii. Attached and detached garages or carports shall conform to the building setback requirements for main buildings except that when the setback is less than twenty (20) feet and the vehicular access faces the access street, the setback for garages or carports shall be a minimum of twenty (20) feet from the garage door to the sidewalk or curb if there is no sidewalk.

(g) Access - each building site shall abut and have vehicular access to a public or private street.

(h) Off-Street Parking - parking for motor vehicles shall be provided as required by Article B, Section 802, City of Hemet Zoning Code.



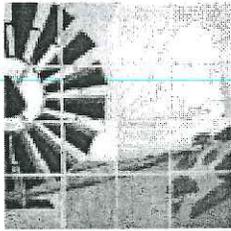
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- (2) Planned concept subdivision:

Where an approved Tentative Tract Map designates the proposed use as a planned concept subdivision, the following regulations shall apply:

- (a) Individual building sites: each dwelling unit, together with all accessory structures, shall be located on an individual building site, and there shall be not more than one single family dwelling per building site.
- (b) Access: each building site shall abut and have vehicular access to a street.
- (c) Building site area: the minimum building site area shall be five-thousand (5000) square feet. However, where any building site has adequate and permanent access to a privately owned common open area that is usable and suitable for playground and recreational purposes, and where the residents of the building site have a guaranteed right of use of the common area for recreation purposes, the minimum building site area may be reduced by an amount equivalent to the proportionate share of the common area if it was divided equally among all such building site abutting the same common area. Any such common area shall not be deemed to be a residential building site.
- (d) Building site width: no minimum required
- (e) Building height: thirty-five (35) feet maximum
- (f) Building site coverage: sixty (60) percent maximum, except if building site area includes usable open space off-site (see 2-c above)
- (g) Main building setbacks
 - i. From any property line abutting a street - ten (10) feet minimum from sidewalk or curb if there is no sidewalk
 - ii. When a side property line does not abut a street:
 - Ten (10) feet minimum from one side only, or
 - Ten (10) feet aggregate total for both sides. Further, 40 percent of the setback area may be encroached upon, but the set-back of such encroaching structure shall be no less than five (5) feet.
 - iii. Rear setback not abutting a street a minimum of zero (0) feet

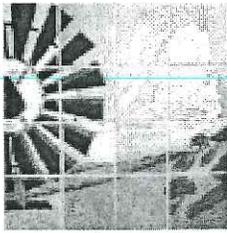


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- iv. Setbacks -accessory structures shall conform to Section 205-(5) of the City of Hemet Zoning Code.
 - (h) Garage and carport placement:
 - i. Attached and detached garages and carports shall conform to the building setback requirements for main buildings except that when the main building is set back less than twenty (20) feet and the vehicular access faces the access street, the setback for garages and carports shall be a minimum of twenty (20) feet from the sidewalk, or curb if there is no sidewalk, of the access street.
 - ii. The minimum twenty-foot setback for garages and carports, as required by subsection (a) and (b) above, shall be measured from the nearest point of the garage door to the inside of the sidewalk or curb if there is no sidewalk.
 - (i) Fences and walls, maximum height: the maximum height of fences and walls used as fences shall not exceed the following limitations:
 - i. Within intersection areas - same as Section 205-(6)-e of the City of Hemet Zoning Code.
 - ii. Within other setback areas six (6) feet maximum height.
 - iii. Within areas where main buildings may be placed - same as the building height limit.
 - (j) Off-street parking: two (2) usable automobile parking spaces in a garage or carport shall be provided and maintained on any building site containing a single family dwelling in compliance with Section 803 of the City of Hemet Zoning Code.
- (3) Cluster development:
- When an approved Tentative Tract Map designates the proposed use as a single family cluster development, the following regulations shall apply:
- (a) Building site requirements: each development unit, as specified on the approved Tentative Tract Map, shall be deemed to be a building site - no minimum building site size.
 - (b) Individual lots: each dwelling unit shall be located on an individual lot of record and there shall be no more than one dwelling

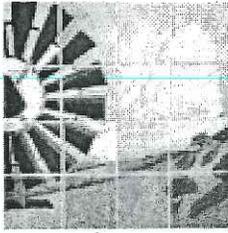
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- unit on any lot
- twenty (20) feet
- (c) Access: each residential lot need not necessarily abut a street; however, the ownership of any residential lot shall include a recorded right of access from a street for pedestrians and emergency vehicles for a minimum width of not less than twenty (20) feet.
- (d) Lot area: no minimum
- (e) Lot width: no minimum
- (f) Building height: thirty-five (35) feet maximum
- (g) Building setbacks:
- i. From any boundary line of the cluster development-ten (10) feet minimum
 - ii. From any interior property line - none except as may be otherwise specified by the Uniform Building Code.
- (h) Private street and *driveway* standards: private streets and driveways within cluster developments shall be in accordance with the following standards:
- i. Driveways serving four (4) or less dwelling units, and having no parking within the travel way - minimum paved width
 - ii. In all other instances, garages and carports shall be set back a minimum distance of twenty (20) feet from the edge of the
- ii. Driveways used primarily for access to garages or carports for more than four (4) dwelling units and with no parking within the travel way - minimum paved width twenty-four (24) feet.
- iii. Streets and driveways where on-street parking will be limited to one side only - minimum paved width twenty-eight (28) feet.
- iv. Streets and driveways with on-street parking permitted on both sides - minimum paved width thirty-six (36) feet.
- (i) Garage and carport placement:
- i. Where streets and driveways serve to provide access to garages or carports and do not serve as the primary method of access to dwelling units, garages and carports shall be set back a minimum distance of five (5) feet from the street or driveway.



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sidewalk or from the edge of the street or paving if there is no sidewalk.

(j) Fences and walls, maximum height:

- i. Within intersection areas same as Section 205-(6)-e of the City. of Hemet Zoning Code.
- ii. All other areas: Six (6) feet

(k) Off-street parking:

- i. At least two (2) usable automobile parking spaces, in a garage or carport, each not less than ten (1) feet by twenty (20) feet, shall be provided and maintained within the building site for each dwelling unit.
- ii. At least one off-street automobile parking space for each dwelling unit shall be provided for visitors and guests. Such parking space shall be convenient and accessible for visitors and guests and shall not be within the minimum travel way of any street or driveway as approved on the Tentative Tract Map.

2. Low Medium Density Regulations (1.2)

a. *Purpose and Intent*

The medium density residential areas of the Planned Community are established to provide for the

development of detached and attached single family residential homes and condominiums, with residential densities that do not exceed 5.0 units per gross acre.

b. *Uses Permitted*

All those uses specified in Section V-A-1b,c,d & e of these Planned Community Regulations.

c. *Uses Permitted subject to Site Plan Review as provided herein*

Multiple family residential

d. *Temporary Uses Permitted*

All those uses specified in Section V-A-1d of these Planned Community Regulations

e. *Accessory Uses Permitted*

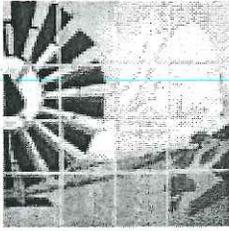
All those uses specified in Section V-A-1e of these Planned Community Regulations.

f. *Site Development Standards - Single Family Residences*

Conventional subdivision:

- (1) Where an approved Tentative Tract Map designates the proposed use as a conventional subdivision, the following regulations shall apply:

All those standards specified in Section V-A-1f(1) of these Planned Community Regulations,



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except that minimum lot size may be 6000 square feet.

(2) Planned concept subdivision:

Where an approved Tentative Tract Map designates the proposed use as a planned concept subdivision, all those standards specified in Section V-A-1c- (2)

(3) Cluster development:

When an approved Tentative Tract Map designates the proposed use as a single family cluster development, the cluster development regulations specified in Section V-A-1f-3 of these Planned Community Regulations shall apply.

3. Medium Density Regulations (1.3)

The Medium Density area within Planning Area I (Sanderson Lakes), will utilize the Development Standards approved with the Sanderson Lakes at Page Ranch Amendment. (See Appendix E.)

a. *Purpose and Intent*

The medium density residential areas of the Planned Community are established to provide for the development of detached and attached single family residential homes, active

adult and mobile home parks. Residential densities shall not exceed 10.0 units per acre.

b. *Uses Permitted*

All those uses specified in Section V-A-1b-c, d & e of these Planned Community Regulations.

c. *Uses Permitted Subject to Site Plan Review as provided herein*

- Active adult complexes
- Multiple family residential
- Mobile home parks

d. *Temporary Uses Permitted*

All those uses specified in Section V-A-1d of these Planned Community Regulations

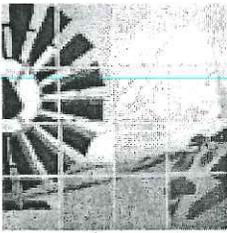
e. *Accessory Uses Permitted*

All those uses specified in Section V-A-1e of these Planned Community Regulations

f. *Site Development standards*

(1) Conventional subdivision:

Where an approved Tentative Tract Map designates the proposed



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use as a conventional subdivision, the following regulations shall apply: All those standards specified in Section V-A-if-(1) of these Planned Community Regulations except that the minimum lot size may be 6000 square feet.

(2) Planned concept subdivision:

Where an approved Tentative Tract Map designates the proposed use as a planned concept subdivision, all those standard specified in Section V-A-lf-(2) of these Planned Community Regulations shall apply.

(3) Cluster development:

When an approved Tentative Tract Map designates the proposed use as a single family cluster development, the cluster development regulations specified in Section V-A-lf-(3) of these Planned Community Regulations shall apply.

(4) Mobile home parks:

(a) *Minimum lot size:* The minimum lot size shall be not less than 3600

square feet.

(b) *Minimum lot frontage:* The minimum lot frontage shall be twenty-five feet (25) for single wide and forty-five feet (45) for double wide units.

(c) *Front yard setback:* ten (10) feet

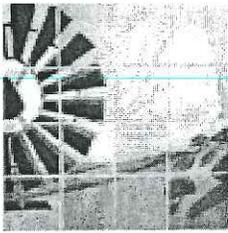
(d) *Side yard setback:* five (5) feet

Rear yard setback: ten (10) feet

(f) *Lot coverage:* sixty (60) percent of the area; ten (10) percent of the remaining area must be landscaped

(g) *Maximum building height:* thirty-five feet (35)

(h) *Community recreation:* A minimum of 270 square feet per mobile home space of recreation area, exclusive of any mobile home space, shall be provided within the mobile home park. The recreation areas shall contain a clubhouse and a recreational area for outdoor games and activities such as shuffleboard, horseshoes, putting green, and swimming pool. The community



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recreation and service area, as aforesaid, together with the activities planned thereon, shall be shown on the plans and specifications of such detail as shall be required from time to time by the Planning Commission. The location and size of all facilities indicated herein shall be subject to the approval of the Planning Commission and the Building Department. The clubhouse shall have a floor area of not less than 25 square feet for each residential lot, and shall contain adequate kitchen, restroom and storage facilities therein.

- (i) *Other requirements: All other requirements as outlined in ~~Section 702~~ Article of the City of Hemet Zoning Code and not modified above shall be applicable.*

4. High-Medium Density Residential Regulations (1.4)

a. Purpose and Intent

The high-medium density residential areas of the Planned Community are established to provide for the development of detached and attached single family, active adult, and multiple

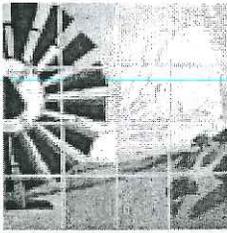
family residential dwelling units. The land allocated for this type of residential use is designed to encourage and concentrate the development of housing of a more intense nature than single family detached units. Duplexes, triplexes, apartments, active adult and attached single family residences should predominate, with "small" lot, patio-type single family units permitted.

b. Uses Permitted

- Single family residences (Subject to Section V-A-3)
- Parks and playgrounds, public and private (non-commercial)
- Golf courses, tennis clubs and other recreation facilities
- Riding and hiking trails

c. Uses Permitted Subject to Site Plan Review

- Active adult complexes
- Mobile home parks and subdivisions subject to Section V-A-3f04)
- Multiple-family residences
- Community apartment projects



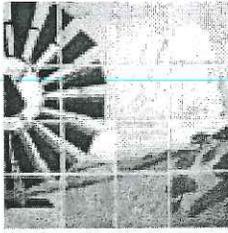
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- Recreation vehicle parks
 - distance of twenty (20) feet.
- d. *Temporary Uses Permitted*

All those uses specified in Section V-A-1d of these Planned Community Regulations
- e. *Accessory Uses Permitted*

All those uses specified in Section V-A-1e of these Planned Community Regulations
- f. *Site Development Standards*
 - (1) Site Development Standards for Multiple Family and/or Active Adult Residences
 - (a) Maximum building height - 50 feet or as approved in the site plan review procedure.
 - (b) Setbacks from property lines abutting highways and streets (including accessory buildings)
 - i. Where the building site abuts an arterial highway, the setback distance from the ultimate right-of-way shall be a minimum
 - (c) Setbacks from property lines abutting areas zoned or developed with residential uses other than multi-family residences or detached condominiums shall be a minimum distance of five (5) feet plus ten (10) feet for each story of the multiple-family structure in excess of one story
 - (d) Building Site Coverage - The maximum area covered by buildings shall be sixty (60) percent of the total gross site area. For the purpose of this ordinance, covered area shall mean all developed areas including streets, driveways, parking areas, garages and dwellings exclusive of open areas, patios or recreational facilities.
 - (e) Building Areas - When multiple units are to be built on a lot under this section, the following rules shall



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apply:

- i. Duplex, minimum floor area 1000 square feet.
- ii. Triplex, minimum floor area 1000 square feet.
- iii. Whether or not the units are under one roof or under separate roofs, each unit of a group of not to exceed two on one lot, shall have a floor area of not less than 7000 square feet.
- iv. Each unit of a group of three or more on one lot, shall have a floor area of not less than the following:
 - If the unit has two or more bedrooms, the area shall be not less than 700 square feet.
 - If the unit has only one bedroom, the area shall be not less than 500

feet.

- If the unit has only a living room-bedroom combination, the area shall be not less than 500 square feet.

(f) Private street and driveway standards shall be the same as provided for cluster developments in Section V-A-If-3 (h) of these Planned Community Regulations. (Page 18)

B. COMMERCIAL REGULATIONS (3.1)

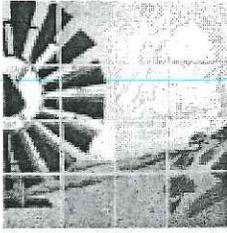
1. Local and Neighborhood Commercial Regulations (Planning Area V)

This section has been intentionally deleted to adhere to the proposed amendment to this plan.

2. Community Commercial Regulations (Planning Areas II, II-A and III)

a. *Purpose and Intent*

This category designates land for commercial centers which provide a wide range of facilities for retail trade, convenience goods, services, and professional office uses. It includes areas of larger



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retail volume than that of Neighborhood Commercial.

b. *Uses Permitted and Site Development Standards*

- (1) Community Commercial Developments shall be permitted where shown on the Development Plan in conformance with provisions of ~~Section 402, Article "Commercial Community" District of the City of Hemet~~ ^{Article XXVI} Zoning Code.

- (2) Community Facilities, as provided for in Section V-H

c. *Site Plan Review*

- (1) All development proposed for this Land Use Category shall be subject to the requirements of Section VI, Site Plan Review herein.

d. *Sign Regulations*

See Section V-I of these Planned Community Regulations

C. LIGHT INDUSTRIAL REGULATIONS (4.1)

1. Purpose and Intent

These areas should provide for the development of a variety of

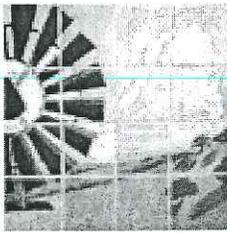
industrial uses of high quality physical development by requiring comprehensive planning and the coordination of building design and location, landscaping, parking, interior circulation, and other facilities

The physical effects of permitted industrial activities should be limited so that the emission of air contaminants, noise, glare and other such effects that could be harmful to life or other nearby property does not occur.

2. Uses Permitted

Manufacturing, assembly, testing, repair of and research on components, devices, equipment and systems of electrical, electronic or electromechanical nature such as, but not limited to:

- Coils, tubes, semiconductors and similar components
- Metering instruments, equipment and systems
- Phonographs, turntables and audio units
- Radar, infrared and ultraviolet equipment and systems
- Scientific and mechanical instruments
- Television and radio equipment and systems
- Manufacturing and assembly of retail or wholesale items to a



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finished product. Such items may be made from bone, cellophane, fiber, fur, glass, latex, ceramics, pottery, lead, leather, metal, paper, plastics, wood or yarn.

- Warehousing, storage and transfer, uses such as cold storage plants, trucking firms and beverage distributors.
- The wholesaling of products such as electrical supplies, plumbing supplies, hospital or sickroom supplies, plate glass and mirrors.
- Vehicle or equipment rental or leasing.
- Specialized service uses not requiring extensive customer access, including pest control services, linen or diaper supply, catering services, printing or reproduction shops, computer or data processing centers, plumbing services, and electrical services.
- Publishing or bookbinding.
- Broadcasting studios.
- Veterinary offices and clinics.
- Upholstering shops.
- Wholesale nurseries and plant storage.
- Repair uses and activities including vehicle repair and boat maintenance provided that all

such activities take place within a building and there is no related outside storage.

3. Accessory uses and Structures Permitted

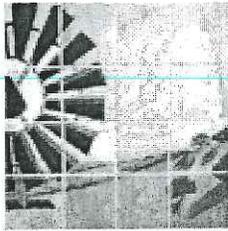
- Accessory uses incidental to the operation of a permitted industrial use such as cafeterias, snack bars, delicatessens, industrial products showroom, conference rooms, business and professional offices, training classrooms, and caretaker residences.
- Government buildings and public utility uses accessory to warehousing and manufacturing--excluding public schools, police stations, fire stations, or hospitals.
- Outdoor sales, display and storage as accessory uses. .

4. Conditional Uses and Structures Permitted

The following additional uses may be permitted subject to approval of a Conditional Use Permit:

Yard storage for construction materials.

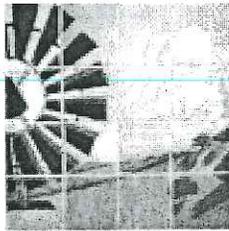
- Animal shelters.
- Collection and recycling of paper, glass and other materials, excluding junkyards or auto salvage.
- Kennels, commercial or non-commercial..



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- Vehicle storage. shall be taken into account in the administration of the fore-going Operational Standards.
5. Operational Standards
- a. The following effects shall not be permitted to emanate beyond the boundaries of the premises upon which a permitted use is located.
 - (1) Objectionable noise, generation of heat or cold, or direct or reflected glare, odor, or vibration detectable by the human senses without the aid of instruments.
 - (2) Air contaminants, including, but not limited to smoke, charred paper, dust, soot; carbon, noxious acids or oxides, fumes, gases, odors, particulate matter, or any combination thereof that endangers human health or causes damage to vegetation or property.
 - (3) Radioactivity, electric or electromagnetic disturbance which unduly interferes with the normal operation of equipment, instruments or appliances.
 - (4) Any other emissions or radiation that endanger human health, result in damage to vegetation or property or which cause spoiling.
 - b. The standards prescribed by the County Air Pollution Control District and the County and State Departments of Public Health
 - c. The Planning Director shall be responsible for determining whether any premises fails to meet these Operational Standards. Any decision of the Planning Director may be appealed to the Planning Commission and/or City Council.
6. Site Development Standards
- a. Minimum Lot Size 15,000 sq.ft.
 - b. Minimum Street Frontage 100 ft.
 - c. Minimum Front Yard 20 ft.
 - d. Minimum Side Yard 5 ft.
 - e. Minimum Rear Yard 20 ft.
 - f. Maximum Lot Coverage 75%
 - g. Maximum Height 35 ft.
 - h. Enclosure, Screening, and Landscaping shall be provided as follows:
 - (1) All uses except plant nurseries, drive-in banks, off-street parking areas, drive-in restaurants, auto and farm machinery sales yards, and similar commercial uses, shall be conducted within a building or within an area enclosed on all sides by a solid wall or uniformly painted wood fence not less than six feet in



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height.

- (2) Where a site adjoins a residential area, a solid masonry wall six feet in height shall be located adjoining the property line, except adjoining a required front yard, and an area at least ten feet in depth adjoining the property line shall be landscaped with plant materials, including a buffer of trees.
- (3) When an industrial use fronts or sides on a public street there shall be maintained a setback of at least 10 feet in depth for landscaping and access purposes.

i. Storage Areas

- (1) All outdoor storage shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height but need not be opaque above that point.
- (2) Outdoor storage shall be meant to include all company owned and operated motor vehicles, with the exception of passenger vehicles.
- (3) No storage shall be permitted between a

frontage street and the building line.

j. Refuse Collection Areas

- (1) All outdoor refuse collection areas shall be visually screened from access streets, freeways and adjacent property by a complete opaque screen.
- (2) No refuse collection areas shall be permitted between a frontage street and the building line.

D. PUBLIC/ INSTITUTIONAL REGULATIONS (5.1, 6.1 & 7.1)

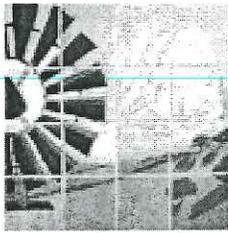
1. Purpose and Intent

To accommodate the wide range of major public and quasi-public institutional and auxiliary uses established in response to the health safety, educational and cultural needs of the City.

To encourage the assembly of specific public, quasi-public and related facilities into efficient, functionally-compatible, and attractively-designed administrative centers, educational institutions and similar complexes, in conformance with the General Plan.

2. Principal Uses and Structures Permitted

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Educational uses public or private, including colleges, universities, elementary or high schools; and business, vocational and professional schools including art, barber, beauty, dance, drama, music and swimming. Also, child day care centers, preschools or nursery schools.

Religion-related uses including churches, temples, synagogues, con-vents, monasteries, religious retreats and other places of religious worship.

Public and semi-public buildings, services and facilities, including museums, libraries, government buildings, parks, public utility offices and exchanges, bus, taxi or railroad stations, police stations and fire stations.

3. Development Standards

Projects proposed within areas set aside for public/institutional areas (areas 5.1,6.1 & 7.1) shall be subject to Section VI, Site Plan Review Regulations of the Planned Community Regulations.

E. OPEN SPACE/ PRESERVATION REGULATIONS (2.1)

1. Purpose and Intent

To greatly limit or prevent development in those areas of the planned community which present the greatest constraints in terms of existing natural resources and/or potential hazards and are most likely to result in an adverse public safety situation if development were to occur.

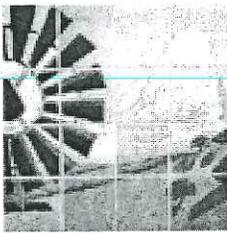
To provide open space corridors to adequately buffer and to provide for a gradual transition between land use of higher intensity to those of lesser intensity both within the planned community area and surrounding areas.

To preserve hillside areas where slopes exceed 25 feet or more in vertical height.

2. Principal Uses

Uses, public or private, which emphasize open space use of the land with only minimal development, such as:

- a. *Animal grazing*
- b. *Farming, crop or trees*
- c. *Open Space recreation uses, public or private, which focus on the use of outdoor areas instead of building development.*



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- d. *Additional uses which the Planning Commission and City Council determine as consistent with the intent and purpose of the General Plan.*

3. Development Standards

Projects proposed within areas designated for open space preservation shall be subject to a conditional use permit.

F. OPEN SPACE AND RECREATION REGULATIONS (2.2)

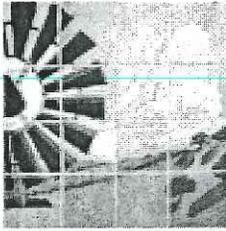
1. Purpose and Intent

The purpose of the open space regulations is to protect and preserve open space for the preservation of natural resources, for the preservation and managed production of resources, for outdoor recreation and education, and for public health and safety. It is also the intent to provide open space areas which are so located, so configured, or possessed of physical features that they may provide valuable and functional open spaces, to provide local or buffer greenbelts and/or to serve as linkages between open space areas.

2. Uses Permitted

Any of the following principal uses are permitted with the exception of those specific uses that are listed as prohibited uses: Truck and field crops

- Grazing
- Orchards and vineyards
- Horticulture and nursery stock growing for off-site sale only
- Parks, playgrounds and outdoor recreation facilities
- Riding and hiking trails
- Apiaries, upon the following conditions:
 - No occupied hives shall be closer than 150 feet to any street or highway.
 - No occupied hives shall be closer than 400 feet to any existing dwelling not on the premises or the premises of another apiary, unless the written consent of the owner of such dwelling is secured.
 - No occupied hives shall be closer than 50 feet of any property line common to other property lines other than property lines of another apiary.
 - The keeping of equines or bovines for purposes other than grazing upon the following conditions:
 - Such animal keeping shall not be for any commercial purpose
 - There shall be no shelter or supplementary feeding of, or



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any structures designed for such shelter or such feeding of said animals, within 75 feet of the right of *way* line of any street, or the boundary of any other district.

- Local and Buffer Greenbelts
- Water recharge, percolation and watershed areas
- Wildlife preserves and sanctuaries
- Public utility easements for overhead or underground transmission lines
- Archaeological sites
- Historical preserves
- Screening walls, fences and vegetation

3. Uses Permitted Subject to a Use Permit

A Use Permit may be approved for any of the following uses only when the Planning Commission finds that the proposed use is consistent with the purpose and intent of the Open Space regulations and the Open Space and Conservation Elements of the General Plan:

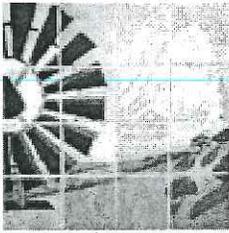
- Commercial stables
- The reclamation for open space purposes of mines, quarries and pits resulting from the commercial extraction

of rock, sand, gravel, earth, clay and similar materials.

- Livestock feeding ranches not feeding garbage, refuse or offal.
- Golf courses, riding clubs and yacht clubs.
- Structures incidental and accessory to permitted uses such as gazebos, information centers, restrooms, concession stands, maintenance buildings, greenhouses, stable and clubhouses.
- Required parking facilities incidental and accessory to permitted uses.
- Commercial uses incidental and accessory to permitted uses including:
 - Sale of food and beverages.
 - Operation of riding academies and stables.
 - Parking facility concessions.
 - Schools, public and private, where the school site has a minimum net area of at least five acres.
 - Signs: business, real estate and identification, not exceeding six square feet in area.

4. Site Development Standards

- a. *Building Site Area:*



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One acre minimum.

b. *Building Site Width:*

No minimum requirement.

c. *Building Height:*

No maximum except as approved by the Use Permit.

d. *Setbacks:*

All buildings, structures and off-street parking facilities shall be set back a minimum of 30 feet from any public or private street.

e. *Off-Street Parking:*

Parking and parking development standards for motor vehicles shall be provided as required by Section 802 and 803.

f. *Screening:*

Walls and fences may be installed in accordance with the following limitations:

(1) Natural wood, metal or fiber non-opaque fences may be installed, provided they are consistent with the purpose and intent of the Open Space Regulations.

(2) Masonry or solid wood fences shall be shielded from view from any street or highway by

landscaping, berm or other topographic feature.

G. COMMUNITY FACILITIES, ALL AREAS

1. Uses Permitted

The following uses shall be allowed in all land use areas:

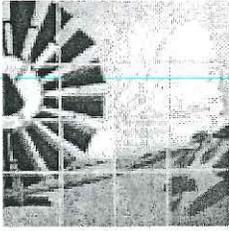
- Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.
- School and establishments for the care of preschool children.
- Fire stations.
- Accessory buildings, structures and uses related and incidental to a permitted use.
- Signs identifying or giving directions to permitted uses and facilities or identifying sites of future uses and facilities. No sign shall exceed thirty-five (35) square feet in area.

2. Building Height Fifty (50) feet.

3. Building Setbacks

Twenty-five (25) feet from all residential property lines and ten (10) feet from any streetside property line. No building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the

XL of the City of Hemet Article Zoning Code



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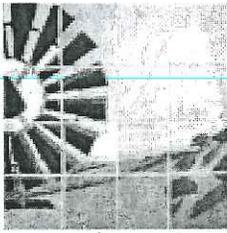
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nonresidential building. The height of the non-residential structure above the grade elevation of the residential site shall apply. Any structure which abuts upon a plaza, park, mall, greenbelt or other permanent open space may abut the common property line.

4. Off-Street Parking

The requirements of ~~Section 802 and 803~~ of the City of Hemet Zoning Code, as related to individually listed uses, shall apply.

Article XL



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H. SIGNS

1. Purpose and Intent

Signing is an important aspect of any community. When abused, signing creates a visual blight which detracts from the quality of the environment. When unduly restricted, the lack of signing creates a hardship for merchants who rely on effective signing to identify their establishments.

- Recognizing that the primary purpose of signing is property and business identification, the procedures and regulations of this Section are enacted to:
- Insure that signs erected within Page Ranch are compatible with their surroundings and are in keeping with the goals and objectives of the Community.
- Aid in the identification of properties, land uses and enterprises.
- Promote commerce, traffic safety and community identify while also promoting and enhancing the quality of the visual environment of the area.
- Establish procedures and regulations which control the location, size, type and number of signs permitted and which regulate and control all other matters pertaining to signs.

2. General Regulations

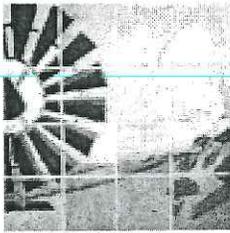
The regulations listed in this Paragraph are applicable to all signs erected within the Page Ranch Planned Community.

a. *Design Criteria*

Signs to be erected shall be subject to certain design criteria. These criteria have been developed in order to encourage signing which is in harmony with the semi-rural environment of the City. At the same time, the City recognizes that the primary purpose of signing is effective communication. Therefore, in applying the design criteria contained herein, the City shall give close attention to the need for adequate sign visibility, legibility and readability. These design criteria are not intended as rigid requirements.

For the purpose of administering these design criteria, the word "encourage" should mean to foster or be favorable toward a certain type of sign design. However, the fact that a certain design is encouraged by this Code shall not, in and of itself constitute grounds for denying a permit for sign whose design is not specifically referenced in these criteria.

The design criteria are as follows:



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(1) Color:

The use of pastel "earth tone" sign colors shall be encouraged. Examples of such colors include, but are not necessarily limited to browns, pale yellows, tan, beige and similar shades. In applying these color criteria, the City shall recognize and give consideration to the need for adequate contrast between sign lettering and background.

(2) Materials:

The use of high quality wood signs, whether hand carved, sandblasted, painted, or routed shall be encouraged. Such signs may be lighted indirectly. The following materials may also be used if they are designed to conform to the other appearance standards listed herein: individual letters of metal or other materials, painted signs, stucco or similar backgrounds utilizing a variety of lettering materials, other materials designed and constructed to satisfy the design criteria specified herein.

(3) Lettering Style:

In order to promote effective sign communication, the use of the same lettering style and colors for all tenant names

included in shopping center identification signs shall be encouraged.

(4) Use of Adopted Logos or Trade marks:

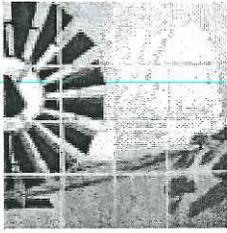
The use of an adopted logo or lettering style for a commercial or other development may be permitted. However, if the appearance of such a logo is in substantial conflict with the design criteria listed herein, the applicant shall be encouraged to modify the colors, materials, or other design features in order to lessen the conflict with said design criteria.

(5) Architectural Style:

Consistent with the criteria outlined herein and preceding, the City shall encourage design and location of signs in harmony with the architectural style of the buildings they serve. It is the purpose of this Section to encourage, to the extent possible, signs that are integrated into the architectural theme or style of a building.

(6) Scale:

The maximum heights and areas for different signs are specified elsewhere in this Section. Within these maximums,



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sign heights and areas shall be used that are in scale with the buildings and street environments where they are located. This scale criterion shall only be applied in unusual cases wherein the nature of a building site is such that the erection of a sign at full height and site maximums would not be in scale with neighboring buildings, existing signs, or the street adjacent to the site in question.

b. *Area*

The maximum area allowed for individual signs and the maximum aggregate area allowed for all signs on a building exposure, frontage and/or site are listed on Table 3. The measurement of area on different types of signs is illustrated in Figure 1.

(1) General:

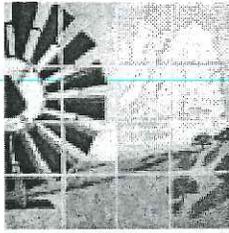
Sign area is the entire surface area of a sign including nonstructural trim. The supports, uprights or structures on which any sign is supported shall not be included in determining sign area. Sign area for cutout letters or displays shall include the total area within the periphery of the cutout letters or display. If a sign

consists of a symbol or statuary, the entire surface area of the symbol or statuary shall be computed as the sign area.

(2) Multi-Faced Signs:

- a. If a sign is double-faced, its sign area shall be computed as the area of either face taken separately. For example, if the maximum allowable sign area is 60 square feet, a double-faced sign may have an area of 60 square feet per each face.
- b. If a sign has three or more faces, its sign area shall be computed as the sum of the areas of each individual face. For example, if a sign has four faces and the maximum allowable sign area is 40 square feet, the maximum area for each of the four faces is 10 square feet.
- c. If a sign is V-shaped, with an angle of greater than 60 degrees between the two faces, its sign area shall be computed by adding the areas of the two faces together. If the angle between the two faces is less than 60 degrees, its sign area shall be computed in the same manner as for a double-faced sign.

(3) Multiple Signs:



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Whenever more than one sign is placed on a freestanding structure or on a projecting structure, the combination of signs shall be considered as one sign for the purpose of computing sign area. Total sign area shall be computed by adding the areas of the individual signs.

(4) Aggregate Area:

Aggregate area of signs is measured per frontage, building exposure, parcel, or use. The term "building exposure" means the total wall area or elevation of an establishment on one side of a building. Interior arcades shall be considered building exposures for establishments which front such arcades. No establishment shall be considered to have more than four building exposures.

Under-canopy signs are permitted as part of the aggregate sign area allowed on the building exposure to which the canopy is attached.

c. Height

The height of a sign shall be measured from the finished grade at the base of a sign to the highest part of the sign structure, including any ornamentation.

(1) Maximum Heights:

The heights listed in Table 3, following, are the maximum allowable sign heights for each type of sign in all commercial and industrial areas.

Table 3 Maximum Sign Heights

Type of Sign and Height

- Free-Standing Monument: 6 feet
- Free-Standing Pole: 15 feet
- Building-Mounted Projecting: 15 feet
- Building-Mounted Flush: 25 feet*

*Includes signs painted on the side of a building

d. Location

Free-Standing signs and sign structures may be located within required front, rear or side yards provided such signs do not obstruct the clear view of pedestrian or vehicular traffic or otherwise constitute safety hazard.

e. Illumination

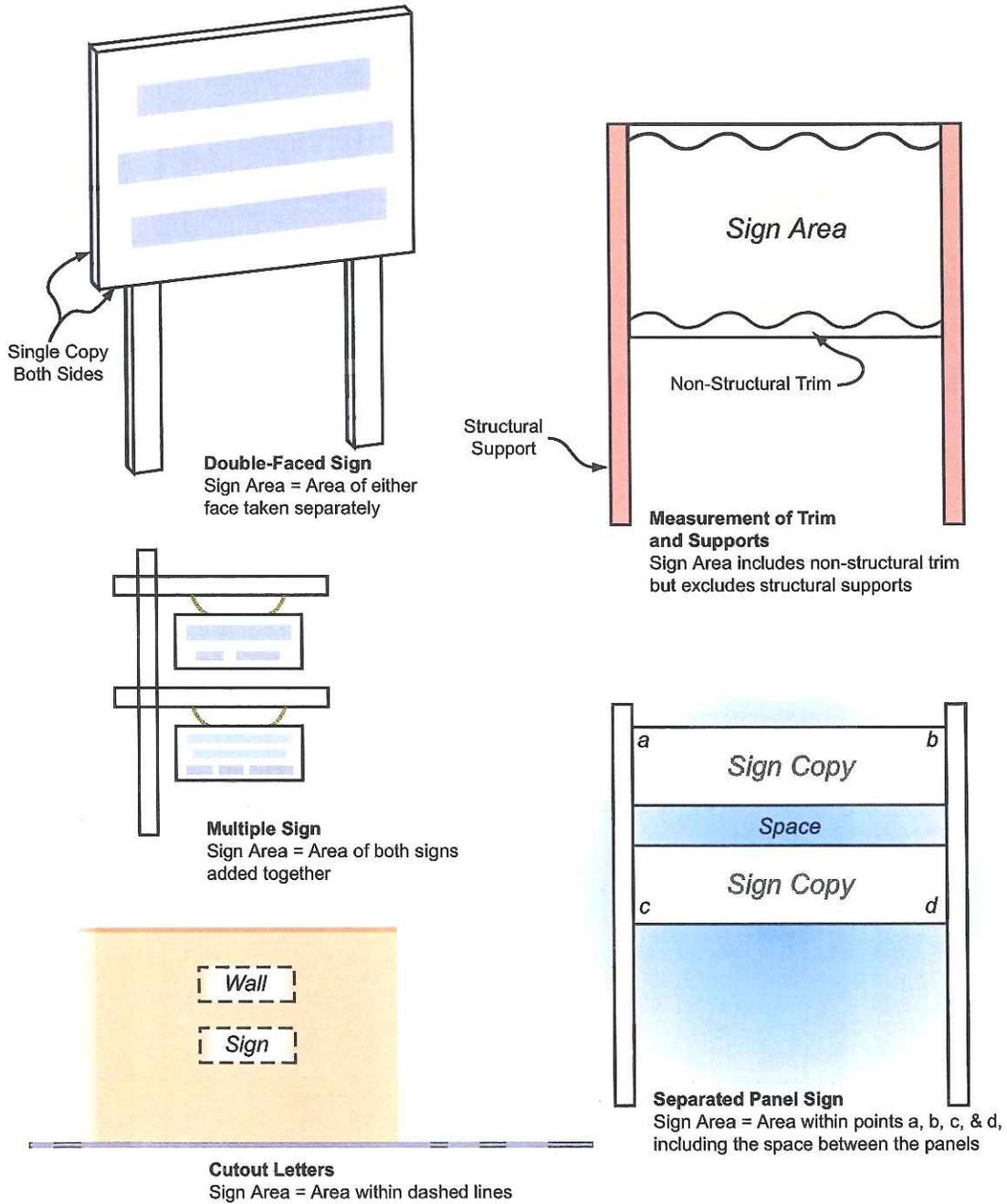
In keeping with the semi-rural character of Hemet, the illumination of signs by subdued indirect lighting is encouraged. Illumination of signs shall conform to the following provisions:

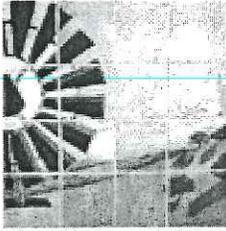
- (1) Only flush, building-mounted signs may be internally illumi-



Sign Area Measurement

Figure 5





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nated. Internally-illuminated free-standing signs are prohibited.

(2) Where allowed, internal illumination shall be by:

- (a) Illumination of individual letters, or
- (b) The use of translucent material with light letters on a dark or opaque background.

f. Table of Regulations

Unless otherwise specified in this Section, Table 3 establishes the maximum height, area and aggregate area for signs in commercial and industrial uses in the Page Ranch Planned Community.

(1) Signs Requiring Permits

Other signs: The following signs are permitted in The Page Ranch Planned Community subject to the issuance of a sign permit.

- (a) *Major Real Estate Signs:* A major real estate sign is a sign advertising the sale, rental or lease of the premises or property on which the sign is located and which is greater than 6 square feet in area. Such signs shall not exceed 6 feet in overall height or 32 square feet in area. Additionally, such signs shall not be located on a parcel of land which is less than one acre in area.

- (b) *Major Construction Signs:* A major construction sign is a sign identifying the project to be built on a site and may also identify major tenants, contractor or project participants (e.g., architect, lender). Construction signs shall be removed prior to the issuance of a Certificate of Use and Occupancy for the project or any part of the project. A Major Construction sign shall have an area greater than 6 feet but not greater than 32 square feet. It shall not exceed an overall height of 6 feet and shall not be located on a parcel of land which is less than one acre in area.

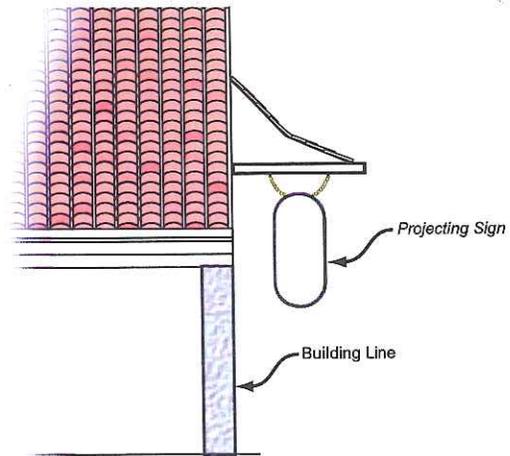
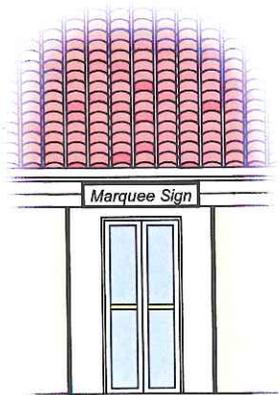
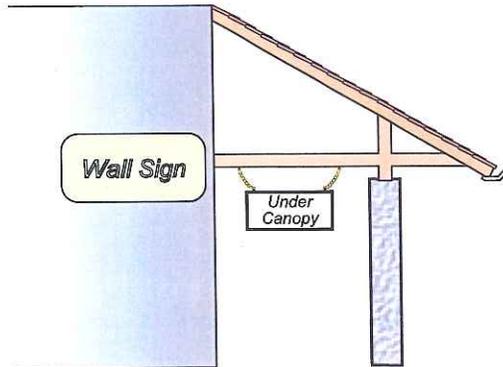
- (c) *Temporary Subdivision Signs:* Temporary on-site signs used to identify an approved residential development within the City are permitted subject to the following provisions: (a) Signs identifying each named development shall be located within boundaries of that development and shall have an aggregate area not exceeding 60 square feet. Overall height shall not exceed 15 feet. (b) Such signs shall be removed prior to the issuance of the last Certificate of Use and Occupancy for the units within the subdivision.

- (d) *Permanent Residential Development Entry Signs:* Each sign shall not exceed 32 square feet in area nor have an overall



Types of Signs

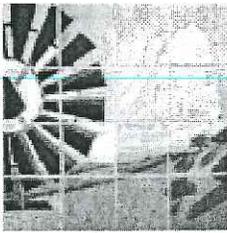
Figure 6



Building-Mounted Signs



Free-Standing Signs



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height greater than 6 feet.

(2) Signs Not Requiring A Permit:

Signs in this Subsection are permitted within the Planned Community subject to the limitations and requirements set forth in this Section and elsewhere in these Regulations. Sign permits are not required for these signs. However, building and electrical permits are required.

(a) *Small Size Signs:* Signs less than 12 square feet in area. Such signs shall be included within the aggregate area allowed for each use of establishment.

(b) *Grand Opening Signs:* A maximum of one temporary sign per street frontage indicating the grand opening of a business or industry is permitted subject to the following requirements:

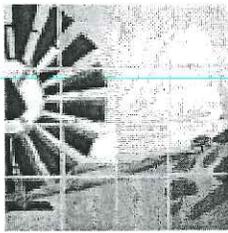
- Maximum aggregate area: 60 square feet.
- Such signs shall relate to the activity being conducted in the premises where they are placed.
- Such signs shall be displayed for a maximum of 14 days only.
- Illumination of such signs is prohibited.

(c) *Convenience Signs:* The Director of Planning may authorize the placement of signs which are needed for public convenience, safety or to provide directional information. Such signs are designed to be viewed from within a premises or adjacent to the premises by pedestrians or by motorists parking their automobiles. Examples of such signs include, but are not limited to, directional arrows, exit signs, fire extinguisher signs and no parking signs. Convenience sign area shall not be included within the calculation of aggregate area authorized for an establishment. These signs may be illuminated, either indirectly or internally.

(d) *National and State Flags:* National and State flags shall be flown and displayed in a manner whereby they are not construed as an attraction-gaining device for the advertisement of a product or use, or in a manner to otherwise draw attention of the traveling public to an establishment or sales office. Such displays shall conform to the criteria established in House Document 209 of the 91st Session of Congress.

(f) *Incidental Signs:* The following incidental signs, if non-illuminated, are permitted in all districts with no sign permit required:

- *Political Signs:* If they pertain to a specific election and are displayed no earlier than 30



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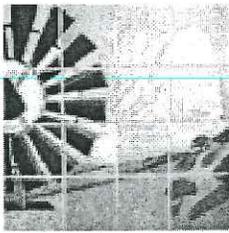


Sign—Summary Matrix Signs Permitted for Each Use

Table 3

Type of Design	District	Maximum Height	Maximum Area/Size	Maximum Aggregate Area
*Free-Standing Pole	Commercial	15'	24 sq. ft.	Not more than 60 sq. ft. per frontage for all free-standing signs
*Free-Standing Monument	Commercial	6'	60 sq. ft.	Not more than 60 sq. ft. per frontage for all free-standing signs
Building Mounted	Commercial	25'	18 sq. ft.	24 sq. ft. per exposure
Free-Standing	Commercial	6'	60 sq. ft.	80 sq. ft.
Building Mounted	Commercial	25'	60 sq. ft.	Building-mounted signs shall be included as part of the permitted 80 sq. ft. aggregate area
*Free-Standing	Industrial	15'	60 sq. ft.	120 sq. ft. per Industrial Park
*Free-Standing Monument	Industrial	6'	30 sq. ft.	30 sq. ft.
Building Mounted	Industrial	25'	18 sq. ft.	24' sq. ft. per exposure
Temporary Subdivision	All Areas	15'	60 sq. ft.	80 sq. ft. per subdivision
Permanent Subdivision	All Areas	6'	32 sq. ft.	64 sq. ft. per subdivision
Political	All Areas	6'	12 sq. ft.	12 sq. ft. per parcel
Real Estate and Construction	All Areas	6'	6 sq. ft.	For Lot 1 acre or less
Real Estate and Construction	All Areas	6'	32 sq. ft.	For Lot greater than 1 acre, one sign per lot frontage

* Only one free-standing frontage is permitted for individual establishments or shopping centers. Establishments within shopping centers are not permitted individual free-standing signs.



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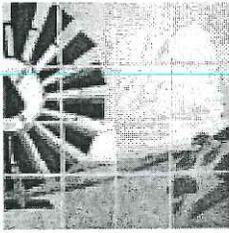
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calendar days prior to that election. Such signs shall not be located closer than 200 feet from any designated polling place and shall be removed within 3 days after election day. The candidate, person, or persons responsible for the placement of a political sign shall be responsible for its removal. Political signs shall not exceed 12 square feet in area and no more than 1 sign per land parcel is permitted for each candidate. These signs may be off-site signs.

- *Religious, Charitable or Cultural Signs:* not exceeding 6 square feet in area and temporary in nature (displayed not more than 30 calendar days per year). These signs may be off-site signs.
- *Vacancy Signs:* Apartments, hotels and motels are permitted a maximum of 1 "vacancy & no vacancy" sign per street frontage not to exceed 6 square feet in area.
- *Real Estate Signs:* Each building or legal site is permitted 1 real estate sign per street frontage advertising the sale, rental or lease of the premises or property on which said sign is placed subject to the following limitations: (a) for sites one acre or less, the sign area shall not exceed 6

square feet and shall not exceed 5 feet in overall height; (b) for sites greater than one acre, the sign area shall not exceed 32 square feet and shall not exceed 6 feet in overall height. However, real estate signs greater than 6 square feet shall require a sign permit.

- *Construction Signs:* A maximum of one construction sign identifying the project to be built on the site and the project participants, subject to the following limitations: (a) for sites one acre or less, the sign area shall not exceed 6 square feet and shall not exceed 5 feet in overall height; (b) for sites greater than one acre, the sign area shall not exceed 32 square feet and shall not exceed 6 feet in overall height. However, construction signs greater than 6 square feet shall require a sign permit.
- *Temporary Window Signs:* Such signs shall not cover more than 25% of the area of the window within which they are placed.
- *Residential nameplates* not exceeding one square foot in area indicating the name of the occupant of the residence.
- *Professional occupation signs* or nameplates not exceeding



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2 square feet in area denoting only the name and profession of an occupant on the premises where they are placed.

- *Memorial signs or tablets* or names of buildings and dates of erection - when cut into masonry surface or when constructed of bronze or other noncombustible materials. Such signs shall not exceed 6 square feet in area.

Temporary signs associated with produce, vegetable, or fruit stands. Such signs shall not exceed an aggregate area of 80 square feet and shall be located within 100 feet of the produce stand which they identify.

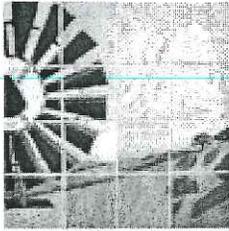
- Signs painted directly on vehicles indicating the name of the establishment using the vehicle.
- *Government or other legally required posters, notices and signs.* These signs may be off-site signs.
- *Traffic or safety signs,* signs of public utility agencies, or construction contractors serving as directional or safety aids. Examples include: street signs, freeway off ramp signs and roadwork signs.
- *Temporary placards, posters*

and subdivision directional signs placed in public right-of-ways and not exceeding 6 square feet in area, providing that such signs do not exceed 3 feet in overall height. Such temporary signs shall not be displayed without first obtaining an encroachment permit from the Director of Public Works.

(3) Prohibited Signs:

The following signs, types of signs and attraction devices are prohibited within the Page Ranch Planned Community.

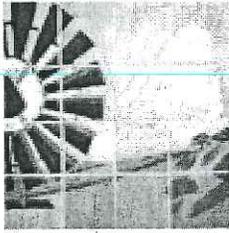
- (a) Signs mounted on or above roofs.
- (b) Signs which incorporate in any manner, flashing, moving, or intermittent lighting.
- (c) Signs incorporating mechanical movement of any kind, such as, but not limited to, rotating, revolving, moving, or animated signs.
- (d) Signs or sign structures other than those specifically permitted in previous section that project into a public vehicular right-of-way or private travel way. However, projecting signs are permitted above pedestrian ways or sidewalks, provided such signs are located at least 8 feet above finish grade and do not project more than 4 feet into the pedestrian way or sidewalk.



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- (e) Off-site signs except those specifically permitted in previous paragraphs. restrictions contained in this Section.
- (f) Billboards, off-site advertising signs, or other signs which give direction to or identify a use or product not sold or located at the location of the sign, except for temporary subdivision signs.
- (g) Flags, valances, pennants, banners, lights, or other similar attraction devices; except the display of temporary pennants or banners which are associated with a holiday or special event and which have received specific prior approval by the Director of Planning.
- (h) Signs, except for government notices, which are supported in whole or in part from any public utility installation or from any tree or telephone pole on public or private property.
- (i) Signs, which by color, wording, design, location or illumination resemble or conflict with any traffic control device, or with safe and efficient flow of traffic.
- (j) Signs that create a safety hazard by obstructing clear view of pedestrian or vehicular traffic.
- (k) Any sign that does not conform to the height or area



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VI. Site Plan Requirements

A. PURPOSE AND SCOPE

To ensure conformance with development standards set forth in these Planned Community Regulations, the Southwest Area Specific Plan, Policy Guidelines, and the General Plan of the City of Hemet.

B. SITE PLANS FOR NON-RESIDENTIAL USES

Shall contain, but are not limited to, the following information:

1. Site Plans drawn to scale, dimensioned and easily readable, containing, but not limited to, the following:
 - a. Title block (developer's name and date drawn)
 - b. Scale and north arrow
 - c. Property lines of all existing building sites within the site (dimensions)
 - d. Buildings; existing and proposed, location and size within the site
 - e. Streets; location, name and width
 - f. Easements; location, purpose and width
 - g. Access (driveways, etc.); existing and proposed
 - h. Parking areas
 - i. Signs, location height, dimensions and copy, if available
 - j. Fencing (walls); type, location and height
 - k. Landscape area
 - l. Proposed topography and grading concept

- m. Other outdoor uses; location and use
- n. Existing topography and drainage improvements (if not shown on accompanying Tentative Tract Map).

2. Elevations of all structures and signs, including but not limited to, the following:

- a. Exterior materials
- b. Elevations shall include all sides of a structure or site

3. Landscape Plans including, but not limited to, the following information:

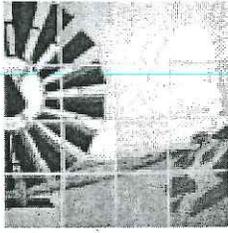
- a. Plant Material
- b. Size of plant materials, when and where the Director of Planning deems necessary.
- c. Watering facilities concept

4. Open Space and Park Plans

- a. Identification, location and proposed ownership of all permanent open space and parks.
- b. Phasing of open space and park development
- c. Method of providing for assurance that maintenance will be guaranteed.

C. SITE PLAN REQUIREMENTS FOR RESIDENTIAL USES

Residential Site Plan requirements shall include the information required for non-residential Site Plans with the following exception:



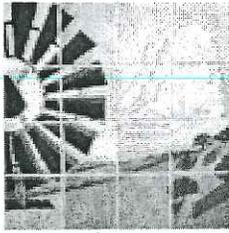
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VI. Site Plan Requirements

1. Typical building elevations and typical building locations on building sites may be substituted for elevations and siting of all buildings.

D. PROCEDURES

1. The above listed data shall be submitted in the form and number prescribed by the Planning Director. The Site Plan will be accepted for filing when the above prescribed materials have been submitted in the prescribed form and number. The Planning Commission, shall review and act upon the plans in a timely manner after their acceptance by the Planning Director.
2. The Planning Commission, may approve, conditionally approve or deny a Site Plan.
3. The appropriate county agencies will insure that the development is substantially in accordance with the approved Site Plan. Any substantial deviation from the approved Site Plan, as determined by the Planning Director shall require approval of an amendment to the Site Plan.
4. Action on a Site Plan may be appealed by any interested party within fifteen (15) days following the action date. Appeals of a decision of the Planning Commission shall be to the City Council. An appeal must be in writing and must set forth the reason(s) for the appeal and evidence why the City Council should hear the appeal.
5. A Site Plan may be amended by the same procedure listed above.



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VII. Bicycle Route Master Plan

A. GENERAL

This Section contains a description of the Bicycle Route Master Plan and the precise standards, pertaining to bicycle route location. In general terms, bicycle routes within Page Ranch will serve as a means of transportation equal to the automobile. All designs should be such as to encourage ease of safe and efficient bicycle usage.

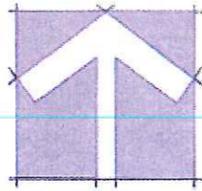
B. ROUTE MASTER PLAN

1. Figure 8 shows the location of the major elements of the bicycle route master plan. Bicycle lanes are called for along all major roads including Warren Road, Fisher Street, Cawston Avenue, Sanderson Avenue, Stetson Avenue and Harrison Avenue.
2. Bicycle trails are also proposed along the A.T. and S.F. right-of-way, along the proposed Flood Control Channel and along the aqueduct as shown in Figure 8.
3. Alternative bicycle routes are also proposed. These alternative routes shall be constructed when and if the facilities they parallel are constructed.
4. Bicycle trails will also be provided within each Planning Area to provide access from the bicycle paths along the arterial roads to local shopping centers, work places, schools, parks, community shopping centers, recreational facilities and other activity centers as shall be required by the Planning Director. These bicycle trails shall be planned and aligned when precise development plans are filed for each Planning Area.

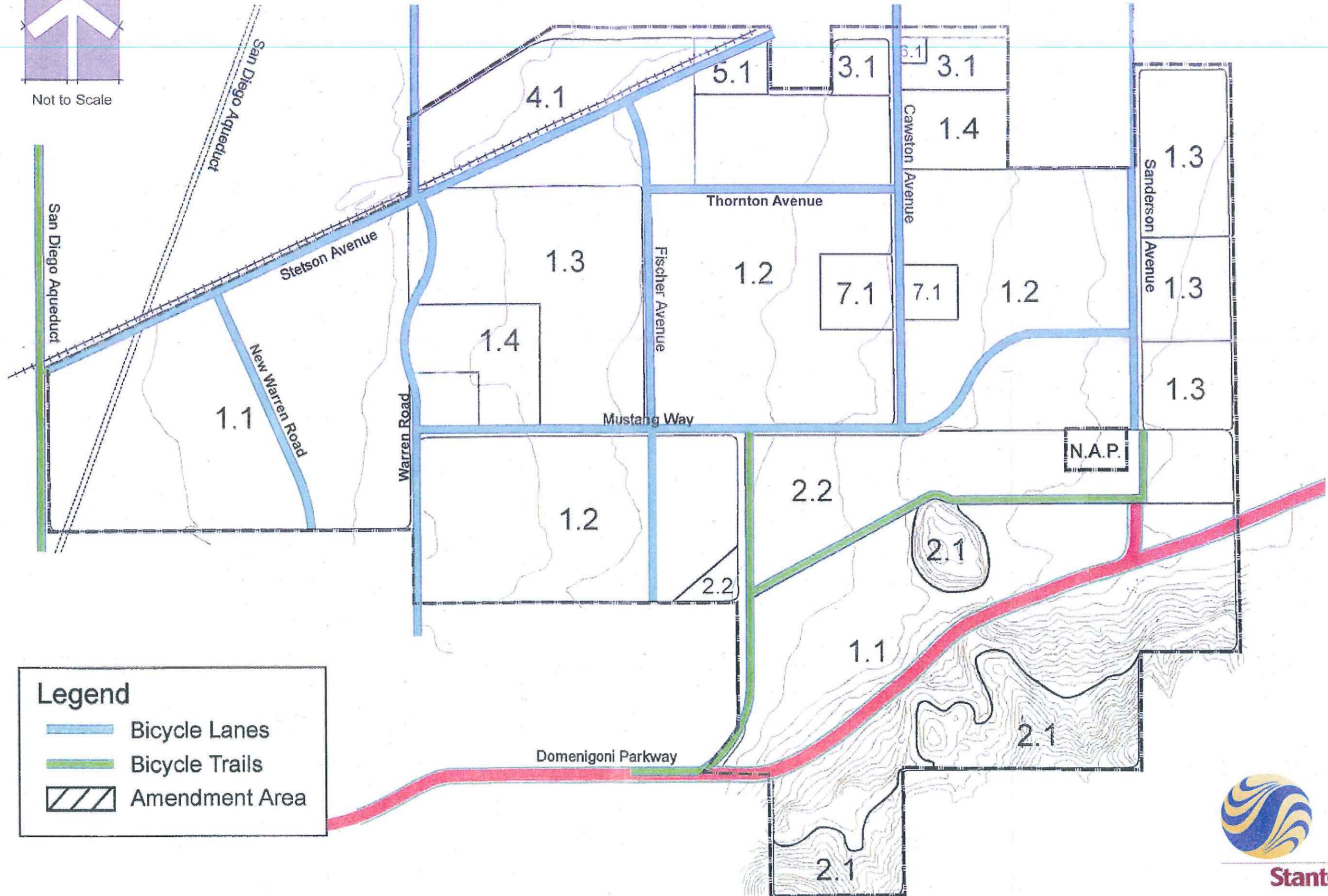
C. BICYCLE TRAIL DEVELOPMENT STANDARDS

1. In order to ensure consistency in the design of bicycle trails, *they* shall be designed consistently with Figure 9.
2. Developers and/or property owners shall be required to plan and construct the section of the Bicycle Path Master Plan (Figure 8) lying within or bordering the parcel of land proposed for development.
3. Landscaping along bicycle paths and trails shall be in a manner approved by the Director of Planning.
4. Bicycle path and trail plans shall be submitted at the time of application for a site plan or tentative tract, and shall be of such detail as required by the Director of Planning to determine the consistency of the proposed bicycle paths and trails with these regulations.

Bicycle Route
Figure 8



Not to Scale



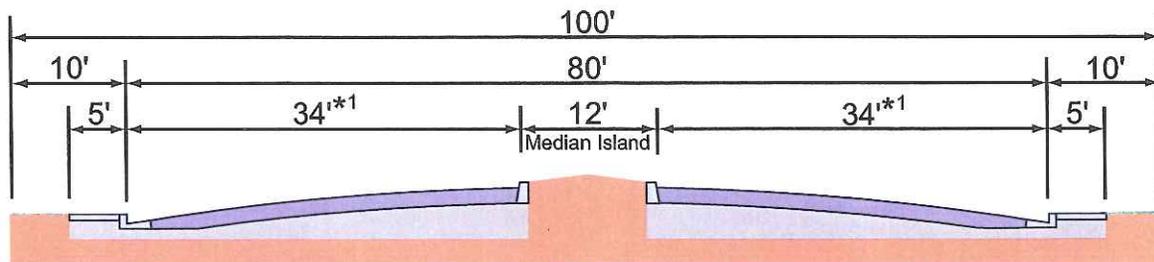
Stantec



Bicycle Route Standards

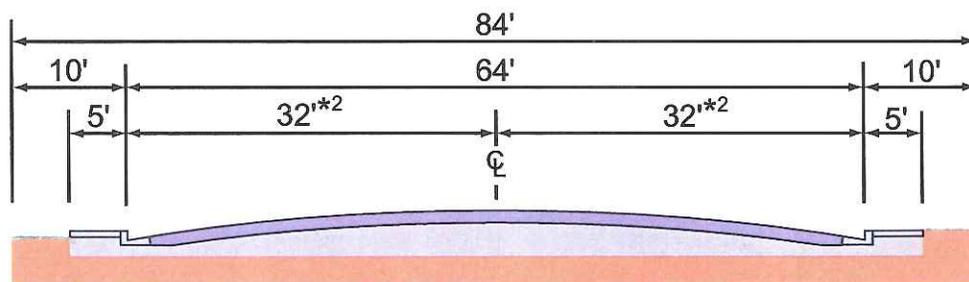
Figure 8

Primary Highway



(*1: Including 10' parking & two 12' travel lanes both sides)

Secondary Highway



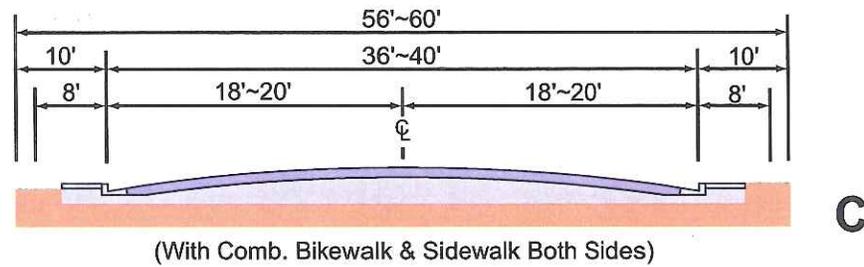
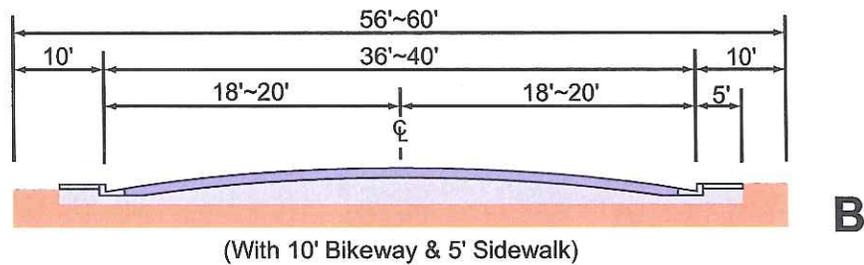
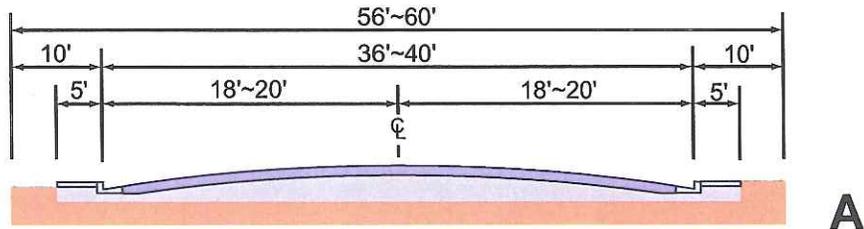
(*2: Including 8' parking & two 12' travel lanes both sides)



Bicycle Path Standards

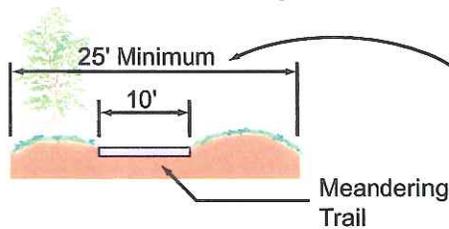
Figure 9

Alternative Street & Bikeway Standards (Local & Collector)

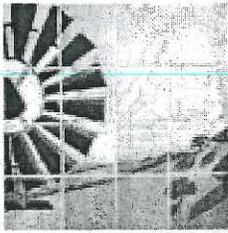


Off-Road Bike Trail

Including flood control, railroad & other utility rights-of-way



Where no other adjoining landscape exists
(or such landscaping is interrupted
by walls, fences, or similar barriers)



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VIII. Growth Management

GROWTH MANAGEMENT

Summary

One of the more significant policies adopted as a part of the Southwest Specific Land Use Plan was that dealing with growth. Page S-3 of the adopted plan states:

The amount of growth should be limited to that for which public services can be adequately, economically, and efficiently provided. Prior to any new construction of ten or more residential units, or construction of commercial or industrial facilities exceeding 10,000 square feet of gross floor area, the developer must provide a plan and program on how these facilities and services are to be provided. The plan and program are subject to review and approval by the City Council. The plan and program should include at least the following:

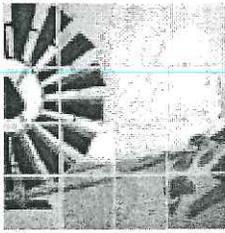
- a. *A statement of the increase in public services and facilities needed to support the project and the availability of affected services in relation to existing capacity and increased demand due to the Project.*
- b. *A plan of how they are to be constructed and phased in conjunction with proposed project.*
- c. *A program which indicates the portion of costs to be supported by the project for these facilities and services. Costs should be broken down into two categories; development of the facilities and the cost for maintenance and*

operation."

Accordingly, a preliminary analysis has been made of the Page Ranch properties which attempts to evaluate future public facilities and service needs as development occurs. It is anticipated that more detailed programs for public services and facilities will be necessary as more detailed development plans are prepared. Therefore, the growth management plans provided on the following pages are preliminary in nature and subject to much more refinement as more detailed planning occurs, both by the landowner and affected public agencies.

Some general conclusions can be reached, however, on the adequacy of public services and facilities to serve urban development on the Page Ranch properties.

1. Based on preliminary in-house projections by the property owners, it is anticipated that future development will occur at the rate of approximately 400 dwelling units per year or an ultimate build-out between 15-20 years. It should be cautioned, however, that these are preliminary estimates subject to more refinement. We are suggesting that this number be utilized at this time for planning purposes of phasing necessary public services and facilities.
2. Commercial development will not occur immediately,



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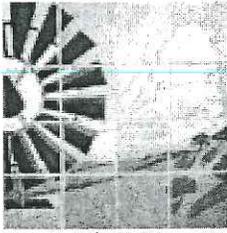
VIII. Growth Management

but will commence once an adequate support population base is attained.

3. Development of the industrial park at the northwest corner is anticipated during the next 1 1/2 - 2 years. Development of this site would also accelerate the availability of the proposed corporation yard.
4. Because of the location and capacity of existing public facilities, utilities and services, as well as the location of existing urban development future phasing of development is expected to occur first in the northeast area of the property and eventually move in a southwesterly direction (with the exception of the industrial park in the northwest corner).
5. The majority of public facilities and services needed for development of the Page Ranch properties are adequate to accommodate anticipated growth over at least the next ten years.
6. It is anticipated that little development on the Page Ranch properties will be feasible until adequate flood control facilities are constructed. A proposal for funding these facilities as well as other necessary public facilities is addressed in a letter dated February 6, 1980 (Appendix A). Appendix B

also outlines a schedule of activities and tentative time schedule necessary to implement this proposal.

7. Public Facilities that are anticipated as a part of the Page Ranch development include:
 - a. Construction of appropriate flood control facilities as a part of the Salt Creek Channel. This includes establishing an appropriate financing mechanism for the construction, maintenance and operation of the improved facilities.
 - b. Dedication of land for a City Corporation Yard on the south side of Stetson Avenue (specific location to be subject to review and approval of the City Council). This site could also accommodate, if deemed necessary by the City, an additional fire station site.
 - c. Set aside an eventual dedication of a minimum of three park sites, two of which would be adjacent to proposed school sites.
 - d. Improvement of the "fair share" of all road improvements as called for in the City's Master Plan of Arterial Highways. (Note: A traffic study has been being prepared and is

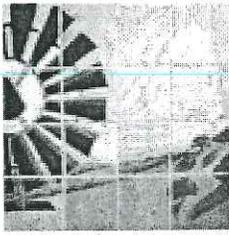


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VIII. Growth Management

included as Appendix C. Certain modifications have been recommended and have been incorporated in the Master Circulation Plan.)

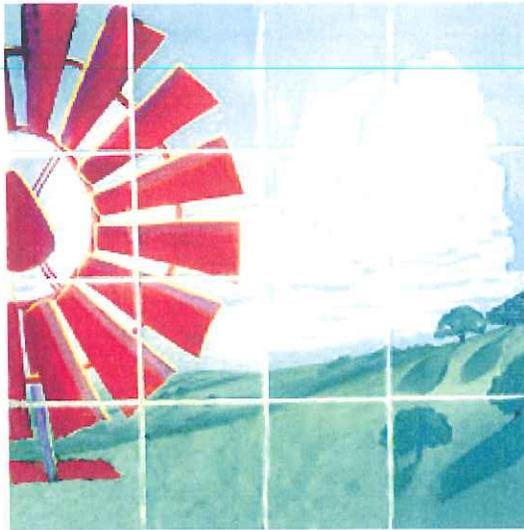
- e. Development of a major recreational center in the Salt Creek Channel area that is proposed to include: 1) community center, 2) golf course, 3) soccer field facilities (Note: Specific facilities are subject to further discussion and input of the City Council and other community leaders.
 - f. Development of all utility infrastructure requirements, such as water, sewer, electrical and internal road system.
 - g. Development of a supporting commercial and industrial base.
8. Funding for necessary public facilities as proposed via the redevelopment law mechanism. It is also recommended, however, that some type of maintenance district be established to offset future maintenance and operational costs once the facilities are constructed. Also suggested in the letter included in Appendix A is the possibility of expanding the proposal to include lands outside of the Page Ranch Planned Community.



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Appendices

- A. Page Ranch Amendment Design Guidelines
- B. Financing of Public Improvements
- C. Schedule of Action
- D. Traffic Analysis (December 1979)
- E. Riverside County Standard ROW Sections
- F. Sanderson Lakes at Page Ranch Guidelines



Appendix A
Page Ranch
Planned Community
PCP 79-93
Master Plan and Development Standards
Amendment
Design Guidelines

November 2005

Prepared for:

City of Hemet Planning Department

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Amendment Prepared by:

AEI-CASC

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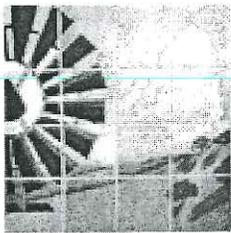
Tel(909) 783-0101

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Contact Person: Tom Nieves, Planning Director
Susan Stoltenberg, Project Manager

Appendix A

Page Ranch Amendment Design Guidelines



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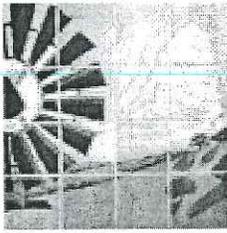
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DESIGN GUIDELINES

Purpose and Intent

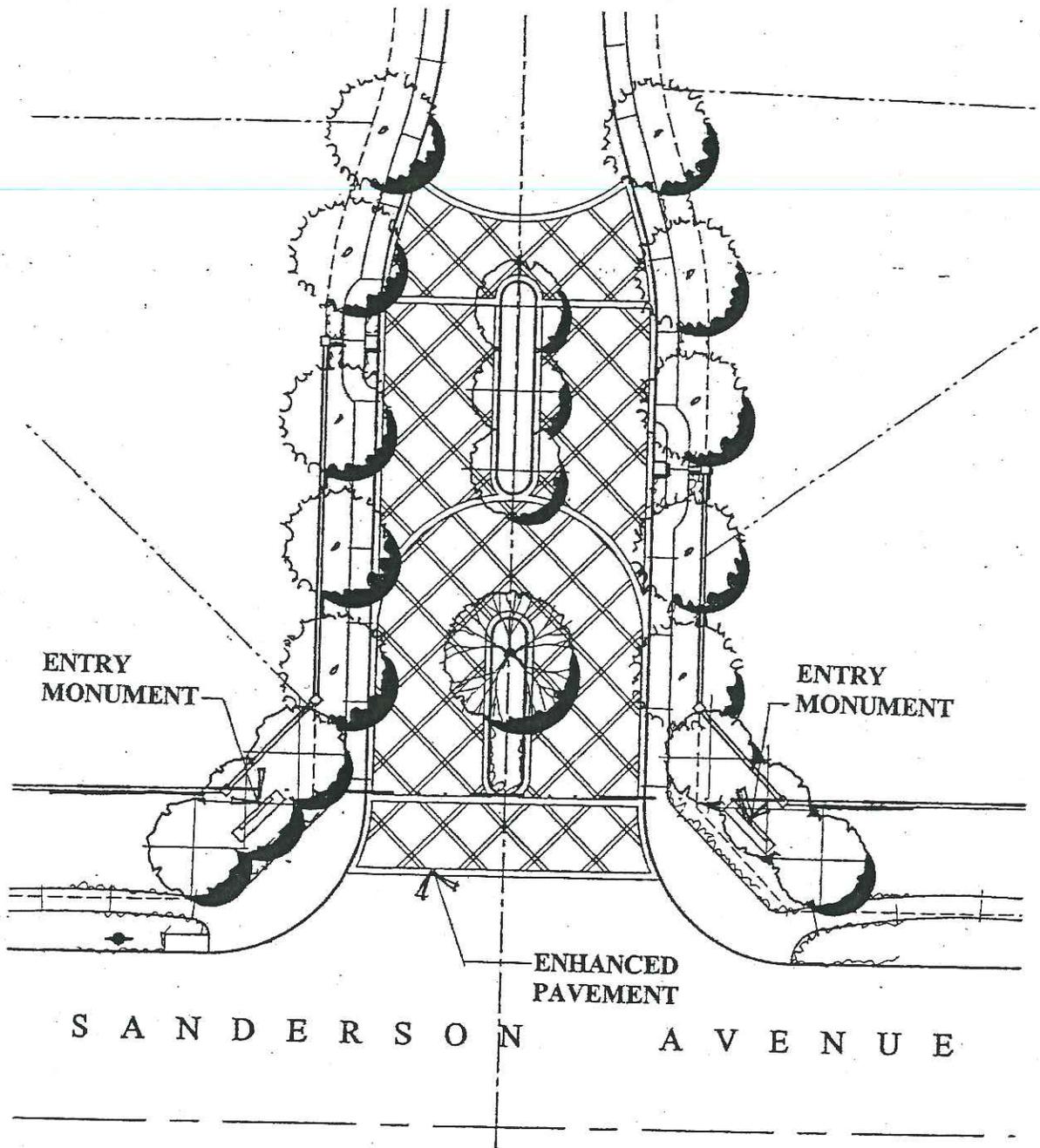
The following Design Guidelines have been developed as a method of achieving a high quality, cohesive design structure for the Page Ranch Planned Community Amendment (see figure 1-1.) Objectives of the design guidelines are:

- ◆ Provide the City with the necessary assurance that the Planned community area will develop in accordance with the quality and character proposed herein;
- ◆ To serve as design criteria for developers, builders, engineers, architects, landscape architects, and other professionals in preparing plans for various stages of construction and development;
- ◆ To lend guidance to staff, the Planning Commission and the City Council in the review and evaluation of future development projects in the Planned Community area;
- ◆ The Community Development Director, or his/her designee, shall have the authority for minor architectural changes focusing around items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the Interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration;
- ◆ Certain key design elements will contribute significantly to the visual order and consistency of the entire Planned Community area and a unique "sense of place". The fundamental elements of these common features—site planning, architecture, landscape architecture, and other urban design details—are established by the Design Guidelines; and,
- ◆ Development of each planning area shall require review and approval by the Hemet Planning Commission as part of the Site Development Review (SDR) process.

Flexibility

The guidelines are intended to be flexible and illustrative in nature, with the capability of responding to unanticipated conditions, changes in buyer preferences, the market, and design trends. Creativity and innovation as well as consistent quality are encouraged in the implementation of these guidelines.

This section of the Planned community includes site planning, architectural, landscaping, and community-wide guidelines and



NOTE:
 ALL LANDSCAPING AND SIGNS WITHIN 25'
 OF PROJECT ENTRANCE SHALL BE A MAXIMUM
 OF 36" IN HEIGHT.

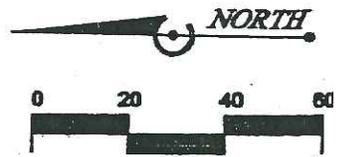


EXHIBIT 13

VEHICULAR ENTRY – PLAN VIEW

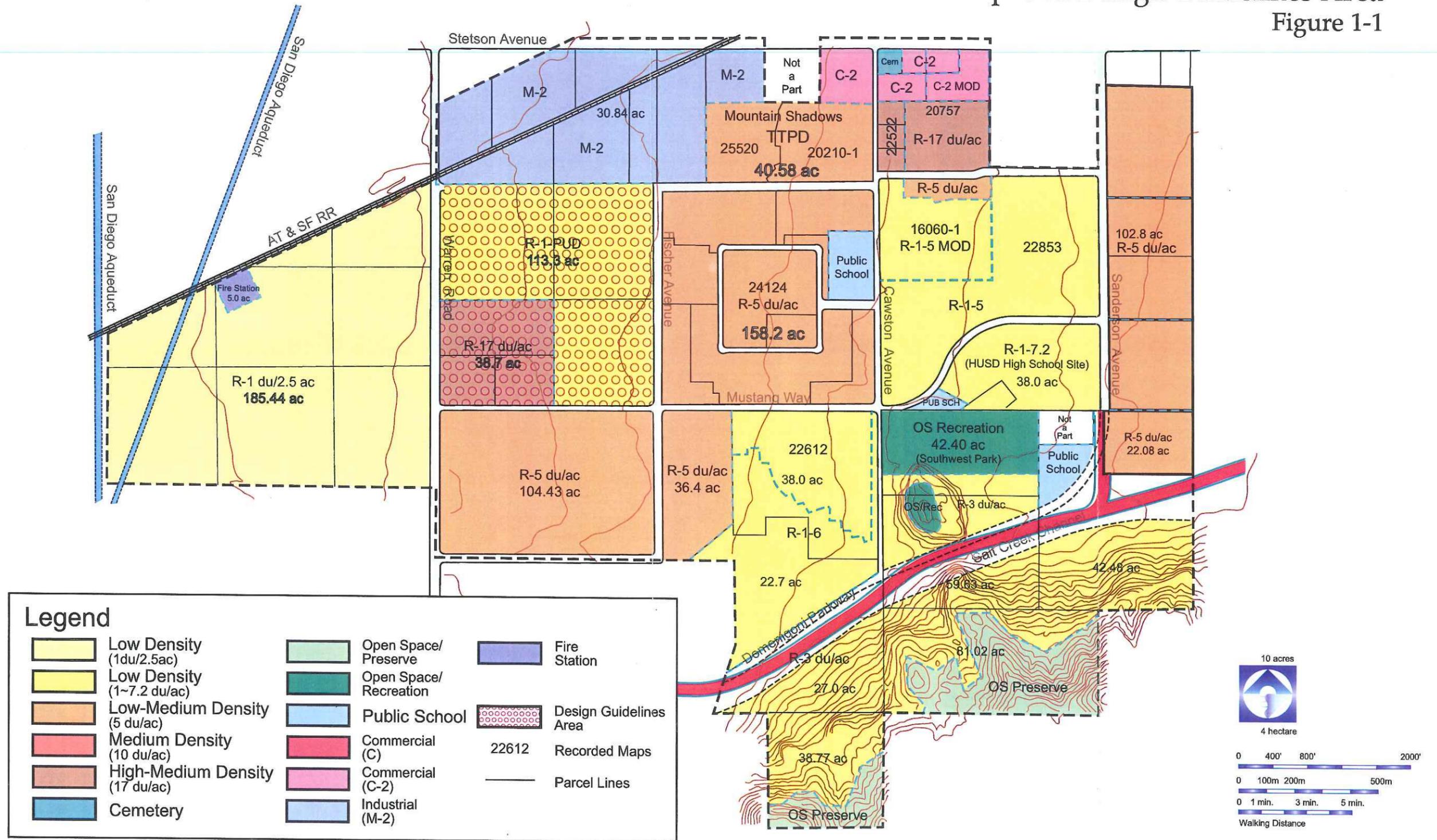
SANDERSON LAKES
at PAGE RANCH
CITY OF HEMET, CALIFORNIA



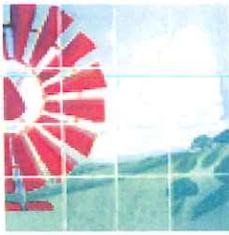


Proposed Design Guidelines Area

Figure 1-1



Source: Page Ranch, Planned Community Development Designations - August 1994



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The photographs and illustrations included in this chapter are to provide a conceptual guide to the Page Ranch Planned Community PCP 79-93 Amendment Design Guidelines. These are recommended architectural style elements to be incorporated into the project.



standards to promote diversity and harmony in the architecture and landscaping within the project area. These guidelines are intended to set a direction for distinctive, high-quality commercial and residential and community facility development. Nevertheless, the guidelines are general enough in nature to allow the developer and/or builder some flexibility to respond to changing consumer tastes and market conditions.

A. Community Theme and Character

The Design Guidelines will ensure that the Planned community, is an environment that reflects the vision embodied in the following concepts:

- ◆ Develop a high quality, cohesive design concept to create a desirable community design image for the planned community.
- ◆ Establish development standards that ensure lasting value for the residential neighborhoods and activity centers.
- ◆ Materials and methods of construction should be specific to the region and/or climatic zone, exhibiting continuity of history, culture and compatibility of local character, as well as community identity.

B. Architectural Themes

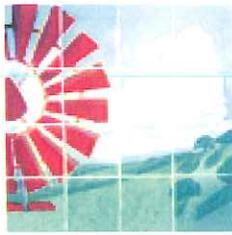
The Page Ranch architectural theme will have a distinctive identity, expressing the integration of building structures and the natural environment. The theme will be based on Southern California vernacular, having its roots in the European, Mediterranean and Craftsman/California Bungalow styles and evolving over time, being shaped by the cultural and climatic influences of the region. The principle designs will consist of the following traditional architectural styles:

Mediterranean (Neo-Mediterranean, Mediterranean Revival)

Mediterranean vernacular architecture can be characterized by strong unifying elements such as tile roofs, simple and uncluttered detailing, and recessed openings conveying a sense of solidity and permanence. These forms and materials traditionally provide a response to the need to provide shelter from the sun with thick



walls for insulation, light colors for reflection, and recessed windows for shade. The result is a structure both visually and functionally

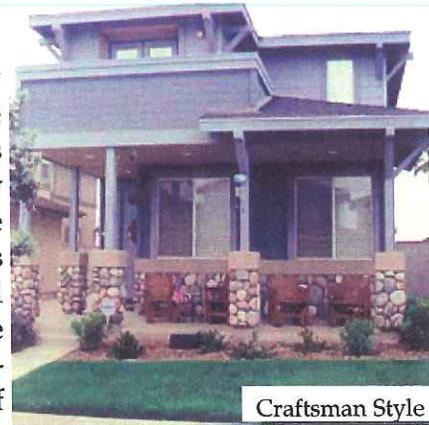


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enduring which responds to the climate and culture of the Southern California environment.

Craftsman/California Bungalow

Craftsman/California Bungalow vernacular architecture can be characterized by southern California's wood architectural designs inspired by the Arts and Crafts movement of the early 20th century. This theme is identified by detailed woodwork and design elements similar to Prairie houses with porches, exposed roof-wall junctions, and shallow roof pitches.



Craftsman Style

California Ranch/ Farmhouse

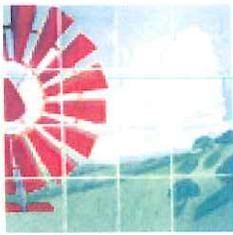
California Ranch/Farmhouse styles of architecture were concurrent with the Craftsman period. The California Ranch style is indigenous to California and is styled from early Spanish California architecture with influences based upon the horizontal Prairie Style.

The general character of the California Ranch style is derived from the Mediterranean, Bungalow, and the 1940's Ranch styles. California Ranch consists of one (1) and two (2) story volumes with hip and gable roofs. The roof pitches vary from 4:12 to 5:12 with moderate to broad roof overhangs or eaves. Indoor-outdoor relationships are accentuated by such elements as: large areas of glass, sheltered porches, greenhouse rooms and corner windows. Creation of strong shadow patterns are achieved through use of exposed beam ends and deep fascias with columns and piers. Patios, private gardens and pot shelves are typical.



California Ranch Style

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



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Cottage

The Cottage is styled after Tudor/English Country and/or French Eclectic styles that were a dominate architectural style popular in America from the 1920's through the 1930's. The Tudor/English architectural style generally has steeply pitched roofs, usually side-gabled, with one or more prominent cross gables, decorative half-timbering is present on most. Typical features may include tall narrow windows, massive chimneys, and doorways surrounded by brick work , or simple rounded archways.



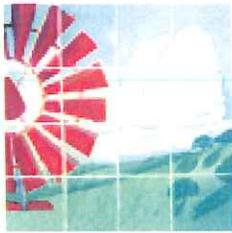
Cottage Style

The French Eclectic architectural influence on the cottage style is characterized by a steeply pitched hipped roof without dominant front-facing cross gable, eaves are commonly flared upward at the roof/wall junction with brick, stone, or stucco wall cladding, sometimes with decorative half-timbers. This architectural style has a great variety in form and detailing but is united by the characteristic roofline. Typical features may include symmetrical arched entrances surrounded by bricks or stone detailing, double-hung, casement or arched windows with some full-length casement windows with shutters.

The Cottage style blends the English country and French eclectic styles, incorporating the steep roofs, half timbers and entry treatments. The overall style elements create a great variety of one and two story façade possibilities.

This section characterizes and illustrates building materials and forms that are expressive of the intended architectural theme for Page Ranch. Architectural elements are defined as appropriate (required, encouraged, permitted), discretionary (limited) and inappropriate (prohibited).

It is the intent of these guidelines to create a consistent architectural theme for the Planned community, while allowing for flexibility of design expression. The photographs and illustrations in this section are offered as a visual expression of the intended character and appropriate design responses.



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C. Residential

Lotting concepts

Building setbacks and the spaces between buildings shall be varied to create interest between buildings and the streetscene.

Siting criteria

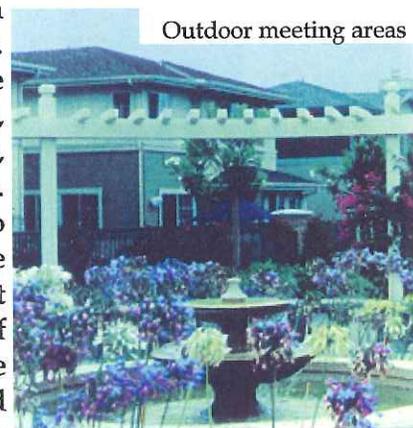
Attached residential product types such as duplexes, townhouses, apartments, and other multi-family dwellings shall orient internally in each development.

- ◆ Buildings shall be arranged to create a series of interesting open spaces or recreation areas and pedestrian gathering plazas within the interior of each development.
- ◆ Buildings shall be organized into informal clusters and groupings to create usable open space areas.
- ◆ Private recreation facilities shall be located internally to the project, in a location easily accessible to all dwelling units within the development.
- ◆ Whenever possible, residential units shall be arranged to take advantage of vistas.
- ◆ Parking areas should be placed internally to reduce the visual impact on adjacent uses and increase safety to residents and their vehicles.

Fencing/walls

Walls and fences are important urban design features of the community. They establish enclosure, delineate site areas, offer visual and physical privacy, provide for views into and out of a site, attenuate sound, and provide security. Walls and fences should be used to reinforce the theme, reflecting the characteristics of the major project entry monumentation in terms of configuration and materials. Where such elements face public streets and view corridors, they shall appear consistent in style, material, and height, therefore serving as a unifying element throughout the community.

(Refer to Figure 1-2)

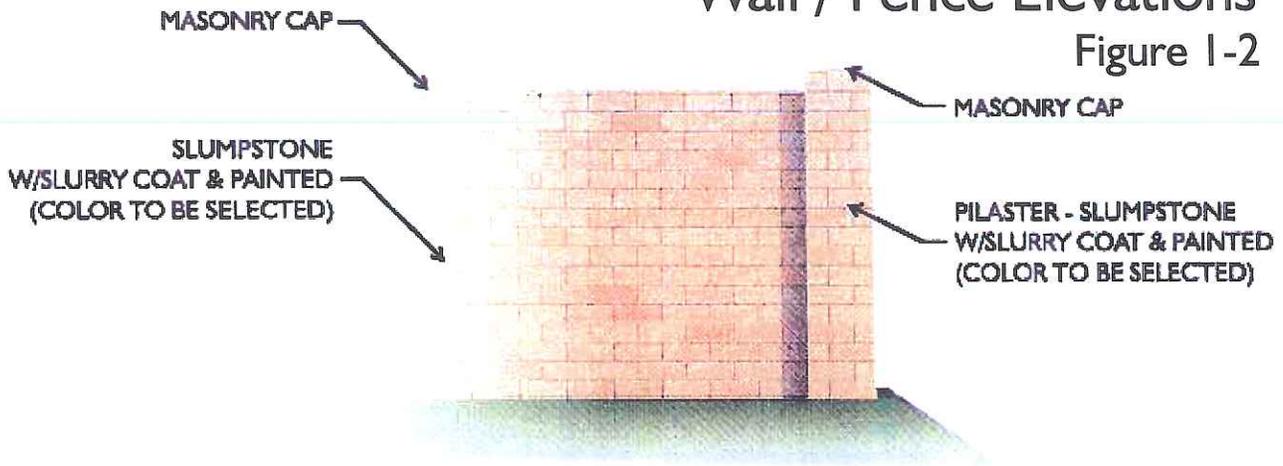


Appropriate:

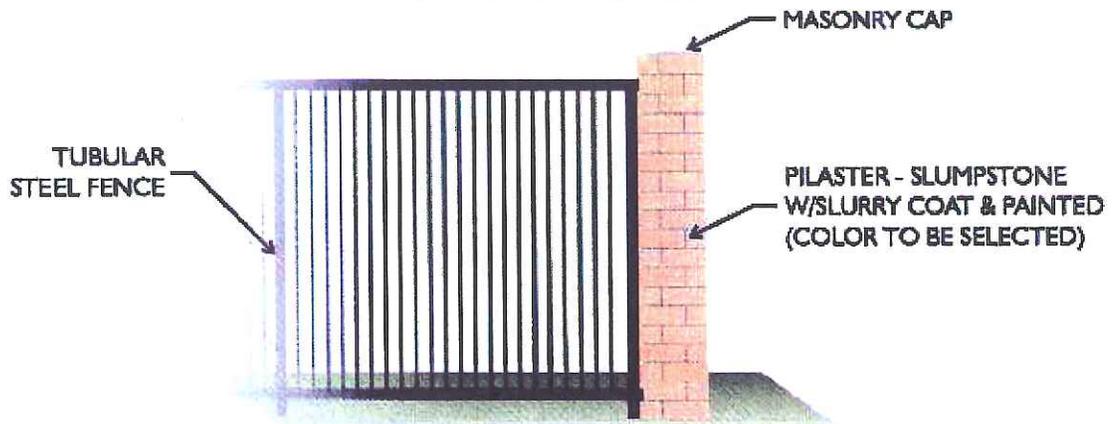
- ◆ View fencing along view corridors (encouraged)
- ◆ Varied setbacks and planting recesses (encouraged)
- ◆ Walls and fences will end with a pilaster reflecting the design of the entry monumentation (encouraged)

Wall / Fence Elevations

Figure 1-2



COMMUNITY WALL



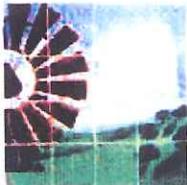
VIEW FENCE



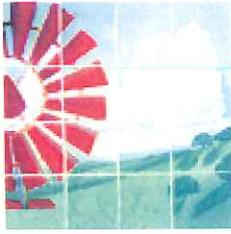
VIEW WALL

NOTE:
PILASTER LOCATIONS TO BE APPROVED
BY CITY OF HEMET 70'-100' O.C. TYP)

DESIGN GUIDELINES 9



The Keith Companies
5550 El Camino Real, Suite 100
Carlsbad, California 92008
760/438-1210
Fax 760/438-2765



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- ◆ Masonry cap on walls or wall pilasters (required)
- ◆ Decorative masonry for retaining walls visible from street (required)
- ◆ Changes in wall or fence stepping consistent with pad elevation changes (required)
- ◆ Accent trim, repeating cornice band or band of tile (encouraged)
- ◆ Adequate planting pockets between walls and walkways (encouraged)
- ◆ Semi-transparent walls and “view fences”, such as tubular steel grilles between plaster pilasters (permitted)
- ◆ Perimeter fencing shall be of a decorative block, textured concrete or stucco with pilasters and caps and/or other materials consistent with the project theme (required)
- ◆ Perimeter fencing landscaping shall be a minimum of vines planted next to the wall with varied spacing intervals of ten to fifteen feet (10—15’) (required)
- ◆ Residential lot fencing visible to the public shall be the same or similar material as the perimeter walls to allow continuity of the theme throughout the project (required)
- ◆ Residential gates visible to the public such as: gates into backyards from paseos, or community areas, shall be of tubular steel or similar materials (required)
- ◆ Residential interior lot line fencing shall be constructed of masonry block walls, vinyl, or wood (required)

Inappropriate:

- ◆ Long stretches of unrelieved walls or fences (prohibited)
- ◆ Mixing of an assortment of the project’s perimeter walls (prohibited)
- ◆ Wood fencing as perimeter fencing (prohibited)

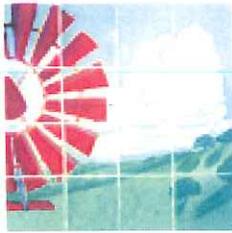
Mediterranean architectural features

Mediterranean theme

The Page Ranch community has four (4) dominant styles of architecture based on traditional architectural shapes and detailing. Mediterranean has a free-interpretation of Italian Renaissance, Spanish, Eclectic, Mission, and Monterey styles. These homes have Italian or Spanish inspiration and are



Mediterranean Style



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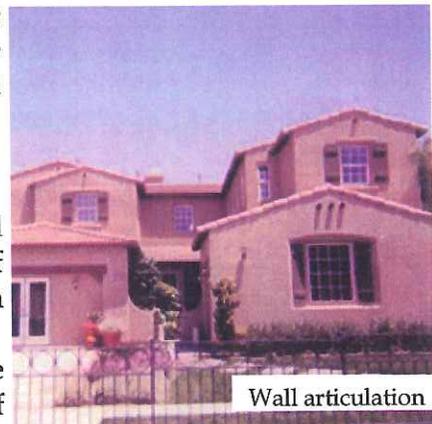
identified by stucco walls, rounded arches, and red tile roofs. (Refer to Figure 1-3)

Form, massing, scale

The architectural image of Page Ranch will be perceived primarily from public spaces such as streets, open spaces and parks. Therefore, building massing, scale and roof forms, as the primary design components require careful articulation in their architectural expression to the public spaces.

Buildings and attached dwelling units should be arranged, staggered, and offset to create dynamic building façades. Long, rows of "barracks-like" buildings and façades are prohibited.

The overall massing of each home should be organized as a whole unit. It should not appear as a mixture of unrelated forms.



Appropriate:

- ◆ Articulation (projections and recesses) with a minimum of four (4) varied wall planes on front elevations (required)
- ◆ Articulation of rear and side elevations with a minimum of two (2) varied planes (required)
- ◆ Square, rectangular, or circular pop-outs, bay windows or building projections can provide interest, help to create variety and provide a quality appearance on all exterior elevations of a residence (encouraged)
- ◆ Low plate lines and profiles at street fronts and boundary edges (required)
- ◆ Garages shall be integrated into the architectural design of the structure, a garage should not exceed fifty percent (50%) of the first story building facade (required)
- ◆ Architectural features such as side on garages with windows, setting garages back, porte cocheres, tandem parking and garages toward the rear of the property (encouraged)
- ◆ Second-story elements should be setback between two to





Mediterranean Architecture

Figure 1-3

Stucco walls



Multi-lite inset windows



Exposed rafter tails

Wood shutters

Towers



Earthtone colors

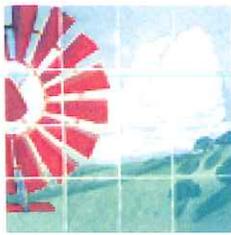


Arches and columns

Tile roofs with little or no overhang



Recessed windows with tubular steel balustrade



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- ◆ eight feet (2—8') to create a human-scale (encouraged)
- ◆ One and two-story elements and varied floor setbacks at the second story (encouraged)
- ◆ Projections and recesses to provide shadow and depth (required)
- ◆ Simple, bold forms (encouraged)
- ◆ Combinations of one and two-story forms conveying the sense of human scale (encouraged)
- ◆ Simple, clean, bold projections (encouraged)
- ◆ Balconies, open or roofed with wood or iron railings and/or porches (encouraged)
- ◆ One and two story covered porches (encouraged)
- ◆ Wood or tubular steel balustrade (permitted)
- ◆ Exterior stairway design and location to complement building form (encouraged)

Discretionary:

- ◆ Two story homes on corner lots except where additional setbacks from the street are provided to the second story (limited)

Inappropriate:

- ◆ Large expanses of flat wall planes vertically or horizontally (prohibited)

Building relief

Appropriate:

- ◆ Architectural detailing on all exterior attached residential building façades (required)
- ◆ Special architectural treatment on front façades of single-family residential dwellings (required)
- ◆ Architectural detailing on single-family side and rear façades (encouraged)
- ◆ Where similar floor plans of the same unit are located on adjacent lots, one (1) shall be a reverse plan and will have a different setback and façade treatment (required)

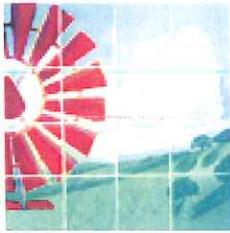
Deep set/Recessed windows and doors



Windows, doors, and openings (fenestration)

Appropriate:

- ◆ Deep set or pop-out windows and doors along with other architectural projections and recesses used to achieve articulation through shadowing effects (encouraged)
- ◆ Second story windows oriented to the front and rear of the



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homes to minimize views into adjacent rear and side yards (encouraged)

- ◆ Divided window panes and arched openings (encouraged)
- ◆ Casement windows (encouraged)
- ◆ Window grills, wood or metal (encouraged)
- ◆ Recessed door, window and wall openings conveying the appearance of thick protective exterior walls (required)
- ◆ Panel doors (encouraged)
- ◆ Double sash doors opening onto patios or balconies (encouraged)
- ◆ Second floor side yard windows to be glass block or frosted glass panels to inhibit direct viewing into adjacent yards/homes, or clear glass windows must be a minimum of six feet (6') above floor level (encouraged)
- ◆ Fully recessed openings (encouraged)
- ◆ Staggered garage door setbacks to adjacent doors (required)
- ◆ Garage door recess from adjacent walls a minimum of twelve inches (12") (encouraged)
- ◆ Columns and archways (encouraged)
- ◆ Base incorporated at bottom of columns (encouraged)
- ◆ Square or cylindrical columns of plaster or pre-cast concrete (encouraged)
- ◆ Towers, round or square (encouraged)
- ◆ Free-standing plaster archways at entrance gates (encouraged)
- ◆ Chimneys with tile caps, brick or tile banding or change in plane (encouraged)
- ◆ Chimneys boldly projected from wall surfaces (encouraged)



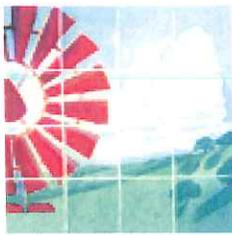
Towers, arches

Discretionary:

- ◆ Mill finish window or door frames (limited)
- ◆ Second story windows oriented to the side of the home (limited)

Inappropriate:

- ◆ Reflective window or door frames (prohibited)
- ◆ Reflective glass (prohibited)
- ◆ Metal awnings (prohibited)
- ◆ Corrugated metal garage doors (prohibited)
- ◆ Exposed pipe columns (prohibited)
- ◆ Applied rustic veneers on columns (prohibited)
- ◆ Thin posts, such as 4x4 wood or metal pipe column (prohibited)



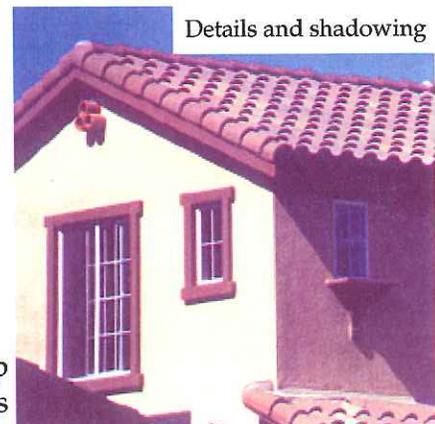
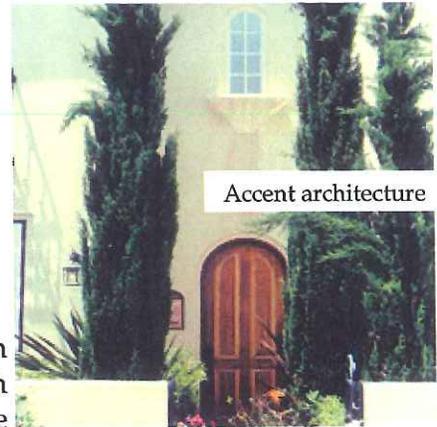
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- ◆ Exposed chimney flues (prohibited)
- ◆ Rustic material veneers on chimneys (prohibited)
- ◆ Extravagant metal fireplace caps (prohibited)

Materials, finishes and colors

Appropriate:

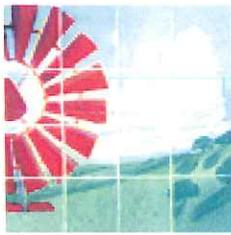
- ◆ Color palette with a minimum of three (3) colors per unit with five (5) or more palettes for use throughout each development to allow a variety of color (required)
- ◆ Natural materials which are compatible with and reflect the elements of the surrounding natural environment (encouraged)
- ◆ Smooth, sand, or other light finish texture on exterior plaster or stucco (required)
- ◆ Semi-transparent stain or accent painted wood trim (required)
- ◆ Crisp, clean and simple use of tile as design accents and trim (encouraged)
- ◆ Light colors with darker or lighter accents to highlight the character of the structure, particularly in respect to balcony rails, awnings, inlaid tile bands, and cornice bands (required)
- ◆ Accents relating to architectural form and character of the building (required)
- ◆ Ceramic tile accent trim (encouraged)
- ◆ Painted wood trim (permitted)
- ◆ CC&R's or other appropriate documents will provide paint pallet colors for "re-painting" houses (encouraged)



Roofs

Appropriate:

- ◆ Simple, low-pitched gable, hip or shed roof forms with slopes from 4:12 to 7:12 (required)
- ◆ Where two-story homes are sited on corner lots, both front and side facing street elevations must meet front elevation design (required)
- ◆ Overhangs of twelve inches (12") minimum to create strong shadow lines and contrast (required)
- ◆ Jogs in ridge line (encouraged)
- ◆ Varying plate heights and ridge heights (encouraged)
- ◆ Clay or concrete tile (required)



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- ◆ Earthtoned clay mission tile (encouraged)
- ◆ Roof projections and overhangs (encouraged)
- ◆ Low-maintenance details, limiting the amount of exposed wood (encouraged)
- ◆ Roof materials shall be a minimum of a Class A-rating (required)
- ◆ Variation of color and texture of roof material throughout a development (required)

Discretionary:

- ◆ Small areas of flat roofs with parapet walls (limited)

Inappropriate:

- ◆ Flat roofs (prohibited)
- ◆ Metal or copper (prohibited)

Decorative Details

Appropriate

- ◆ Decorative iron, metal sconces (encouraged)
- ◆ Decorative iron, metal door knockers (encouraged)
- ◆ Decorative iron, metal accents (encouraged)



Decorative Iron

Spaces

The spacing of buildings shall be governed by the requirements for adequate light and air, proper access, fire regulations and the need for visual and auditory privacy.

Accessory structures

Appropriate:

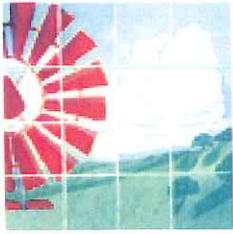
- ◆ Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- ◆ Trellises and patio covers of bold, clean forms (encouraged)

Screening

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- ◆ Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof and not be visible from the street (encouraged)



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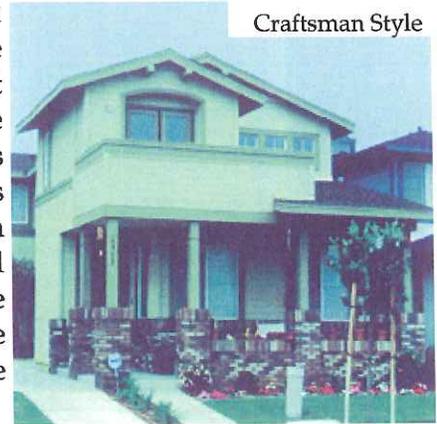
Inappropriate:

- ◆ Mill finish aluminum frames on solar panels (prohibited)

Craftsman/California Bungalow architectural features

Craftsman/California Bungalow theme

The "Craftsman/California Bungalow" style of architecture originated in Southern California at the turn of the last century. The name comes from the inspiration of this style—the English Arts and Crafts movement which was interested in oriental wooden architecture and manual arts. This style introduced the 'California' bungalow which is the foundation for this theme in Page Ranch (Refer to Figure 1-4).



Craftsman Style

Form, massing, scale

The architectural image of Page Ranch will be perceived primarily from public spaces such as streets, open spaces and parks. Therefore, building massing, scale and roof forms, as the primary design components require careful articulation in their architectural expression to the public spaces.

Buildings and attached dwelling units should be arranged, staggered, and offset to create dynamic building façades. Long, rows of "barracks-like" buildings and façades are prohibited.

The overall massing of each home should be organized as a whole unit. It should not appear as a mixture of unrelated forms.

Appropriate:

- ◆ Articulation (projections and recesses) with a minimum of four (4) varied wall planes on front elevations (required)
- ◆ Square, rectangular, or circular pop-outs, bay windows or building projections can provide interest, help to create variety and provide a quality appearance on all exterior elevations of a residence (encouraged)
- ◆ Articulation of rear and side elevations with a minimum of two (2) varied planes (required)
- ◆ Low plate lines and profiles at street fronts (encouraged)
- ◆ Garages shall be integrated into the architectural design of the structure, a garage should not exceed fifty percent (50%) of the first story building facade (required)
- ◆ Architectural features such as side on garages with windows,



Craftsman/California Bungalow Architecture

Figure I-4



low pitched roof forms

Exposed Beams



Shutters



Porches / covered entries
by shed or side hip
forms

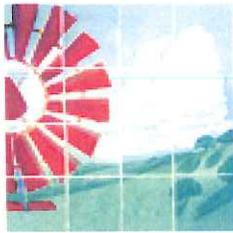
Deep overhangs



Brick or Stone accents

Predominate use of wood
siding





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setting garages back, porte cocheres, tandem parking and garages in the rear of the property (encouraged)

- ◆ Second-story elements should be setback between two to eight feet (2—8') to create a human-scale (encouraged)
- ◆ One and two-story elements and varied floor setbacks at the second story (encouraged)
- ◆ Projections and recesses to provide shadow and depth (required)
- ◆ Simple, bold forms (encouraged)
- ◆ Combinations of one and two-story forms conveying sense of human scale (encouraged)
- ◆ Simple, clean, bold projections (encouraged)
- ◆ Balconies and/or porches (encouraged)
- ◆ Porches full width or partial with square column supports (encouraged)
- ◆ Verandas (encouraged)
- ◆ Wood or tubular steel balustrade (permitted)



Porches with column supports

Discretionary:

- ◆ Two-story homes on corner lots except where additional setbacks from the street are provided to the second story (limited)

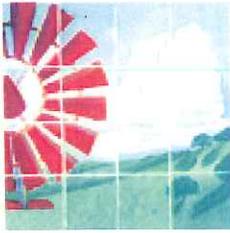
Inappropriate:

- ◆ Large expanses of flat wall planes vertically or horizontally (prohibited)

Building relief

Appropriate:

- ◆ Architectural detailing on all exterior attached residential building façades (required)
- ◆ Special architectural treatment on front façades of single-family residential dwellings (required)
- ◆ Architectural detailing on single-family side and rear façades (encouraged)
- ◆ Where similar floor plans of the same unit are located on adjacent lots, one (1) shall be a reverse plan and will have a different setback and façade treatment (required)

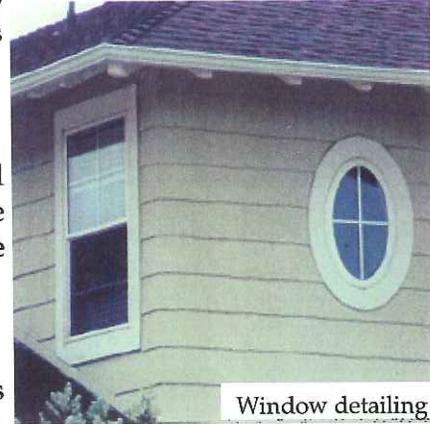


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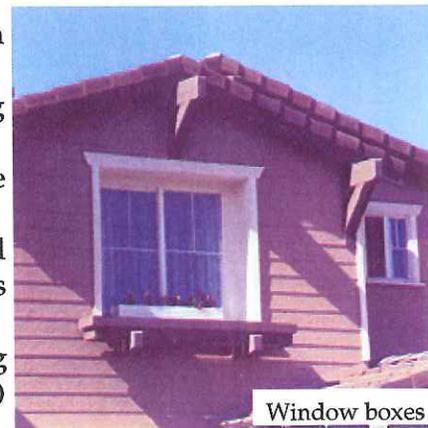
Windows, doors, and openings (fenestration)

Appropriate:

- ◆ Deep set or pop-out windows and doors along with other architectural projections and recesses used to achieve articulation through shadowing effects. (encouraged)
- ◆ Second story windows oriented to the front and rear of the homes to minimize views into adjacent rear and side yards (encouraged)
- ◆ Divided window panes and arched openings (encouraged)
- ◆ Recessed door, window and wall openings conveying the appearance of thick protective exterior walls (required)
- ◆ Fully recessed openings (encouraged)
- ◆ Staggered garage door setbacks to adjacent doors (required)
- ◆ Garage door recess from adjacent walls a minimum of twelve inches (12") (encouraged)
- ◆ Columns and archways (encouraged)
- ◆ Bases incorporated at bottom of columns (encouraged)
- ◆ Capital and column bands (encouraged)
- ◆ Grouped casements, ribbon windows, heavily framed casement windows (encouraged)
- ◆ Line of three or more windows (encouraged)
- ◆ Multi-pane sash over sashes with one large glass pane or double hung sashes (encouraged)
- ◆ Second story side yard windows to be glass block or frosted glass panels to inhibit direct viewing into adjacent yards/homes or clear glass windows must be a minimum of six feet (6') above floor level (encouraged)
- ◆ Window boxes (encouraged)
- ◆ Paneled doors (encouraged)
- ◆ Small high windows on each side of chimneys (encouraged)
- ◆ Chimneys with brick banding (encouraged)
- ◆ Chimneys with exterior stone (encouraged)
- ◆ Chimneys boldly projected from wall surfaces (encouraged)
- ◆ Chimney design feature adding articulation to walls (permitted)

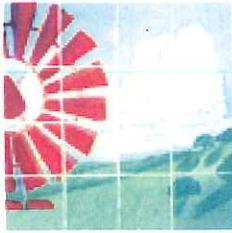


Window detailing



Window boxes

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- ◆ Chimneys with decorative metal caps that match trim colors (permitted)

Discretionary:

- ◆ Mill finish window or door frames (limited)
- ◆ Second story windows oriented to the side of the home (limited)

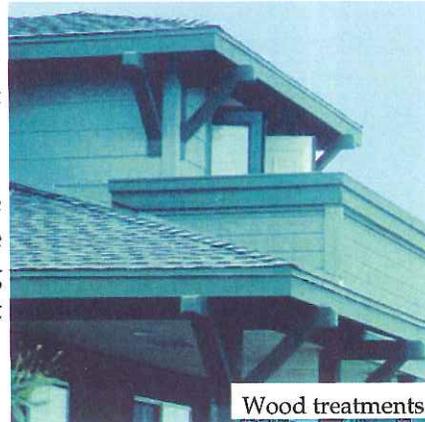
Inappropriate:

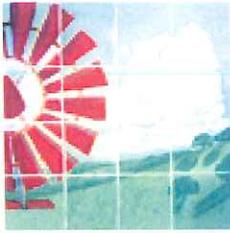
- ◆ Reflective window or door frames (prohibited)
- ◆ Reflective glass (prohibited)
- ◆ Metal awnings (prohibited)
- ◆ Corrugated metal garage doors (prohibited)
- ◆ Exposed pipe columns (prohibited)
- ◆ Applied rustic veneers on columns (prohibited)
- ◆ Posts, such as 4x4 wood or metal pipe column (prohibited)
- ◆ Exposed chimney flues (prohibited)
- ◆ Rustic material veneers on chimneys (prohibited)
- ◆ Extravagant metal fireplace caps (prohibited)

Materials, finishes and colors

Appropriate:

- ◆ Color palette with a minimum of three (3) colors per unit with five (5) or more pallet's for use throughout each development to allow for a variety of color. (required)
- ◆ Natural materials which are compatible with and reflect the elements of the surrounding natural environment (encouraged)
- ◆ Wood treatment (required)
- ◆ Semi-transparent stain or accent painted wood trim (required)
- ◆ Crisp, clean and simple use of brick, stone, masonry or pre-cast concrete as design accents and trim (encouraged)
- ◆ Pastel colors with darker or lighter accents to highlight the character of the structure, particularly in respect to balcony rails, awnings, inlaid tile bands, and cornice bands (required)
- ◆ Accents relating to architectural form and character of the building (required)
- ◆ Painted wood trim (permitted)
- ◆ CC&R's or other appropriate documents will provide paint pallet colors for "re-painting" houses (encouraged)





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Roofs

Appropriate

- ◆ Simple, low-pitched gable, hip or shed roof forms with slopes from 4:12 to 7:12 (required)
- ◆ Where two-story homes are sited on corner lots, both front and side facing street elevations must meet front elevation design (required)
- ◆ Overhangs of twelve inches (12") minimum to create strong shadow lines and contrast (required)
- ◆ Cornice banding for detail (encouraged)
- ◆ Creating jogs in ridge line (encouraged)
- ◆ Varying plate heights and ridge heights (encouraged)
- ◆ Concrete tile (required)
- ◆ Metal or copper tile (permitted)
- ◆ Roof projections and overhangs (encouraged)
- ◆ Exposed roof beams and rafters (encouraged)
- ◆ Gabled or shed dormers with exposed beams (encouraged)
- ◆ Projecting eaves (encouraged)
- ◆ Shingles with split wood appearance (encouraged)
- ◆ Low-maintenance details, limiting the amount of exposed wood (encouraged)
- ◆ Roof materials shall be a minimum of a Class A-rating (required)
- ◆ Variation of color and texture of roof materials throughout a development (required)



Low-pitched roof and overhangs

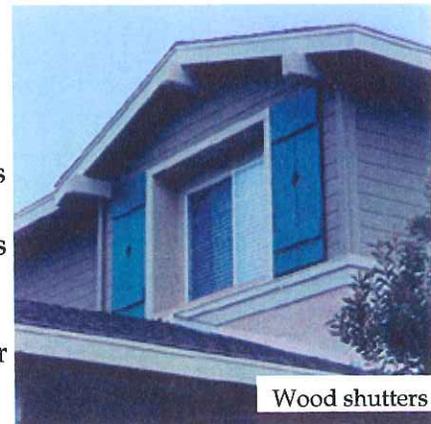
Inappropriate:

- ◆ Flat roofs (prohibited)
- ◆ Parapet walls (prohibited)
- ◆ Real wood or shake shingles (prohibited)

Decorative Details

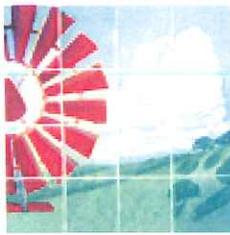
Appropriate

- ◆ Colored glass transoms (encouraged)
- ◆ Decorative beams or braces under gables (encouraged)
- ◆ Dwarf piers (encouraged)
- ◆ Extra stickwork in gables or porches (encouraged)



Wood shutters

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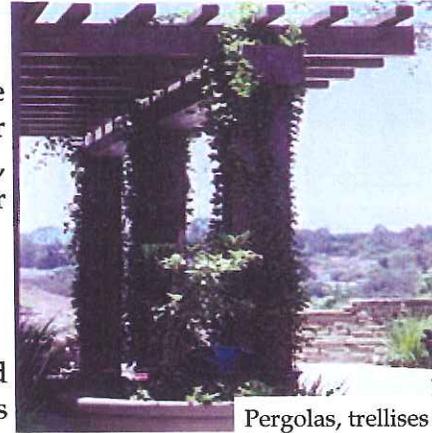


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- ◆ Planter boxes (encouraged)
- ◆ Wood shutters (encouraged)

Spaces

The spacing of buildings shall be governed by the requirements for adequate light and air, proper access, fire regulations and the need for visual and auditory privacy.



Pergolas, trellises

Accessory structures

Appropriate:

- ◆ Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- ◆ Trellises and patio covers of bold, clean forms (encouraged)
- ◆ Recessed or trellised porches (encouraged)

Screening

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- ◆ Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof and not be visible from the street (encouraged)

Inappropriate:

- ◆ Mill finish aluminum frames on solar panels (prohibited)

California Ranch/Farmhouse architectural features

California Ranch/Farmhouse theme

The Craftsman period and California Ranch/Farmhouse period were happening concurrently. The California Ranch style is indigenous to California and is based loosely on Spanish California architecture with influences of the horizontal Prairie style (See Figure 1-5).

The general character of the California Ranch style comes from the Mediterranean, Bungalow and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs. The Roof pitches vary from 4:12 to 5:12 with moderate to broad roof overhangs or eaves. Typical exterior wall cladding includes clapboard (horizontal boards),



California Ranch/Farmhouse Architecture

Figure 1-5



Porch Entries

Trapezoid Window Shapes or
simple rectangle shapes



Broad Porches / covered
entries by shed or side hip
roof forms

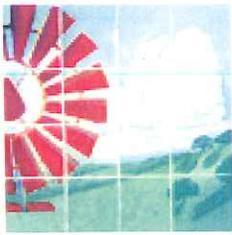


Shutters

Simple Gable roof forms

Predominate use of wood
siding





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board and batten (vertical boards), shingles and stucco. Indoor-outdoor relationships are accentuated by elements such as: large areas of glass, green house rooms, sheltered porches and corner windows. Exposed beam ends and deep fascias are used with columns and piers to create strong shadow patterns. Patios, private gardens and pot shelves are typical.



California Ranch Style

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

Form, massing, scale

The architectural image of Page Ranch will be perceived primarily from public spaces such as streets, open spaces and parks. Therefore, building massing, scale and roof forms, as the primary design components require careful articulation in their architectural expression to the public spaces.

Buildings and attached dwelling units should be arranged, staggered, and offset to create dynamic building façades. Long, rows of "barracks-like" buildings and façades are prohibited.

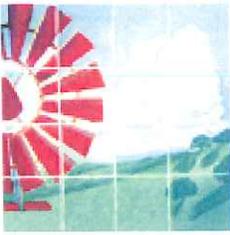
The overall massing of each home should be organized as a whole unit. It should not appear as a mixture of unrelated forms.



Massing

Appropriate:

- ◆ Building lines should emphasize horizontal elements and roof lines (encouraged)
- ◆ Articulation (projections and recesses) with a minimum of four (4) varied wall planes on front elevations (required)
- ◆ Articulation of rear and side elevations with a minimum of two (2) varied planes (required)
- ◆ Projections square, rectangular, or circular pop-outs, bay



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windows or building projections can provide interest, help to create variety and provide a quality appearance on all exterior elevations of a residence (encouraged)

- ◆ Low plate lines and profiles at street fronts and boundary edges (encouraged)
- ◆ Garages shall be integrated into the architectural design of the structure, a garage should not exceed fifty percent (50%) of the first story building façade (required)
- ◆ One and two-story elements and varied floor setbacks at the second story (encouraged)
- ◆ Projections and recesses to provide shadow and depth (required)
- ◆ Second-story elements should be setback between two to eight feet (2—8') to create a human-scale (encouraged)
- ◆ Simple, bold forms (encouraged)
- ◆ Combinations of one and two-story forms conveying sense of human scale (encouraged)
- ◆ Simple, clean, bold projections (encouraged)
- ◆ Balconies which articulate wall surfaces (encouraged)
- ◆ Balconies and/or porches (encouraged)
- ◆ Porches full width or partial with square column supports (encouraged)
- ◆ Verandas (encouraged)
- ◆ Wood or tubular steel balustrade (permitted)

Discretionary:

- ◆ Two-story homes on corner lots except where additional setbacks from the street are provided to the second story (limited)

Inappropriate:

- ◆ Large expanses of flat wall planes vertically or horizontally (prohibited)

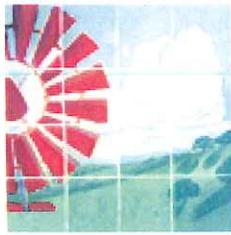
Building relief

Appropriate:

- ◆ Building heights should vary throughout each tract (required)
- ◆ Architectural detailing on all exterior attached residential building façades (required)
- ◆ Special architectural treatment on front façades of single-family residential dwellings (required)



Porches and projections



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- ◆ Architectural detailing on single-family side and rear façades (encouraged)
- ◆ Front porches, bays, patios, private gardens, pot shelves and balconies are encouraged along the front façade (encouraged)
- ◆ Where similar floor plans of the same unit are located on adjacent lots, one (1) shall be a reverse plan and will have a different setback and façade treatment (required)
- ◆ Exposed beam ends and deep fascias with columns and piers (encouraged)

Windows, doors, and openings (fenestration)

Appropriate:

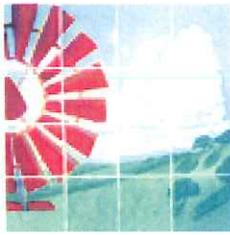
- ◆ Window frames, mullions, awnings and door frames, should be coordinated with the structure (encouraged)
- ◆ Architectural projections and recesses such as deep set or pop-out windows and doors, shutters and pot shelves may be used along with other architectural projections and recesses to achieve articulation through shadowing effects. (encouraged)
- ◆ Second story windows oriented to the front and rear of the homes to minimize views into adjacent rear and side yards (encouraged)
- ◆ Second story side yard windows to be glass block or frosted glass panels to inhibit direct viewing into adjacent yards/homes or clear glass windows must be a minimum of six feet (6') above floor level (encouraged)
- ◆ Staggered garage door setbacks to adjacent doors (required)
- ◆ Garage door recess from adjacent walls a minimum of twelve inches (12") (encouraged)
- ◆ Window details create an opportunity to provide contrasting trim colors (encouraged)
- ◆ Front entries should be articulated through the use of roof elements, porches, arches, columns or other architectural features (encouraged)
- ◆ Green house rooms, corner windows and or large areas of glass (encouraged)
- ◆ Vertical windows and shutters (encouraged)



Vertical windows

Discretionary:

- ◆ Mill finish window or door frames (limited)



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- ◆ Second story windows oriented to the side of the home (limited)

Inappropriate:

- ◆ Reflective window or door frames (prohibited)
- ◆ Reflective glass (prohibited)
- ◆ Metal awnings (prohibited)
- ◆ Corrugated metal garage doors (prohibited)
- ◆ Exposed pipe columns (prohibited)
- ◆ Applied rustic veneers on columns (prohibited)
- ◆ Exposed chimney flues (prohibited)
- ◆ Rustic material veneers on chimneys (prohibited)
- ◆ Extravagant metal fireplace caps (prohibited)



Painted wood trim

Materials, finishes and colors

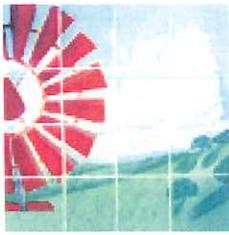
Appropriate:

- ◆ Color palette with a minimum of three (3) colors per unit with five (5) or more pallet's for use throughout each development to allow for a variety of color (required)
- ◆ Natural materials which are compatible with and reflect the elements of the surrounding natural environment (encouraged)
- ◆ Accents relating to architectural form and character of the building (required)
- ◆ Painted wood trim (permitted)
- ◆ Clapboard, board and batten, shingles and stucco of exterior cladding materials (encouraged)
- ◆ Architectural screens, fences and accessory structures should be constructed of compatible material, color and texture of the main structure (required)
- ◆ CC&R's or other appropriate documents will provide paint pallet colors for "re-painting" house(encouraged)

Roofs

Appropriate

- ◆ Simple, low-pitched gable, hip or shed roof forms with slopes from 4:12 to 5:12 (required)
- ◆ Where two-story homes are sited on corner lots, both front and side facing street elevations must meet front elevation design (required)
- ◆ Overhangs of twelve inches (12") minimum to create strong shadow lines and contrast (required)
- ◆ Jogs in ridge line (encouraged)



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- ◆ Varying plate heights and ridge heights (encouraged)
- ◆ Roofing material shall be clay, slate concrete or similar appearance tiles. Tile shall be variegated color and non-reflective (unglazed) (required)
- ◆ Roof vents and appurtenances shall be positioned away from the street and/or finished to match the roof color to minimize the visual impact (required)
- ◆ Roof projections and overhangs (encouraged)
- ◆ Exposed roof beams and rafters (encouraged)
- ◆ Roof pitches and forms should vary (encouraged)
- ◆ Projecting eaves (encouraged)
- ◆ Shingles with split wood appearance (encouraged)
- ◆ Low-maintenance details, limiting the amount of exposed wood (encouraged)
- ◆ Roof materials shall be a minimum of a Class A-rating (required)
- ◆ Variation of color and texture of roof materials throughout a development (required)

Inappropriate:

- ◆ Flat roofs (prohibited)
- ◆ Parapet walls (prohibited)
- ◆ Real wood or shake shingles (prohibited)

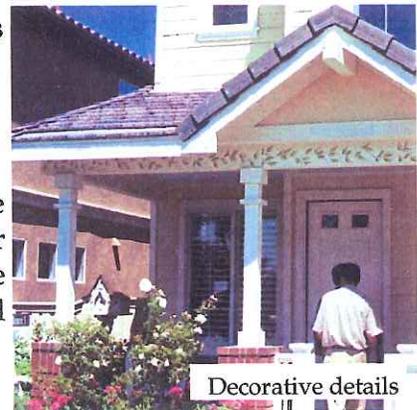
Decorative Details

Appropriate

- ◆ Colored glass transoms (encouraged)
- ◆ Exposed beam ends (encouraged)
- ◆ Dwarf piers (encouraged)
- ◆ Planter boxes, pot shelves (encouraged)
- ◆ Cupolas, dovescotes (encouraged)

Spaces

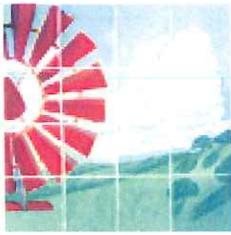
The spacing of buildings shall be governed by the requirements for adequate light and air, proper access, fire regulations and the need for visual and auditory privacy.



Accessory structures

Appropriate:

- ◆ Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette (encouraged)
- ◆ Trellises and patio covers of bold, clean forms (encouraged)



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Screening

All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- ◆ Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof and not be visible from the street (encouraged)

Inappropriate:

- ◆ Mill finish aluminum frames on solar panels (prohibited)

Cottage architectural features

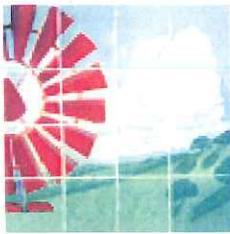
Cottage theme

The Cottage style combines both the Tudor/English Country architecture and the French Eclectic architectural styles. Generally this architectural style has a steeply pitched roof, side gabled, with one or more prominent cross gables, decorative half-timbers, tall narrow windows typically with multiple groups and multiple panes, massive chimneys crowned by decorative chimney pots. The Tudor/English Country style has variations in cladding and details which are typical to the architecture. There are four varieties of cladding true to the style: Stucco wall cladding, Brick wall cladding, Stone wall cladding as well as Wooden wall cladding, of these Brick wall cladding is most common. Gables can be part of the design detail for this style, parapeted gables are distinctive, however overlapping gables with eaves is common as well. Chimneys are commonly placed in prominent locations on the front or side of the house. The chimneys are large and elaborate, with complex masonry or stone patterns. The Tudor/English Country style may feature doorways surrounded by brickwork "quoins" and/or simple round arched doorways with heavy board and batten doors. Casement windows made of wood or metal are typical, traditionally double-hung sash windows are used, with groups of three or more located below the main gable. A variety of wall materials can be utilized such as patterned brickwork, or stonework.



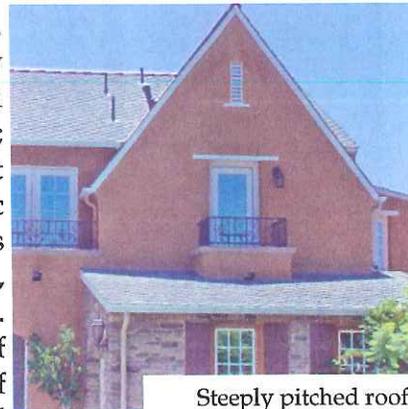
Cottage Style

The "French Eclectic" style of architecture was commonly built in the 1920's to 1930's, this style gained popularity with Americans who



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served in France during World War I. This architectural style typically includes tall, a steeply pitched hipped roof without front-facing cross gables; eaves are commonly flared upward at roof/wall junctions. The French Eclectic architectural style has three subtypes that are easily recognized, Symmetrical, Asymmetrical and Towered. Symmetrical has a massive hipped roof with the ridge paralleling the front of the house, dominated by a symmetrical



Steeply pitched roof

façade with centered entry. Asymmetrical is the most common style including a rambling French farmhouse as well as the more formal houses similar to the symmetrical style without the symmetry. Towered is a common style that has a prominent round tower with a high conically shaped roof. The tower is typically where the entry door is located. Half-timbering is often utilized on towered forms of the French Eclectic style. Details found in the French Eclectic style include but are not limited to doors set in arched openings, arched doorway may be surrounded by stone/brick quoins or detailing. Windows can be double-hung or casement sashes, full length casement windows with shutters can also be used. (See Figure 1-6).

Form, massing, scale

The architectural image of Page Ranch will be perceived primarily from public spaces such as streets, open spaces and parks. Therefore, building massing, scale and roof forms, as the primary design components require careful articulation in their architectural expression to the public spaces.

Buildings and attached dwelling units should be arranged, staggered, and offset to create dynamic building façades. Long, rows of "barracks-like" buildings and façades are prohibited.

The overall massing of each home should be organized as a whole unit. It should not appear as a mixture of unrelated forms.

Appropriate:

- ◆ Articulation (projections and recesses) with a minimum of four (4) varied wall planes on front elevations (required)
- ◆ Articulation of rear and side elevations with a minimum of two (2) varied planes (required)
- ◆ Large elaborate chimneys (encouraged)
- ◆ Large elaborate chimneys with decorative masonry or stone patterns (encouraged)
- ◆ Projections square, rectangular, or circular pop-outs, bay



Cottage Architecture

Figure I-6

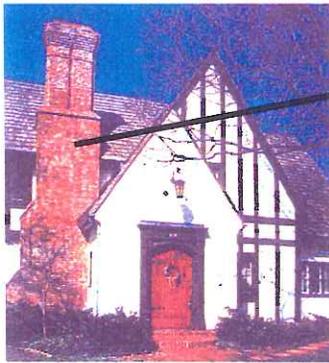


Decorative half - timbers



Steeply pitched roof

Bay windows



Brick chimney with chimney pots

Tall narrow windows

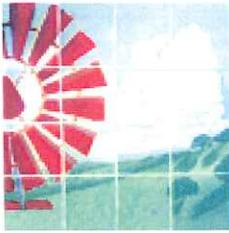


Entryway with stone quoin surround



Tower with conical roof





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windows or building projections can provide interest, help to create variety and provide a quality appearance on all exterior elevations of a residence (encouraged)

- ◆ Low plate lines and profiles at street fronts and boundary edges (encouraged)
- ◆ Garages shall be integrated into the architectural design of the structure, a garage should not exceed fifty percent (50%) of the first story building façade (required)
- ◆ Architectural features such as side on garages with windows, setting garages back, porte cocheres, tandem parking and garages in the rear of the property (encouraged)
- ◆ Second-story elements should be setback between two to eight feet (2—8') to create a human-scale (encouraged)
- ◆ One and two-story elements and varied floor setbacks at the second story (encouraged)
- ◆ Projections and recesses to provide shadow and depth (required)
- ◆ Simple, bold forms (encouraged)
- ◆ Combinations of one and two-story forms conveying sense of human scale (encouraged)
- ◆ Simple, clean, bold projections (encouraged)
- ◆ Wood, brick, stucco or stone wall cladding (encouraged)
- ◆ Steeply pitched front facing or side gabled roofs (required)
- ◆ Decorative half-timbering (encouraged)



Decorative timbers

Discretionary:

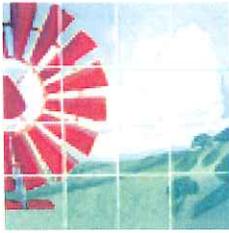
- ◆ Two-story homes on corner lots except where additional setbacks from the street are provided to the second story (limited)

Building relief

Appropriate:

Architectural detailing on all exterior attached residential building

- ◆ Building heights should vary throughout each tract (required)
- ◆ Architectural detailing on single-family side and rear façades (encouraged)
- ◆ Special architectural treatment on front façades of single-family residential dwellings (required)
- ◆ Architectural detailing on single-family side and rear façades (encouraged)



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- ◆ Where similar floor plans of the same unit are located on adjacent lots, one (1) shall be a reverse plan and will have a different setback and façade treatment (required)

Windows, doors, and openings (fenestration)

Appropriate:

- ◆ Casement windows of wood or non-reflective metal with multiple panes (encouraged)
- ◆ Bay windows (encouraged)
- ◆ Double-hung windows with multiple panes (encouraged)
- ◆ Dormers arched, circular, hipped or gabled (encouraged)
- ◆ Arched doorways (encouraged)
- ◆ Arched doorways with stone or brick quoins (encouraged)
- ◆ Second story windows oriented to the front and rear of the homes to minimize views into adjacent rear and side yards (encouraged)
- ◆ Second story side yard windows to be glass block or frosted glass panels to inhibit direct viewing into adjacent yards/homes or clear glass windows must be a minimum of six feet (6') above floor level (encouraged)
- ◆ Staggered garage door setbacks to adjacent doors (required)
- ◆ Garage door recess from adjacent walls a minimum of twelve inches (12") (encouraged)
- ◆ Archways (encouraged)



Arched entrances

Discretionary:

- ◆ Use of wood lattice (limited)
- ◆ Mill finish window or door frames (limited)

Inappropriate:

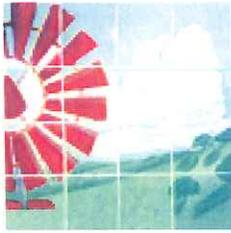
- ◆ Reflective window or door frames (prohibited)
- ◆ Reflective glass (prohibited)
- ◆ Metal awnings (prohibited)
- ◆ Second story windows oriented to the side of the home (discouraged)
- ◆ Corrugated metal garage doors (prohibited)
- ◆ Exposed pipe columns (prohibited)
- ◆ Exposed chimney flues (prohibited)

Materials, finishes and colors

Appropriate:

- ◆ Color palette with a minimum of three (3) colors per unit with five (5) or more pallet's for use throughout each development to allow for a variety of color (required)

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- ◆ Crisp, clean and simple use of brick, stone, masonry or pre-cast concrete as design accents and trim (encouraged)
- ◆ Architectural screens, fences and accessory structures should be constructed of compatible material, color and texture of the main structure (required)
- ◆ Painted wood trim (permitted)
- ◆ CC&R's provide paint pallet colors for "re-painting" houses (encouraged)

Roofs

Appropriate

- ◆ Tall steeply-pitched gable, hip (required)
- ◆ Where two-story homes are sited on corner lots, both front and side facing street elevations must meet front elevation design (required)
- ◆ Varying plate heights and ridge heights (encouraged)
- ◆ Concrete tile (required)
- ◆ Roof projections and overhangs (encouraged)
- ◆ Flared eaves (encouraged)
- ◆ Cross gables (encouraged)
- ◆ Roof materials shall be a minimum of a Class A-rating (required)
- ◆ Variation of color and texture of roof materials throughout a development (required)

Decorative Details

Appropriate

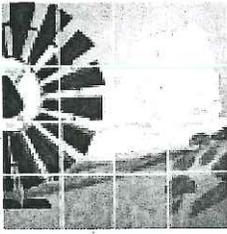
- ◆ Decorative half-timbers (encouraged)
- ◆ Parapeted gables (encouraged)
- ◆ Chimneys with decorative masonry or stone patterns (encouraged)
- ◆ Doorways with small tabs of cut stone projecting into brickwork for a quoin effect (encouraged)
- ◆ Simple round-arched doorways (encouraged)
- ◆ Double-hung sash windows (encouraged)
- ◆ Bay windows (encouraged)
- ◆ Towers with conical roof (encouraged)



Bay windows

Spaces

The spacing of buildings shall be governed by the requirements for adequate light and air, proper access, fire regulations and the need for visual and auditory privacy.



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Accessory structures

Appropriate:

- ◆ Patio trellises, pergolas and other exterior structures constructed as permitted by governing codes, with finishes complying with the approved material and color palette. (Permitted)
- ◆ Trellises and patio covers of bold, clean forms (Permitted)

Screening

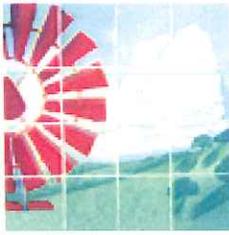
All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings or streets by heavy landscape plantings, walls or fences, earth berms, or any combination thereof.

Appropriate:

- ◆ Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof and not be visible from the street (encouraged)

Inappropriate:

- ◆ Mill finish aluminum frames on solar panels (prohibited)



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D. Signage Program

Theme

The signage program along with architecture, urban design create the identity for Page Ranch. The following guidelines are for signage used throughout the Page Ranch project area, from residential and commercial development to temporary coming soon signs. All signage within the Page Ranch project area shall, be consistent with the architecture and theme. Signage requirements within the project will adhere to the signage program within the Page Ranch Planned Community. Should a sign type or situation not be addressed herein, the City Sign Ordinances XXXVI, XXVII, & XXXVIII shall apply.

Residential

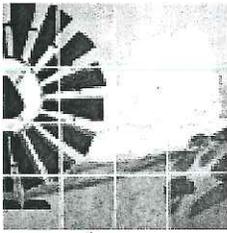
Project Identification Signs

The following are project identification signs guidelines for the Page Ranch area's residential and open space project identification signs, to be used throughout the project site and for the duration of the development of Page Ranch. Project identification signage includes but is not limited to signs on vacant parcels of land identifying the future site for school, park, residential, and/or community center. These signs assist in informing Page Ranch residents and visitors what type of land development will be taking place at specific locations, throughout the community.

- ◆ One (1) identification sign per frontage per planning area;
- ◆ Project identification signs may be up to one hundred square feet (100 sf);
- ◆ Setbacks for signs minimum of ten feet (10') with a maximum of twenty feet (20');
- ◆ Height may not exceed fifteen feet (15');
- ◆ Signs may be posted for up to two (2) years;
- ◆ Signs may be double sided;
- ◆ Signs may be installed upon Planned community approval; and,
- ◆ Sign permits must be obtained from the City of Hemet, per the City Zoning Ordinance.



Sample 100 sf sign



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Model Home Signs (Temporary)

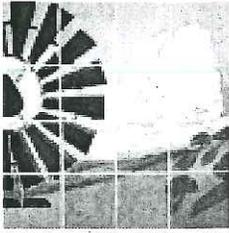
The following are model home signs guidelines for the Page Ranch area's model home signs, to be used throughout the project site and for the duration of the development of Page Ranch. Temporary directory signs maybe be placed at strategic locations to direct potential home buyers to the new housing tracts and the model homes/sales offices.

- ◆ Model home directory signs maybe be up to forty square feet (40 sf) ,placed at intersections with permission of the property owner;
- ◆ Tracts of twenty-one to forty acres (21 –40 ac) signs maybe up to sixty-four square feet (64 sf);
- ◆ Tracts over forty acres (40 ac) signs maybe up to eighty square feet (80 sf);
- ◆ Setbacks for signs minimum of ten feet (10') from curb;
- ◆ Height may not exceed fifteen feet (15');
- ◆ Signs maybe double sided;
- ◆ Signs maybe installed upon approval final map, prior or during construction;
- ◆ Signs shall be removed when tract is sold out; and,
- ◆ Sign permits must be obtained from the City of Hemet, per the City Zoning Ordinance.

Subdivision Signs

The following are Subdivision signs guidelines for the Page Ranch area's subdivision signs, to be used throughout the project site and for the duration of the development of Page Ranch.

- ◆ Up to six (6) signs allowed along a one (1) mile frontage;
- ◆ Subdivisions of twenty acres (20 ac) or less signs maybe up to forty square feet (40 sf);
- ◆ Subdivisions of twenty-one to forty acres (21 –40 ac) signs maybe up to sixty-four square feet (64 sf);
- ◆ Subdivisions over forty acres (40 ac) signs maybe up to one hundred square feet (100 sf);
- ◆ Setbacks for signs minimum of ten feet (10') for forty square feet (40 sf) signs, fifteen feet (15') minimum for signs forty to sixty-four square feet (40—64 sf) and twenty feet (20') minimum for signs over sixty-four square feet (64 sf);
- ◆ Height may not exceed twenty feet (20');
- ◆ Signs maybe double sided;
- ◆ Signs maybe installed at subdivision map approval;
- ◆ In all subdivisions where an approved model home marketing complex is located, banners, balloons and pennants may be erected with or without advertisement to designate an open house or a sales office;



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- ◆ Banners, balloons or pennants shall be removed when the last phase of the subdivision is sold or until the sales office is closed or removed, whichever comes first and,
- ◆ Sign permits must be obtained from the City of Hemet, per the City Zoning Ordinance.

Subdivision Flags

The following are Subdivision flag guidelines for the Page Ranch area's subdivision flags, to be used throughout the project site and for the duration of the development of Page Ranch. Subdivision flag placement is limited beyond the project entry monumentation based upon the subdivision size as follows:

- ◆ Up to five acres (0-5 ac), twelve (12) flag poles;
- ◆ Six to ten acres (6-10 ac), sixteen (16) flag poles;
- ◆ Eleven to twenty acres (11-20 ac), twenty (20) flag poles;
- ◆ Twenty-one plus acres (21+ ac), thirty (30) flag poles;
- ◆ Maximum flag pole/flag height twenty-five feet (25'); and,
- ◆ Deposit must be paid to the City of Hemet per flag pole, per the City Zoning Ordinance.

Rental Property Flags

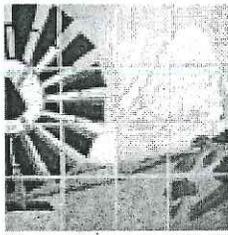
The following are rental property flag guidelines for the Page Ranch area's rental property flags, to be used throughout the project site and for the duration of the development of Page Ranch.

- ◆ Flags on rental property (multi-family) limited to six (6) flag poles;
- ◆ One hundred feet (100') required between flag poles;
- ◆ Maximum flag pole/flag height twenty-five feet (25');
- ◆ Flags are limited to be displayed at a rental property to six (6) months, with one (1) six (6) month extension; and,
- ◆ Deposit must be paid to the City of Hemet per flag pole, per the City Zoning Ordinance.

Weekend Tract Identification Signs (Temporary)

The following are weekend tract identification signs guidelines for the Page Ranch area's weekend tract identification signs, to be used throughout the project site and for the duration of the development of Page Ranch.

- ◆ Signs may not exceed ten feet (10') in height;
- ◆ Lighting of any type on these signs is not allowed;
- ◆ Signs must be removed by Monday, unless Monday is a federal holiday;
- ◆ Signs maybe double sided; and,
- ◆ Sign permits must be obtained from the City of Hemet, per the City Zoning Ordinance.



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E. Landscape Architecture

A major component of Page Ranch is the provision of a carefully planned network of passive and active open space. A large area of the project site has been set aside for the development of parks and open spaces enhancing the livability of the project. This open space is deemed to be a critical element in the future success of Page Ranch as a "livable community", and the following landscape guidelines are intended to fulfill the commitment made to this end.

General Guidelines

The purpose of the landscape guidelines is to establish landscape standards that will contribute to the thematic development of the Page Ranch community identity. Of vital importance to the development of a coordinated project, image and identity are the project-wide enhancements of streets, entry features, landscape paseos, community center, parks and open spaces. These various landscape design elements are intended to provide a varied and enjoyable experience for vehicular traffic, pedestrians and homeowners within the project.

The development of the project's landscape identity focuses on the following areas:

- ◆ The incorporation of landscape materials that are naturalized to the project area and accentuate the surrounding character of the project site;
- ◆ The unification of landscape elements and materials in order to provide a coordinated project image;
- ◆ The provision of enhanced entry features, streetscapes and circulation corridors;
- ◆ To provide significant contiguous open space connections, accessible for walking and hiking to the general public.

Project Theme

Page Ranch has been designed to respect the character of the project surroundings by enhancing and restoring the landscape theme of the traditional agricultural and California Ranch Community. The focus of the following landscape details and discussion is to provide direction in establishing the guidelines that ensure that development is sensitively integrated with the surrounding environment, while creating an attractive residential community.

Community Elements

The Landscape Master Plan for the amendment area, Figure 1-7, contains landscape elements that form the basic structure of the project. Individually, the elements identify specific features of the project site. Collectively, the landscape features and elements provide the predominant community signature for Page Ranch.

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APPENDIX

1	Environmental Resolution and Mitigation Monitoring Plan
2	General Plan Amendment P2-3 Resolution
3	Specific Plan Amendment 02-2 Ordinance

I. PURPOSE & INTENT

Page Ranch is located in the southwestern section of the City of Hemet, south of Stetson Avenue, west of the Seven Hills development, north of the Domenigoni Mountains and east of the San Diego Aqueduct. See Vicinity Map on page 13.

The purpose of this amendment is to revise the original Page Ranch Planned Community Master Plan (PCD-79-93) and Development Standards, approved by the City of Hemet in February 1980. The portion of land proposed to be revised, is comprised of 102.8 acres and is in the northwest section of the Planned Community, bordering Sanderson and Stetson Avenues. See Site Plan on page 14 for land use distribution. The Sanderson Lakes/Page Ranch is owned by Stowe-Passco Development and consists of 8 villages, which includes 4 lakes, 5 pocket parks and 428 single-family detached homes.

1. Existing Zoning & General Plan

The existing area of **Sanderson Lakes - Page Ranch** is currently designated R-II, medium density residential with 7-17 dwelling units (DUs) per acre. In the General Plan, the PCD designates the subject property as R-17, R-10, & Commercial and Open Space as well as Recreational.

2. Proposed Zoning

The proposed area of **Sanderson Lakes - Page Ranch** will be zoned R-5, low-medium density (single-family residential, open-space, not to exceed 5.0 units per gross acre.

See table on page 2 for residential summary:

The proposed land uses and distributions are further described and defined in Planning Area I of the following "Residential Summary Table"

3. Proposed Project Administration

Sanderson Lakes is proposed to be developed into eight separate residential villages tied together with a Master Development Plan for the lake system site plan, landscape plan and circulation plan. It is contemplated that over the course of the development and build out of the individual villages, the eight villages will ultimately be annexed into one single Homeowners Association, which will administer the maintenance and financial obligations of the project.

The landscape & public improvement installation along the Sanderson Avenue corridor will be installed by the Master Developer but will be "turned over" to a (LMD) Landscape Maintenance District in accord with City of Hemet requirements.

TABLE

PAGE RANCH RESIDENTIAL PLAN

RESIDENTIAL SUMMARY										
	Planning Area	Total								
	1	2	2A	3	5	6	7	9		
Density										
Low Density										
Acres						236		243.55		479.55
DU/LC						3		3.00		3.00
Total DU						708		731		1,439.00
Population*						1366		1411		2,777.00
Low Medium										
Acres	102.8	113.46	34	178.71			143			571.97
DU/AC	4.17	5	5	5			5			4.95
Total DU	428.0	567	170	894			715			2,775.00
Population*	826.0	1095	328	1725			1380			5,356.00
Medium Density										
Acres					116.4					116.4
DU/AC					10.0					10
Total DU's					1,164.0					1,164.00
Population*					2,247.0					2,247.00
Medium High Density										
Acres		26.01	23.99			30.0				80.00
DU/AC		16.00	16.00			16.00				16
Total DU's		416.00	384.00			480.00				1,280.00
Population*		803.00	741.00			926.00				2,470.00
Total Acres	102.8	139.47	57.99	178.71	146.40	236.00	143.00	243.55		1247.92
Total Population	826	1,898	1,069	1,725	3,173	1,366	1,380	1,411		12,848
Total DU's	428	983	554	894	1,644	708	715	731		6,657
Population Generation Factor of 1.93/dwelling unit										

TABLE
PAGE RANCH COMMUNITY PLAN

LAND USE SUMMARY

	1	2	2A	3	4	5	6	7	8	9	Total
Land Use/Density/Acres	Planning Area										
Low							236			243.55	479.55
Low Medium	87.2	113.46	34	178.72				143			556.38
Medium						116.4					116.40
High Medium											80.00
Open Space/Preserve		26.01	23.99						16	92	108.00
Open Space Recreational	15.6*								111.90		127.50
Schools		12									32.00
Commercial		21.7	17	9.5							58.20
City Corporate Yard				10							10.00
Industrial					91.43						91.43
Cemetery			1.59								1.59
TOTAL	102.8	173.17	76.58	218.22	91.43	156.4	236	143	127.90	335.55	1661.05

*Acreage including lakes, lake perimeter, and pocket parks.

II. DEVELOPMENT STANDARDS

The following standards will apply to all residential development in the southwestern portion of the Page Ranch Planning Unit 1 area, to be identified as Sanderson Lakes - Page Ranch.

A. Low Medium Density Regulations

1. Residential subdivisions shall be designed to orient residences with rear or side yards, facing arterial and collector streets, except homes may front the sections of collector streets adjacent to the east side of the lakes or pocket parks.
2. Dwelling units shall be plotted, whenever possible, with a staggered setback to provide visual interest and variety to the street scene.
3. Blank facades shall not be permitted.
4. The overall project will have a minimum 15% single story units. Because of contiguous land use considerations, Villages 2, 5 & 8 will have in excess of 15% single story units.
5. All units shall include single-story elements. Single story elements mean that the roof height and pitch is consistent with a single story home on a portion of the unit which contains a floor area of not less than 10% of the ground floor area, excluding the garage area.
6. Each residential village shall have a different mix of architectural style to ensure diversity and create distinctive neighborhood appeal.
7. Each dwelling unit shall be a minimum of 1,200 square feet of living area.
8. Garages shall have the appearance of two-car garages from the street. Three car garages may be allowed with the third space provided in tandem or as a separate garage not facing the street unless within the rear of the dwelling unit.

Design and plotting parameters will include a variety of garage layouts to mitigate the negative impact of garages on the fronts of the homes, such as wall plane furrows, screened garage door elements, shallow mid, and deep-recessed garages, port-cocheres, tandem garages, split garages (including swing-in), and side-on garages.

Not more than three contiguous street facing garages will be plotted with a minimum 18' front driveway and garage setback. The fourth consecutive lot plotted must have a minimum garage front setback of not less than 23'.

In Village 1 and in Village 2, 100% of the garage doors will contain a window or glass panel design in the garage door.

In Village 3 through 8, 50% of the homes with garage doors that do face the street will contain a window or glass panel design in the garage door.

9. Residential developments adjacent to collector, secondary or major roads shall perform a noise analysis to determine measures to mitigate roadway noise levels to below 65 CNEL exterior and 45 CNEL interior.

B. Architectural Guidelines

1. The Architectural Concept for the Sanderson Lakes - Page Ranch (Planning Unit 1) Specific Plan will be "Architecture Forward" which emphasizes advancing the architecture of the living spaces forward on the lot while either holding the garage placement or even recessing the garage a minimum of (18") eighteen inches.
4. The living spaces of the homes should be planned in front of the garage such that the predominant features of the home fronting the street are the windows, and other architectural embellishments such as:
 - a. recessed entries
 - b. front porches
 - c. veneers and landscaping.
3. The elevations of two story homes shall be articulated facing the street and other areas exposed to public view, with single-story elements, such as covered front porches, covered side entries, bay and arch top windows, shutters and other architectural decoration.
4. Design and plotting parameters will include a variety of garage layouts to mitigate the negative impact of garages on the fronts of the homes, such as wall plane furrows, screened garage door elements, shallow mid, and deep-recessed garages, port-cocheres, tandem garages, split garages (including swing-in), and side-on garages. Some garage doors that face the street will incorporate a window or glass panel design.
5. Consistent roofing materials will be used such as tile, slate, cement and similar materials. No asphalt or wood shingles will be utilized. Exposed rafter tails except for decorative purposes will not be used. Fascia boards, and boxed soffits will be incorporated into the thematic design.
6. Architectural diversity will be achieved not only through the placement of the eight separate villages, but also with the implementation of the four distinct architectural styles.
7. Use of architectural embellishments will be encouraged such as roof breaks, walls with textured materials, ornamental details, recessed windows and window moldings, shutters, and front entry porches.
8. All two story elevations will include both one and two story design elements with the second floor rear elevations being offset at least (4') four feet from the bottom floor footprint. Street side elevations shall be offset an average of (6') six feet.
9. At least 25% of any front and side façade or rear elevation if it is visible from public view, shall be of a different building material so as to provide contrast, such as wood, masonry, or stucco.
10. At least five separate color palettes, each including at least three distinct colors shall be provided for each of the four architectural styles being constructed.

11. There will be at least four Master Developer designated Architectural Styles which will be complimentary and shall provide thematic elements such as, but not limited to those styles, and their required and enhanced design elements as further defined below:

C. Architectural Styles

1. *Craftsman (See Exhibit 2)*

Form: Low pitched gable roofs, porches, siding
Walls: Siding, shingles, stucco, brick/stone veneer
Windows: Operative and to accent styling.
Details: 16"-24" eaves, exposed rafter tails, decorative braces or brackets, columns – typically short square upper columns resting upon more massive piers if supporting roof.
Colors: Stucco shall be sand finish and range from light to dark. Stucco/wood trim and fascia shall have a contrasting color. Shutters will have an accent color that harmonizes and brings the theme of the historical reference and style.

2. *French Country (See Exhibit 3)*

Form: The random elements and accents of this style express this distinct and appealing architectural character. Themes such as doors and windows with impressive trim or shutters, varying pitch roof line, textured chimneys and wood or wrought iron balconies.
Walls: Stone veneer is a strong feature of French Country Style and should be incorporated as an accent material.
Windows: A variety of shutters must be used with stucco trim on all windows in public view. Windows are required to have divided light with minimum of four quadrants per window. Diamond mullions may be used for a feature window.
Details: Entry doors shall be decorative with enhanced glass patterns on some elevations others surrounded by wood/stucco. Porch columns shall be heavy and match similar material texture. Balconies are small in scale, but are highly detailed with decorative wrought iron features, wooden pot shelves or both.
Colors: This style should project a stronger color concept. Various stone texture with a contrasting stucco field and accent shutters should be incorporated. Stucco shall be smooth or light sand finish.

3. *Italianate (See Exhibit 4)*

Form: 2-story massing with one vertical and one horizontal break
Walls: Fine to light sand finish or light lace finish stucco.
Windows: Vertically hung paned windows at front elevation and in high visibility areas, often ganged in pairs. Single pane windows at sides, rears, white, windows ganged together in double and triples, deep recessed windows in front elevation.
Details: Tapered round or square simple stucco columns, shutters, entry porch, belt course trim, stone based veneers, tower elements.
Colors: Mid value (not too strong) saturated colors.

4. Santa Barbara (See Exhibit 5)

- Form: 2-story massing with strong one story elements. Simply articulated 2 story boxed plan massing with not more than 50% one story element across front elevation. 4:12 to 5:12 roof pitches with 12" to 18" overhangs. Simple hip or gable roof with one intersecting gable roof. Shed roof over porch. Barrel or "S" shape concrete roof tiles.
- Walls: Fine to light sand finish, light lace finish stucco or California Monterey stucco. Vertical siding accents at gable ends and 2nd floor.
- Windows: Simplified colonial style windows and door trim and vertically hung paned windows at front elevation and in high visibility areas. Single pane windows at sides and rears, often ganged impairs.
- Details: Stucco over foam window and door trim. Arched stucco column porches. Wood balcony and railing, ornate chimney top trim, shutters, and round tile attic vents. Wood corbels, recessed accent windows and arched and sloping fin walls. Garage door patterns complimentary to style.
- Colors: Whites, "painted brick", white or dark brown trims

D. Open Space/Park Requirements

The Sanderson Lakes project proposes to include approximately 9.6 acres of lake surface and the associated shoreline landscaping along with approximately 2.4 acres of landscaped greenbelt and twelve (12) "mini parks" open space interspersed throughout the project as shown in exhibit 8.

In addition, the project will include approximately 3.0 acres of "streetscape" walkways and landscaping to impart a visual and pedestrian nexus through the open space from the north end of the project through to the south end.

The open space concept for the project contemplates the introduction of the lake and pedestrian walkway features into some portion of each of the eight residential villages. Some of the home sites will have private year yards adjacent to the lakeside common area and some of the home sites will back to the pedestrian walkway, which will encompass about half of the lake shoreline.

Village 1 will include approximately 25,000 s.f. "active open space", which will include landscaping, hardscaping, a pool with spa, cabana with restrooms and meeting room.

E. Wall & Fence Guidelines

All perimeter fencing for Sanderson Lakes will be decorative masonry block and/or clad with textured stucco with design appropriate pilasters, caps or other city approved alternative material.

Because the dominant design theme for the site plan incorporates either the proximity or the view of the lake system and landscaped open space, it is planned that the rear and portions of the side yards for lake or park adjacent lots will be enclosed with wrought iron view fencing.

Front yard return walls and street side fencing will also be of decorative masonry block such as split face, slumpstone, etc, or block wall with applied stucco and design appropriate pilasters, caps or other city approved alternative material.

Side walls not visible from the street and rear yard walls not contiguous to common area open space, will be either constructed of wood (Exhibit 1) or masonry or wrought iron, depending on the lot orientation and the location of the site plan in each residential village.

F. Specific Plan Administration

Construction of a Specific Plan project is not made within the context of a "snapshot" time frame. A Specific Plan is often developed over a time period of ten (10) years or greater. Recognizing these conditions, it becomes prudent, if not an absolute necessity, to have a mechanism available which will accommodate changing economic, market and financial conditions.

This section contains a description of the various procedures which will be appropriate to modify the strict provisions of the Specific Plan, should this become necessary. Some of these procedures shall not necessarily involve a public hearing, Specific Plan Amendment, or substantial conformance approval unless otherwise directed by the Hemet Planning Director. Due to the extensive nature of Specific Plan and environmental impact report review procedures, it is desirable to permit certain entitlement review activities to be administrative, unless compelling evidence exists which indicates a need for further environmental or public review.

1. Lot Size Adjustment

The Planning Director may decrease the minimum lot size by a maximum of 10% within an individual planning area as long as the project's overall density is not exceeded. The decreased lot sizes (In no case less than 4500 sq ft) shall still be required to meet the development standards of the applicable planning area, and the Specific Plan in general.

2. Area and Boundary Adjustments

Planning area boundaries, as displayed on the Specific Land Use Development Plan and other exhibits on this Specific Plan, are approximate and not precise. Precision is limited by the scale at which the exhibits are drawn. Precise planning area boundaries and acreage shall be established in conjunction with the review and approval of tentative tracts, parcel maps, plot plans and lot line adjustments. Boundary and acreage variations shall be permitted.

3. Phasing Plan Adjustments

The phasing plan, as contained in the Specific Plan, is an illustration based upon current market expectations. Adjustment of the phasing plan and recordation of lots and phases shall be permitted subject to the criteria contained in the Specific Plan relative to the availability of infrastructure and services as determined appropriate in the discretion of the master developer and the City of Hemet.

4. Development Standards Adjustments

Minor adjustments to specific development standards may be approved administratively by the Planning Director not exceeding a 10 percent reduction of the development standards established in the Specific Plan when a particular physical hardship is shown such as lot configuration, adjacent use or topography.

G. Discretionary Approvals

1. Specific Plan Amendment

An amendment to the Specific Plan may be required for the following circumstances:

- The addition or alteration of textual or graphic information to the Specific Plan which significantly alters the spatial relationship of land uses.
- Significant changes to the Architectural Guidelines or Landscaping Guidelines.
- Significant changes in proposed mitigation measures.

The procedures associated with a Specific Plan Amendment shall be the same as for the processing and approval of a Specific Plan.

2. Substantial Conformance

Substantial conformance review will be utilized for the following circumstances, which may occur during the review and approval of a discretionary entitlement request, such as a tentative tract map, conditional use permit or other discretionary permit:

- The addition or alteration of textual or graphic information to the Specific Plan, which substantially alters the spatial relationship of land uses.
- Changes in the location or planned infrastructure, which substantially alter the spatial relationship of land uses.
- Substantive changes to the Architectural Guidelines or Landscaping Guidelines.
- Those items deemed to be not in “substantial conformance” will have to be reviewed by the Planning Commission.

H. Miscellaneous Approvals

The following approvals may be required as conditions for implementing projects. These approvals shall be subject to administrative review unless otherwise required by City Ordinances in effect at the time of adoption of the Specific Plan and development agreement.

- Architecture and Landscaping Plans
- Grading Plans
- Improvement Plans
- Master Phasing and Unitization Plans
- Sales Information Plot Plans
- Mitigation Monitoring Reports

- Other Facilities Deemed Appurtenant or Accessory to Specific Plan Land Uses
- The addition of textual or graphic information to the Specific Plan, which do not significantly alter the spatial relationship of land uses
- Changes in the location or nature of public facilities or infrastructure which do not increase the density of the project or significantly alter the spatial relationship of land uses
- The reduction in density and/or units at the final subdivision maps stage as a result of the increase in lot size
- Lot Line Adjustments
- Interim and Temporary uses, which shall be governed by the provisions of the Hemet Municipal Code

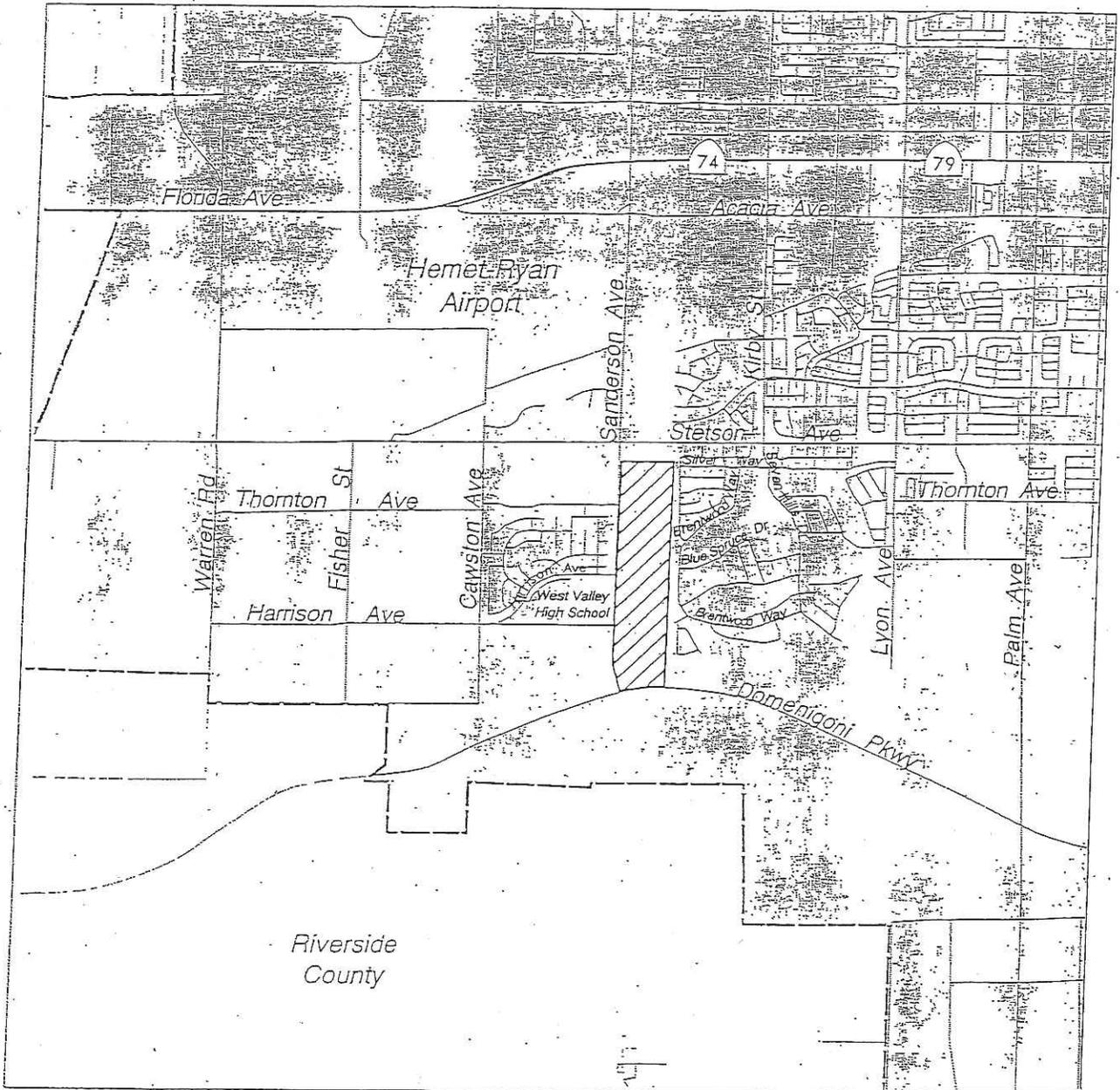
I. Residential Site Development Standards

RESIDENTIAL DEVELOPMENT STANDARDS				
	Village 1 & 2	Village 3 & 4	Village 5 & 6	Village 7 & 8
Lot Size Minimum S.F.	4500	5000	5500	6000
Average Lot Dimension	45' x 100'	50' x 100'	55' x 100'	60' x 100'
Minimum Lot Width	45'	50'	55'	60'
Minimum Lot Depth	90'	90'	90'	90'
Building Setbacks (ft.)²				
Front-on Garage ^{1 & 3}	18' min. (20 avg.)	18' min. (20 avg.)	18' min. (20 avg.)	18' min. (20 avg.)
Side-on Garage ¹	15'	15'	15'	15'
Main Structure Living Area	16'	16'	16'	16'
Front Porches	10'	10'	10'	10'
Rear	15'	15'	15'	15'
Side ⁴	5'	5'	5'	5'
Street Side ⁵	13'	13'	13'	13'
Architectural Projections	PER City Zoning Code 17.64.030			
Maximum Lot Coverage	70%	65%	65%	60%
Building Height	35'	35'	35'	35'
Minimum Residential Building Area	1200 s.f.	1400 s.f.	1400 s.f.	1450 s.f.
Building Separation	10'	10'	10'	10'
Avg. Lot Size	Village 1	Village 2	Village 3	Village 4
	6036 s.f.	5501 s.f.	6230 s.f.	6740 s.f.
	Village 5	Village 6	Village 7	Village 8
	6722 s.f.	7614 s.f.	7614 s.f.	7568 s.f.

1. Garage setbacks shall be measured from back of sidewalk or private street easement.
2. Homes shall be off-set from adjoining homes by at least (3') three feet.
3. An average front setback of 20-feet shall be provided, calculated per street frontage of each block.
4. Side yard setback of 0-feet only if there is a corresponding 10-foot side yard on opposite side of dwelling unit.
5. Street side setbacks for corner lots shall be a minimum of 13-feet measured from back of curb.

Note:

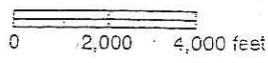
All local streets including cul-de-sacs shall have a 4-foot parkway adjacent to curb and a 4-foot sidewalk.



Source: CBA, Inc., October 2000.

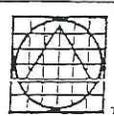
 Project Site



 0 2,000 4,000 feet

Local Vicinity

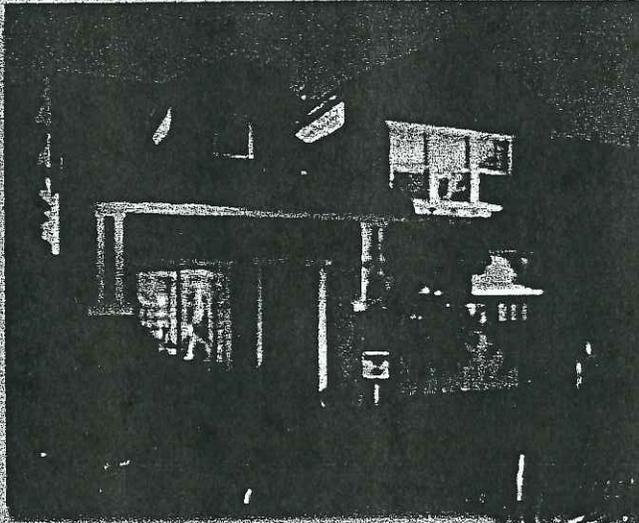
EXHIBIT 1



RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson

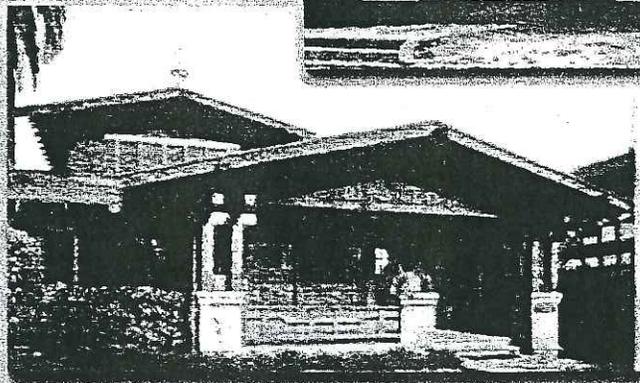
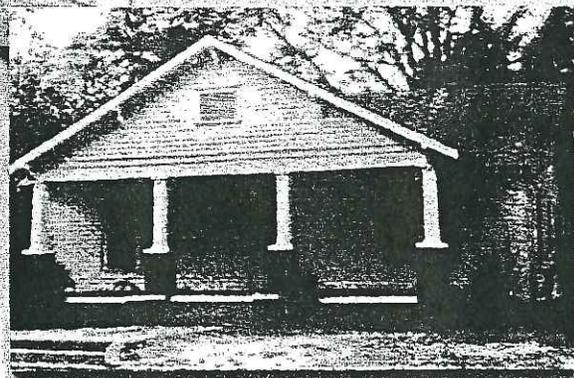
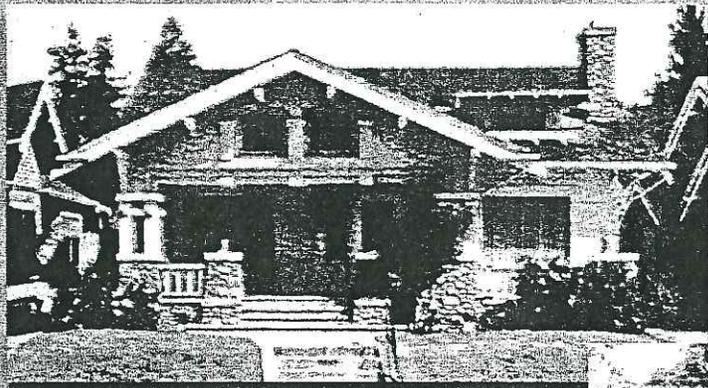
Craftsman



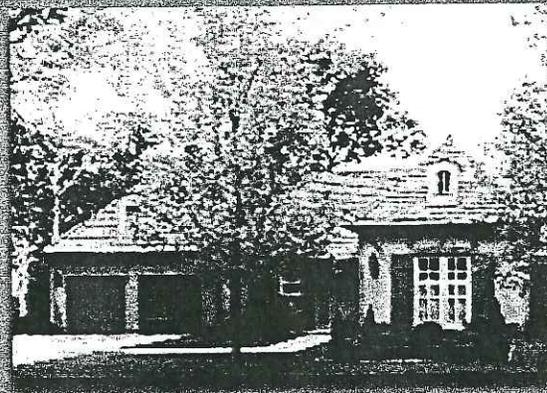
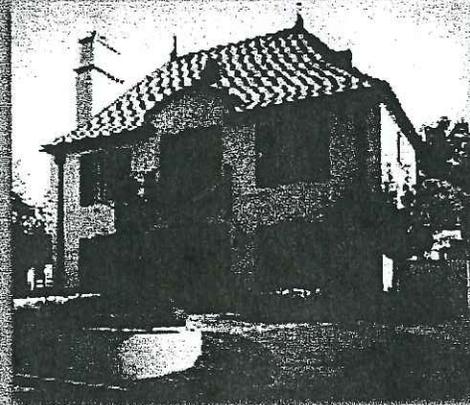
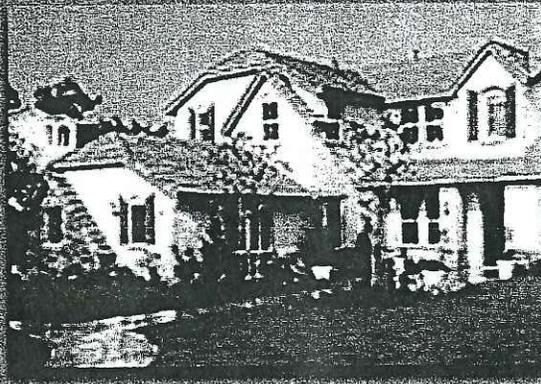
Required and Enhanced Style Elements

- FORM:** Low pitched gabled roofs, porches, siding
- WALLS:** Siding, shingles, stucco, brick/stone veneer
- WINDOWS:** Two accent windows to be featured at the front elevation, trimmed with stucco or wood, divided light with minimum four quadrants per window
- DETAILS:** 16"-24" eaves, exposed rafter tails, decorative braces or brackets, columns—typically short, square upper columns resting upon more massive piers if supporting roof
- COLORS:** Stucco shall be sand finish and range from light to dark. Stucco/wood trim and fascia shall have a contrasting color. Shutters will have an accent color that harmonizes and brings the theme of the style.

Craftsman Historical Reference



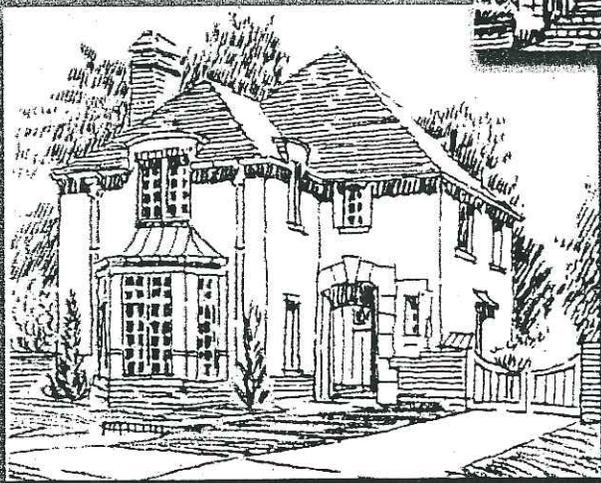
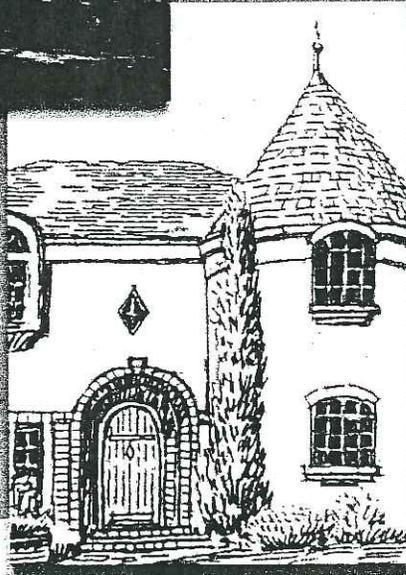
French Country



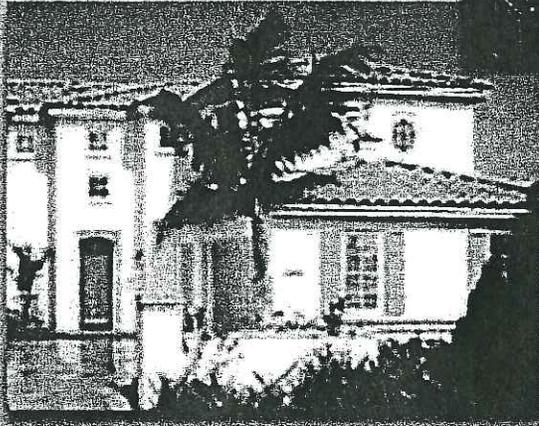
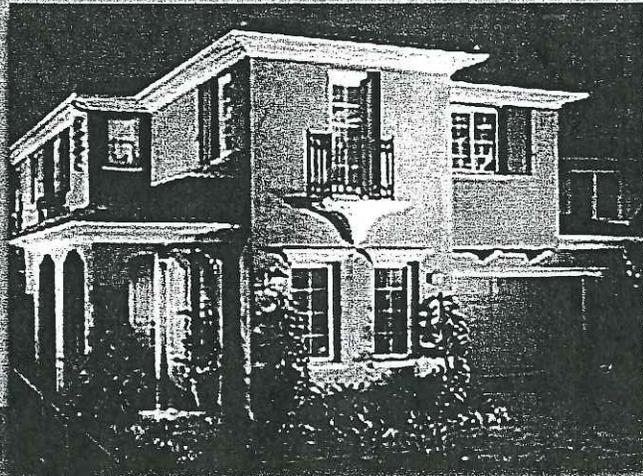
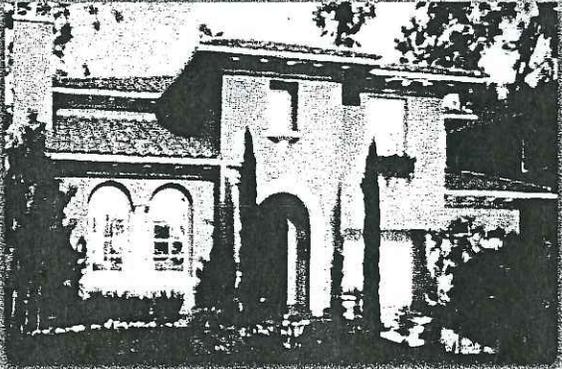
Required & Enhanced Style Elements

- FORM:** The random elements and accents of this style express this distinct and appealing architectural character, themes such as doors and windows with impressive trim or shutters, varying pitch roof line, textured chimneys and wood or wrought iron balconies
- WALLS:** Stone veneer is a strong feature of French Country Style and should be incorporated as an accent material
- WINDOWS:** A variety of shutters must be used with stucco trim on all windows in public view. Windows are required to have divided light with minimum of four quadrants per window. Diamond mullions may be used for a feature window.
- DETAILS:** Entry doors shall be decorative with enhanced glass patterns and surrounded by wood/stucco. Porch columns shall be heavy and match similar material texture. Balconies are small in scale, but are highly detailed with decorative wrought iron features, potshelves or both.
- COLORS:** This style should project a stronger and more vivid color concept. Various stone texture with a contrasting stucco field and accent shutters should be incorporated. Stucco shall be smooth or light sand finish.

French Country Historical Reference



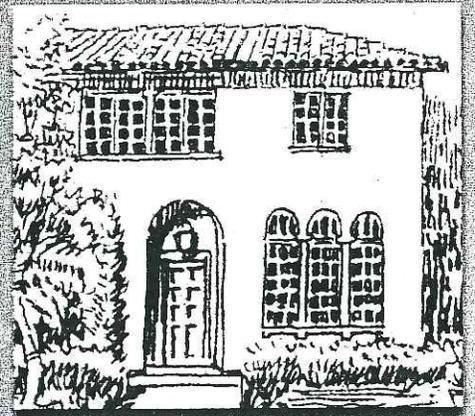
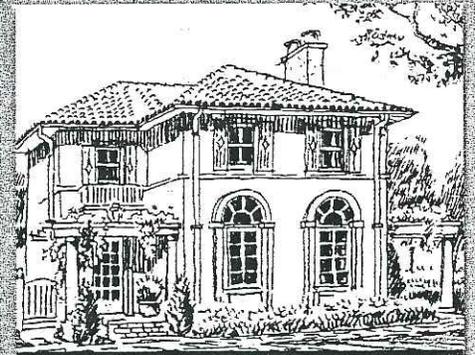
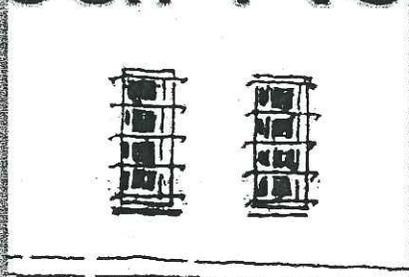
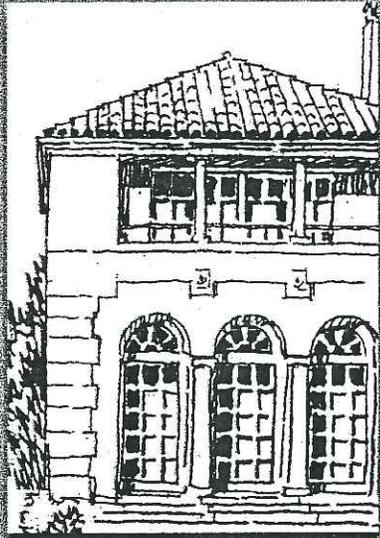
Italianate



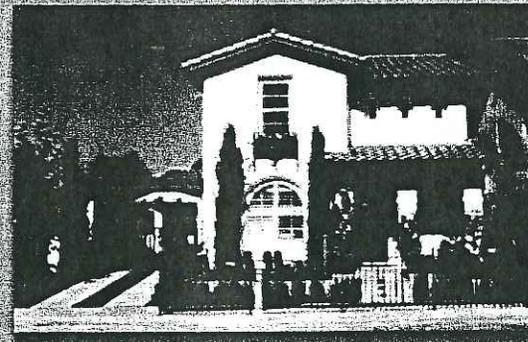
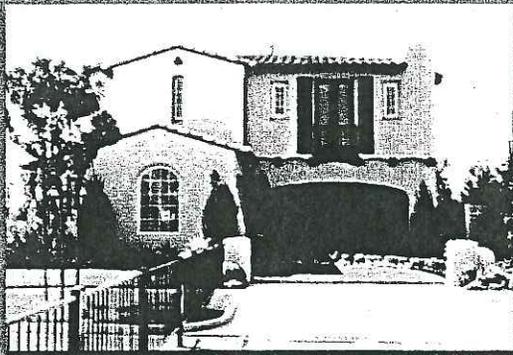
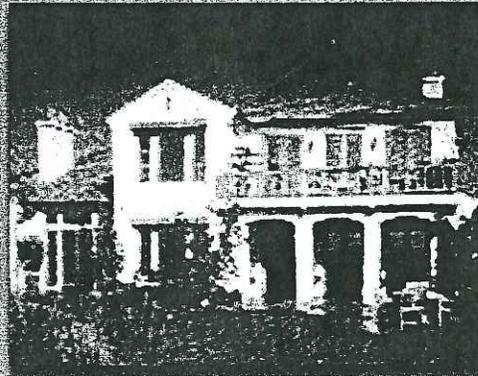
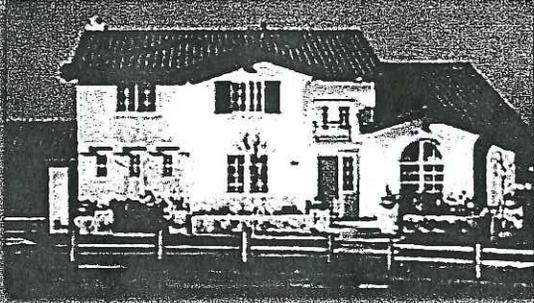
Required & Enhanced Style Elements

- FORM:** 2 story massing with one vertical and one horizontal break
- WALLS:** fine to light sand finish or light lace finish stucco
- WINDOWS:** vertically hung paned windows at front elevation and in high visibility areas, often ganged in pairs. Single pane windows at sides rears, white, windows ganged together in double and triples, deep recessed windows in front elevation.
- DETAILS:** tapered round or square simple stucco columns, shutters, entry porch, belt course trim, stone based veneers, tower elements
- COLORS:** mid value saturated colors

Italianate Historical Reference



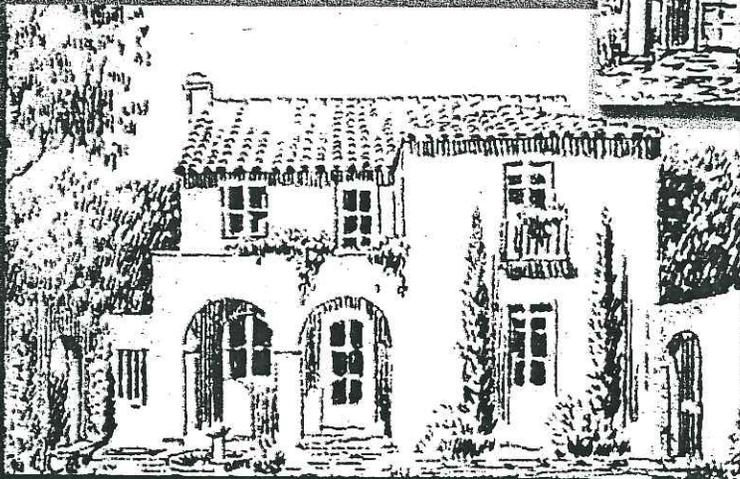
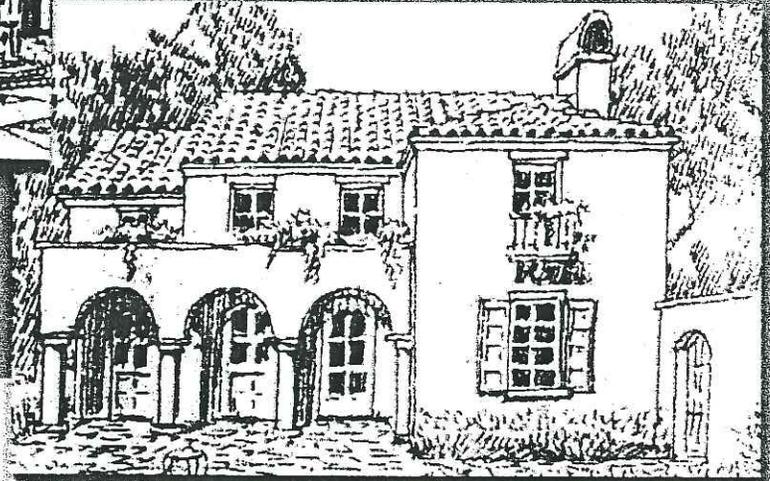
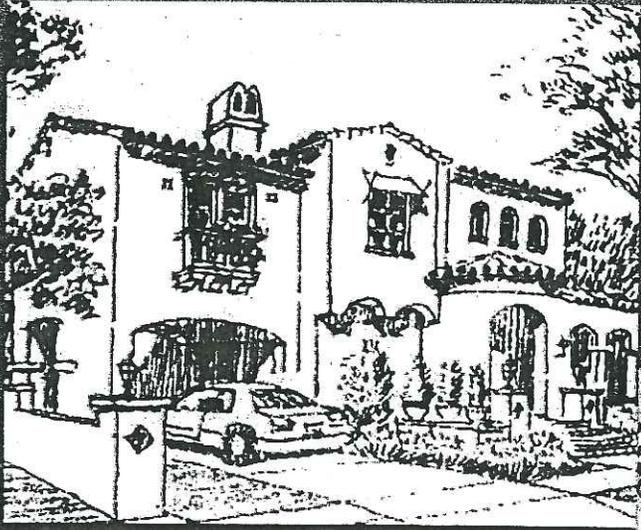
Santa Barbara



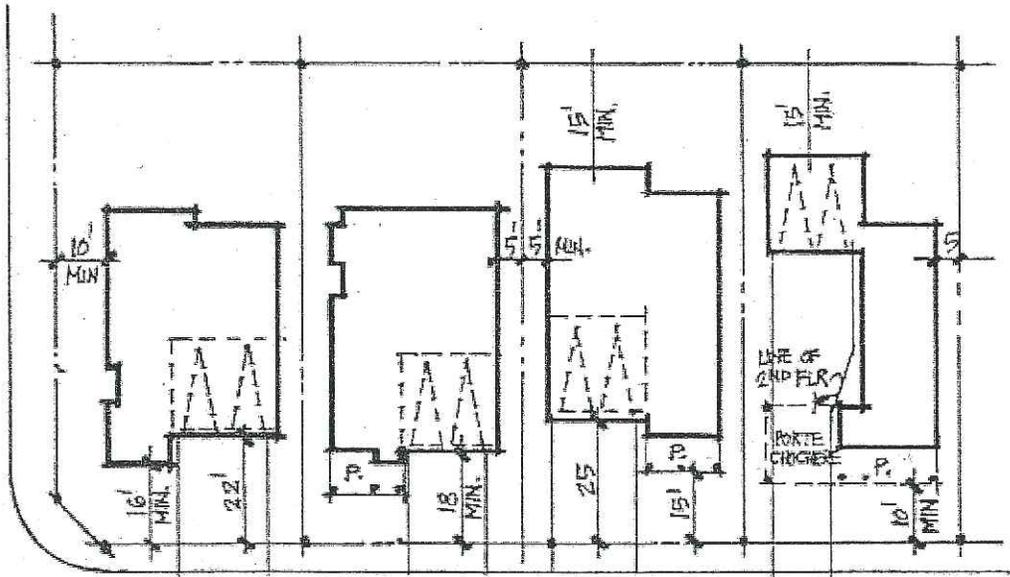
Required & Enhanced Style Elements

- FORM:** 2 story massing with strong one story elements. Simply articulated 2 story boxed plan massing with not more than 50% one story element across front elevation. 4:12 to 5:12 roof pitches with 12" to 18" overhangs. Simple hip or gable roof with one intersecting gable roof. Shed roof over porch. Barrel or s shape concrete roof tiles
- WALLS:** Fine to light sand finish, light lace finish stucco or California Monterey stucco. Vertical siding accents at gable ends and 2nd floor.
- WINDOWS:** Simplified Colonial style windows and door trim and vertically hung paned windows at front elevation and in high visibility areas. Single pane windows at sides and rears, often ganged in pairs.
- DETAILS:** Stucco over foam window and door trim. Arched stucco column porches. Wood balcony and railing, ornate chimney top trim, shutters, and round tile attic vents. Wood corbels, recessed accent windows and arched and sloping fin walls. Garage door patterns complimentary to style
- COLORS:** Whites, painted brick, white or dark brown trims

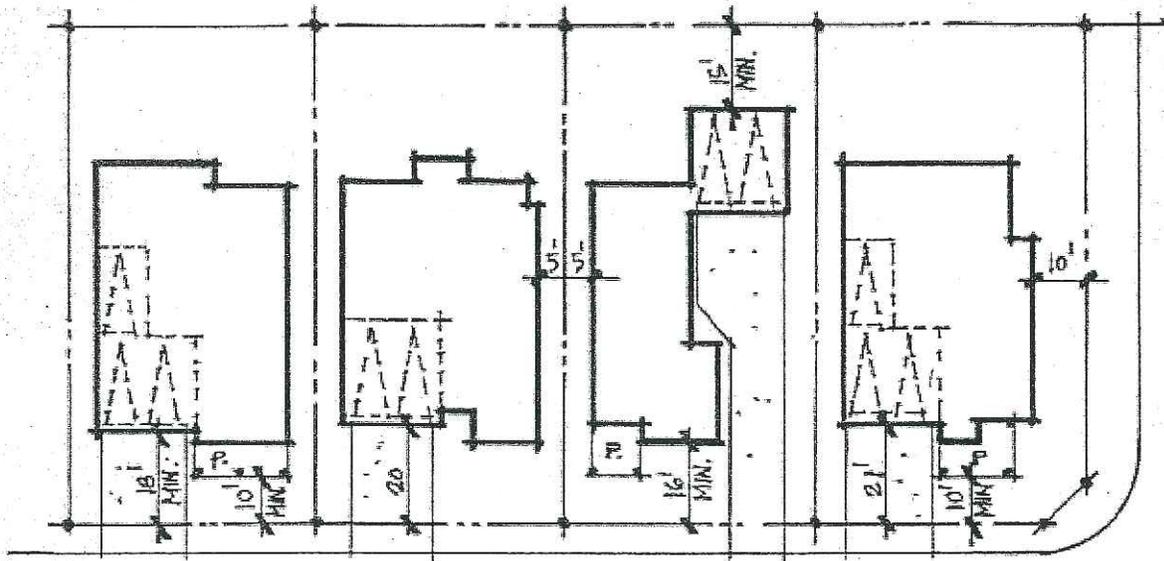
Santa Barbara Historical Reference



TYPICAL FOOTPRINTS AND PLOTTING EXAMPLE

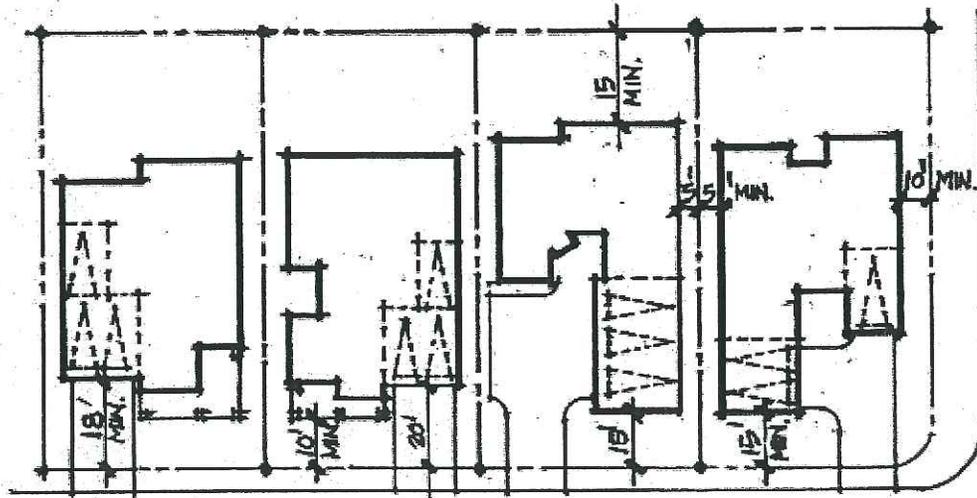


45' x 100' TYPICAL

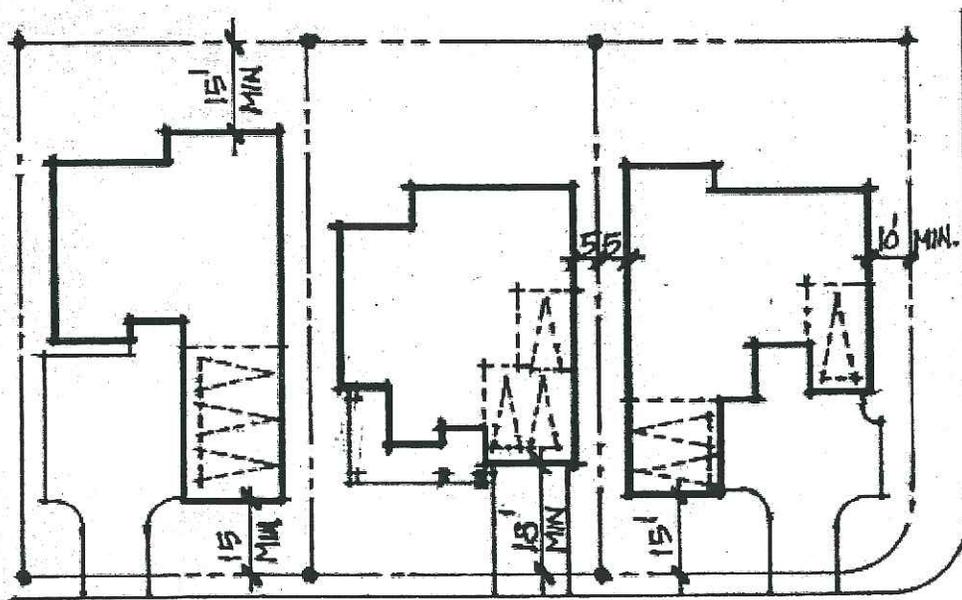


50' x 100' TYPICAL

TYPICAL FOOTPRINTS AND PLOTTING EXAMPLE



55' x 100' TYPICAL



60' x 100' TYPICAL

Tax Allocation Financing

The California Constitution (article XVI, section 16) and the Community Redevelopment Law (Section 33670) authorize a method of financing redevelopment activities which is commonly referred to as tax allocation (or tax increment) financing. As provided for in Section 33670:

Any redevelopment plan may contain a provision that taxes, if any, levied on taxable property in a redevelopment project each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

(a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the fund of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid . . . ; and

(b) That portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys, advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project . . .

In short, this section makes available to redevelopment agencies a sum equivalent to the tax rate of all taxing agencies applied to the difference between (i) the assessed valuation of all property within the project area after the adoption of the redevelopment plan and (ii) the assessed valuation of all such property prior to the adoption of said plan. Since the Page Ranch is presently bare land, the entire increase in its assessed valuation attributable to its development is potentially available for tax allocation financing.

The only adverse impact which tax allocation financing might have on the City of Hemet is that the City

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advantageous to all concerned. The construction of flood control facilities will necessarily involve properties other than the Page Ranch; and this activity can best be coordinated if all of the impacted properties are within the project area. Also, the inclusion of other properties within the project area will broaden the potential base of revenues and may provide for an earlier flow of tax allocations to the redevelopment agency.

You have asked me to comment on the question of maintenance of public improvements. Although some people believe that a redevelopment agency can be used to provide for the maintenance of public improvements, I don't believe that this would be the case with respect to improvements such as flood control facilities, major thoroughfares, etc. As was noted hereinabove, Section 33445 provides that an agency may pay for the land and the cost of the installation and construction of certain publicly-owned buildings, facilities, and structures; however, I am unaware of any similar provision within the Community Redevelopment Law which authorizes a redevelopment agency to pay the ongoing costs of maintaining such buildings, facilities, and structures. If I am correct on this point, then some other vehicle, such as a maintenance district, would have to be considered in order to provide for the costs of maintenance.

Finally, you have requested that I address the impact of Propositions 13 and 4 on tax allocation financing. Proposition 13, adding article XIII-A to the California Constitution limiting property taxes, has resulted in a substantial reduction in the amount of money which would otherwise be available to a redevelopment agency pursuant to tax allocations. However, notwithstanding this reduction, tax allocation financings still remain a viable method of accomplishing redevelopment. Proposition 4, adding article XIII-B to the California Constitution limiting governmental appropriations, has given rise to some uncertainty with respect to the impact thereof on the allocation of taxes to newly-formed redevelopment agencies. It is my belief that this uncertainty will ultimately be resolved in such a manner as to allow the continued use of tax allocation financing; however, it will probably be some months before the confusion is sufficiently resolved to enable successful tax allocation financings.

REDEVELOPMENT PROCEDURES

A detailed discussion of the procedures pursuant to which a redevelopment agency is activated, a redevelopment plan formulated, and the plan implemented, would be beyond the scope of this letter. However, a brief overview of those procedures seems appropriate.

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Page Seven

Quite obviously, the foregoing is a gross oversimplification of the procedures involved. However, at your request, I can supply you with a very detailed calendar of proceedings.

In conclusion, I hope that this letter serves to provide a summary of the opportunities available through redevelopment agency financing of public improvements. It is my belief that this approach to financing such improvements provides numerous advantages to both the City and the property owner. However, if for any reason this approach is determined to be unacceptable, I would be happy to discuss other approaches to the financing of the necessary improvements.

Very truly yours,

STRADLING, YOCCA, CARLSON & RAUTH



John J. Murphy

JJM:pw

Appendix C

Schedule of Action

SCHEDULE OF ACTIONS

For the

Adoption of a Redevelopment Plan for the

CITY OF HEMET

<u>DATE SCHEDULED</u>	<u>ACTION & DOCUMENT(S)</u>	<u>DATE ACCOMPLISHED DOCUMENT NUMBER</u>
1A. Previously done	City Council introduces ordinance declaring need for Agency to function.	
1B. Previously done	City Council adopts ordinance declaring need for Agency to function.	
2. Previously done	a) City Clerk files certified copy of ordinance with Secretary of State. b) City Clerk files statement with Secretary of State as per Government Code Section 53051.	
3. Second meeting in February	City Council adopts resolution designating redevelopment survey area. 1. Resolution	
4. 1st Planning Commission Meeting following City Council adopting Resolution	Planning Commission adopts resolution selecting project area, approving preliminary plan and directing transmittal thereof. 1. Resolution 2. Preliminary Plan 3. Project Area Map	
5. First day following Planning Commission Meeting	Secretary of Planning Commission transmits resolution, preliminary plan and project area map to Agency	

DATE
SCHEDULED

ACTION & DOCUMENT(S)

DATE ACCOMPLISHED
DOCUMENT NUMBER

5. (continued)

1. Transmittal letter
2. Amended Preliminary Plan
3. project Area Map

6. 1st Meeting following receipt of Planning Commission Items - See #5

Agency holds meeting and elects Chairman and Vice-Chairman and adopts resolution approving bylaws; resolution adopting CEQA guidelines; resolution approving preliminary plan, map and legal description of project area; resolutions approving rules of re-entry; owner participation, declaration of restrictions and relocation plan, resolutions setting joint public hearing. Agency adopts resolution authorizing submittal of Proposed EIR and Redevelopment Plan and related documents to Planning Commission.

1. Resolution
2. Bylaws
3. Resolution
4. CEQA Guidelines
5. Resolution
6. Preliminary Plan
7. Project Area Map
8. Project Area Legal Description
9. Resolution
10. Rules of Re-entry in Business
11. Resolution
12. Rules for Participation and Preferences
13. Resolution
14. Declaration of Restrictions
15. Resolution
16. Relocation Plan
17. Resolution - Joint Public Hearing
18. Resolution
19. Proposed Redevelopment Plan
20. Draft EIR

7. Same as #6

City Council meets and adopts resolution establishing administrative fund, a resolution setting joint public hearing, and resolution prescribing the compensation of Agency members.

DATE
SCHEDULED

ACTION & DOCUMENTS (S)

DATE ACCOMPLISHED
DOCUMENT NUMBER

8. (continued)

Agency staff consults with and obtains advice of residents and community organizations concerning the project.

1. Transmittal letter to County Auditor with exhibits
2. Transmittal letter to County Assessor with exhibits
3. Transmittal letter to County Tax Collector with exhibits
4. Transmittal letter to State Board of Equalization with exhibits and applicable fee (33328.4)
5. Transmittal letter to governing bodies of each taxing agency with exhibits
6. List of taxing agencies
7. Legal description of boundaries
8. Map
9. Transmittal letter

Week following
#6 and #7

Agency staff mails or delivers Proposed Redevelopment Plan, EIR and related documents to Planning Commission.

1. Letter of transmittal
2. Proposed Redevelopment Plan and related documents
3. Notice of Preparation
4. Notice of Availability
5. EIR

10. Same as #9

Agency staff transmits 10 copies of EIR to State Clearinghouse with Notice of Completion (Appendix C to State EIR Guidelines); staff transmits EIR to taxing agencies and other interested persons and makes copy available in library.

1. Transmittal letter
2. Draft EIR
3. Notice of Completion

DATE
SCHEDULED

ACTION & DOCUMENT(S)

DATE ACCOMPLISHED
DOCUMENT NUMBER

- | | |
|---|--|
| 15. Upon completion
#14 | City Clerk, in cooperation with Agency staff, sends Notice of Joint Public Hearing on Proposed Redevelopment Plan to newspaper for publication. (If appropriate, notice to be published in both English and Spanish). |
| | 1. Notice of Joint Public Hearing |
| 16. First week after
sent to paper
publish once a
week for 4 weeks | Newspaper publishes joint public hearing notice once a week for four consecutive weeks, and provides Agency with affidavit of publication. |
| 17. Within 15 days
of receipt of
document mailed
under #8 | County or any affected taxing agency calls for formation of Fiscal Review Committee to report on fiscal impact of Proposed Redevelopment Plan. |
| 18. On date of and
if formation of
committee is
called for | Agency staff mails Proposed Redevelopment Plan to Fiscal Review Committee chairman (if any) (County's representative). |
| | 1. Letter of transmittal
2. Proposed Redevelopment Plan |
| 19. Completed upon
completion of
#14 | Agency staff completes preparation of updated list of residential owner occupants, residential tenants, businesses, existing organizations and last known assessees for all parcels in Project Area. |
| 20. Simultaneously
with #16 | Agency and City completes mailing of copies of the Notice of Joint Public Hearing, Project Area Map and statement as to property acquisition to the last known assessee of each parcel of land in the Project Area designated in the Redevelopment Plan, at his or her last known address as |

DATE
SCHEDULED

DATE ACCOMPLISHED
DOCUMENT NUMBER

- | DATE SCHEDULED | ACTION & DOCUMENT(S) | DATE ACCOMPLISHED
DOCUMENT NUMBER |
|---|---|--------------------------------------|
| 23. Within 54 days from transmittal of Redevelopment Plan per 33353.4 (#11) | Fiscal Review Committee, if any, holds hearing on Proposed Redevelopment Plan and adopts report on fiscal impact of Proposed Plan.

1. Fiscal Review Committee Report. | |
| 24. On date of receipt of Fiscal Review Committee Report | Agency staff transmits copy of Fiscal Review Committee Report, if any, to State Director of Housing and Community Development, if requested.

1. Transmittal letter
2. Fiscal Review Committee Report | |
| 25. Same as #24 | Agency staff prepares proposed response to Fiscal Review Committee Report.

1. Response to Report | |
| 26. | Planning Commission adopts resolution approving its Report and Recommendation on Proposed Redevelopment Plan, making a finding that Proposed Plan conforms to General Plan, and authorizing transmittal to the Agency.

1. Resolution
2. Report and Recommendation | |
| 27. Day after #26 | Planning Commission staff mails or delivers Report and Recommendation to Agency.

1. Letter of transmittal
2. Report and Recommendation | |
| 28. Not later than 90 days of filing of #8 | Agency staff receives report of County Fiscal Officer required by Health and Safety Code. | |
| 29. Agency Meeting prior to public hearing | Agency adopts resolution approving Report to Council on Proposed Redevelopment Plan and authorizing submittal of Plan and Report to City Council. | |

DATE
SCHEDULED

ACTION & DOCUMENT(S)

DATE ACCOMPLISHED
DOCUMENT NUMBER

36. Same as #34

City Clerk notifies Building Department of the Redevelopment Plan and its ramifications upon Department's operations. (Section 33374).

1. Cover letter

37. Same as #34

City Clerk transmits copies of the ordinance adopting the Redevelopment Plan, the recorded document and the Project Area Map (certified mail, return receipt requested - Section 33375) to:

1. Legislative or governing bodies of all taxing agencies which levy ad valorem taxes
2. County Tax Assessor
3. County Auditor
4. State Board of Equalization
 - a. Cover letters
 - b. Recorded document
 - c. Project Area Map
 - d. Ordinance adopting Redevelopment Plan
 - e. Filing fee (to State Board of Equalization only)

38. Same as #34

City Clerk transmits copy of ordinance adopting Redevelopment Plan to Agency and causes the publication of the ordinance adopting Redevelopment Plan.

1. Transmittal letter
2. Adopted Redevelopment Plan
3. Published ordinance

39. 30 days after
#33

Ordinance becomes effective.

* 40. August 19, 1980

New equalized assessment roll.

Appendix D

Traffic Analysis
December 1979

TRAFFIC ANALYSIS FOR
PROPOSED PAGE RANCH PLANNED COMMUNITY
WITHIN CITY OF HEMET - RIVERSIDE COUNTY

Prepared for:

Haworth, Carroll and Anderson Inc.
31882 Camino Capistrano - Suite 270
San Juan Capistrano, CA 92675

Prepared by:

Basmaciyani-Darnell, Inc.
4262 Campus Drive, Suite B-1
Newport Beach, CA 92660

(714) 549-9940

December 1979



BASMACIYAN-DARNELL, INC.

ENGINEERING AND PLANNING
Transportation, Traffic, Municipal, Transit

4262 Campus Drive, Suite B&X B-1

Newport Beach, California 92660

(714) 549-9940

December 5, 1979

Mr. Terry A. Klein
Haworth, Carroll & Anderson, Inc.
31882 Camino Capistrano, Suite 270
San Juan Capistrano, California 92675

Subject: Traffic Study for Page Ranch Planned
Community in the City of Hemet

Dear Mr. Klein:

Enclosed herewith is the traffic analysis prepared for the Page Ranch Planned Community. The study addressed traffic volume forecasts, compability with existing and current planning for the area, highway geometrics, traffic control needs and project related impacts.

Call me if you have any questions or need additional information.

Sincerely,

BASMACIYAN-DARNELL, INC.

A handwritten signature in cursive script that reads "Bill E. Darnell".

Bill E. Darnell, P.E.

BED:hh

Enclosures

TRAFFIC ANALYSIS FOR
PROPOSED PAGE RANCH PLANNED COMMUNITY
WITHIN CITY OF HEMET - RIVERSIDE COUNTY

INTRODUCTION

This traffic study has been performed in order to assess the traffic related impacts that could result from the development of approximately 7,000 dwelling units, 91 acres of industrial area, approximately 79 acres of commercial, City Corporate Yard, open space, open space recreation and public schools. The proposed Page Ranch Planned Community development is located within the southwesterly portion of the City of Hemet.

The total project encompasses approximately 1661 acres and its development is of major concern to both the City of Hemet and the County of Riverside. Figure 1 is a vicinity map showing the location of the project and the major street system in the vicinity.

This study addresses the traffic related impacts associated with the proposed Page Ranch development. Major areas of emphasis are impacts on adjoining streets, compatibility with existing and proposed changes to the Hemet-San Jacinto General Plan, compatibility with the Southwest Area study, implications of future traffic conditions, traffic signal needs and internal circulation.

As addressed above, the proposed project has been developed to be consistent with the specific land use plan for the Southwest Area in the City of Hemet. Planning and traffic data developed in the Southwest Area study has been used for comparison purposes and to provide guidance in determining the impacts of this project.

Project Description

The proposed Page Ranch Planned Community includes approximately 1,242 acres of residential land use, 330 acres of support land use, and an additional 90 acres for industrial use. Residential uses range in density from single-family, detached homes at 3.0 to 5.0 dwelling units per acre to multi-family units with a maximum of 16.0 dwelling units per acre. Community support facilities include general commercial, two school sites, open space/recreation, open space/preserve and public and private park sites. The following Table 1 summarizes the proposed land uses within the Page Ranch project:

TABLE 1
PROPOSED PAGE RANCH LAND USE

<u>Land Use</u>	<u>Number of Acres</u>	<u>Maximum Density (du/ac)</u>	<u>Approx. Number of Units</u>
Low density	476.0	3.0	1428
Low-Medium Density	477.8	5.0	2389
Medium Density	132.7	10.0	1327
High-Medium Density	120.0	16.0	1920
Commercial	78.8	NA	NA
Industrial	91.0	NA	NA
City Corporate Yard	10.0	NA	NA
Public Schools	32.0	NA	NA
Open Space/Preserve	108.0	NA	NA
Open Space/Recreation	<u>134.7</u>	<u>NA</u>	<u>NA</u>
TOTALS	1661.0	NA	7064

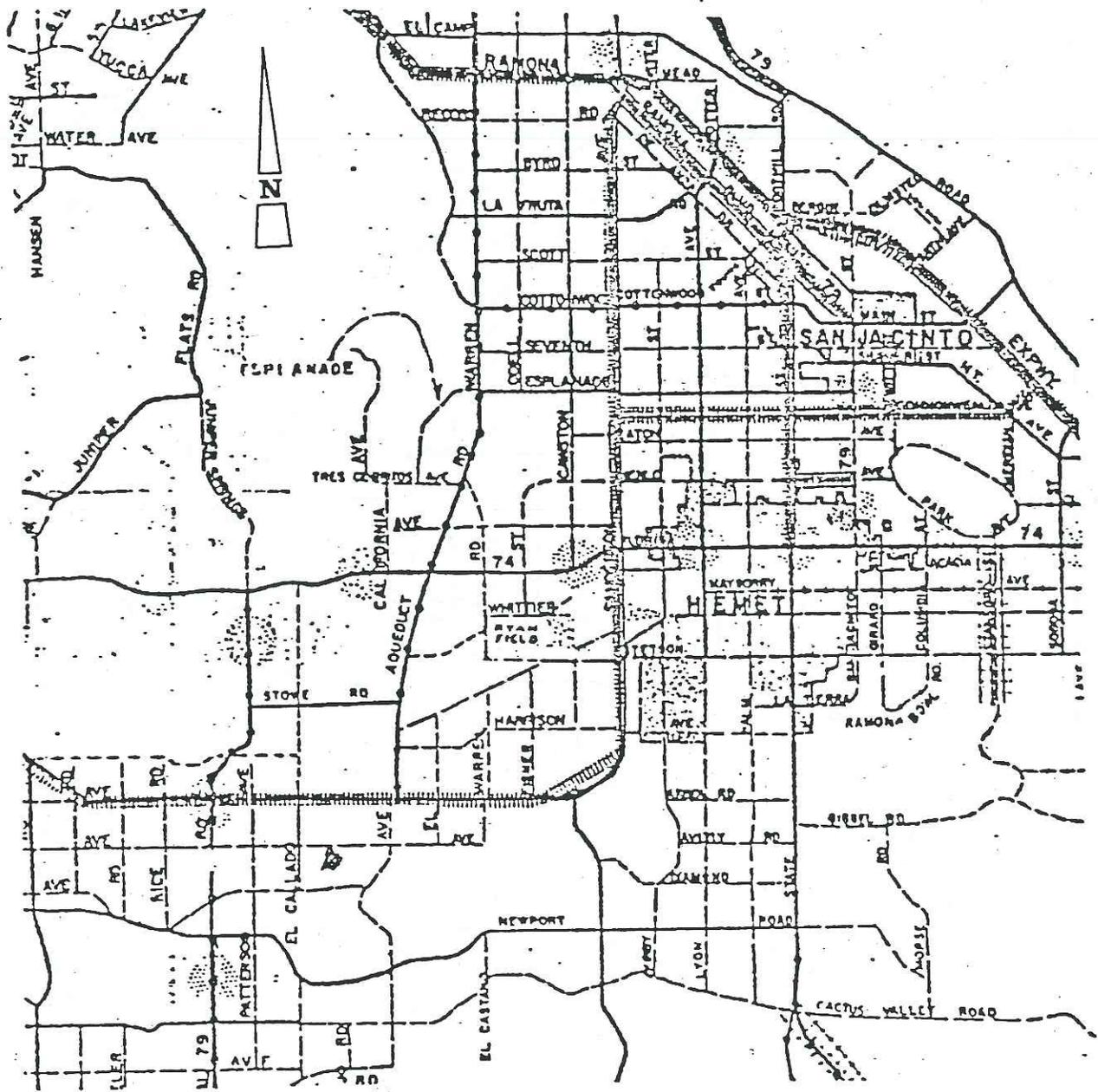
EXISTING CONDITIONS

The proposed Page Ranch Planned Community development is located on generally level ground that is presently being used as farm land. The land is vacant except for a few structures normally associated with farming. The south end of the property encroaches into the foothills of a mountain range covered by natural growth.

Roadway Characteristics

The existing roadway system in the Page Ranch study area is shown in Figure 2. The Circulation Element of the Riverside County General Plan, and the Master Plan of Highways for the Hemet-San Jacinto General Plan area are shown in Figures 3 and 4 respectively. Typical roadway cross-sections for the respective master plan highway designations are in the Appendix of this report. Figure 5 presents the recommended circulation requirements for the Southwest Hemet Specific Plan, Alternative 6.

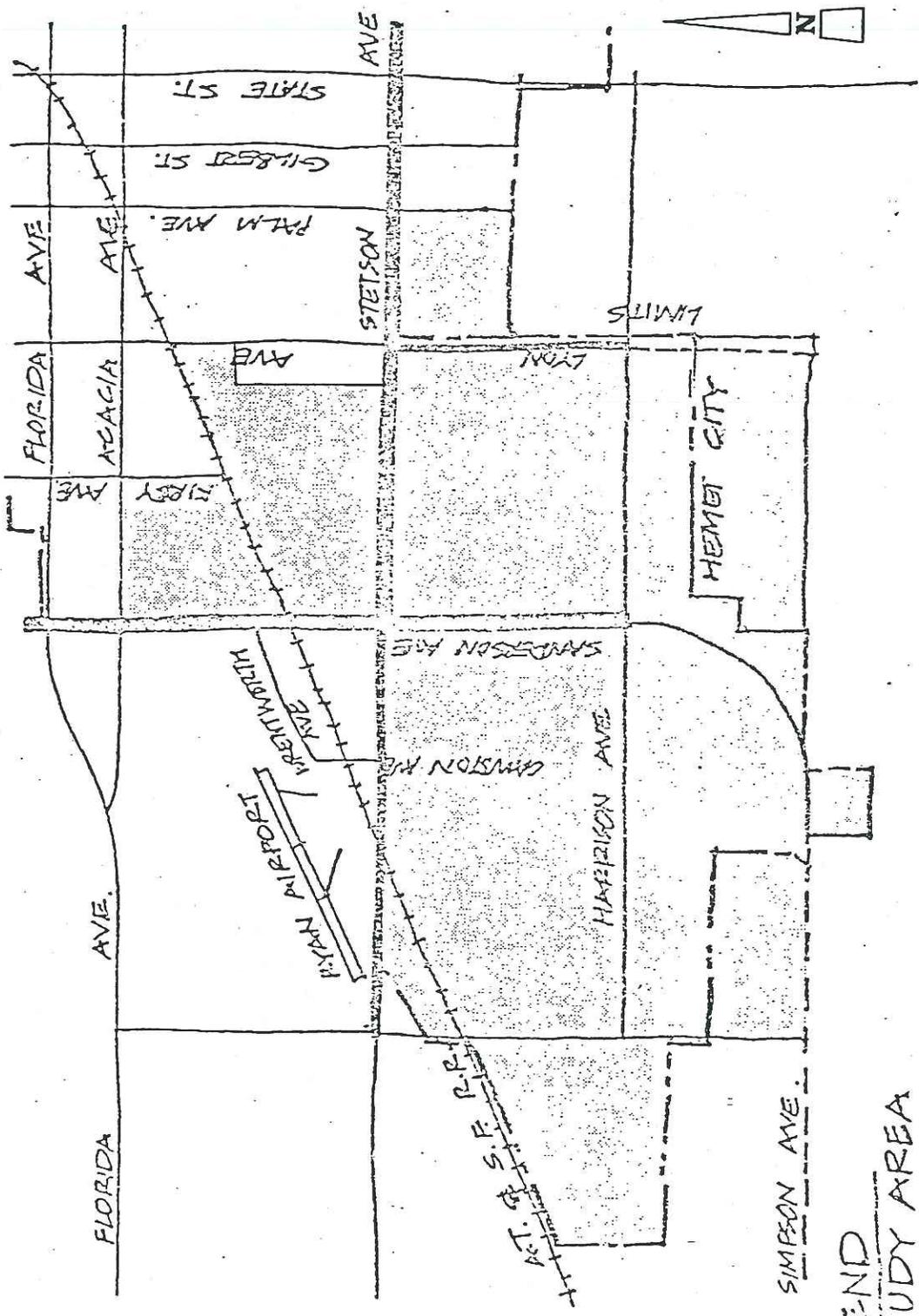
Primary traffic service to the Page Ranch would be provided by Sanderson Avenue (in the north-south direction) and Stetson Avenue (in the east-west direction). Warren Road would provide north-south traffic access to the western portion of the project area. Florida Avenue would provide additional east-west travel routes northerly of Stetson Avenue while Harrison Avenue provides the only additional master planned east-west route south of Stetson Avenue. Fischer Street, Cawston Avenue and Simpson Road complete the current master plan circulation system for the southwest area. However, they are currently undeveloped within the study area boundaries.



CLASSIFICATION		LEGEND		RIGHT OF WAY			
COLLECTOR	---			66'	EXPRESSWAY	----	VARIABLE
SECONDARY	- - -			85'	FREEWAY	=====	VARIABLE
MAJOR	—			100'	FREEWAY	●●●●●	FREEWAY PROPOSED IN STATE PLAN, BUT LOCATION UNDETERMINED - FREEWAY MAY BE SEVERAL MILES REMOVED
ARTERIAL	—●—●—●—			110'		▨▨▨▨▨	SPECIFIC PLAN ROADS & SPECIAL CASES
							(Not a part of the Official General Plan of Highways Map)

BDI
 BASMACIYAN-DARNELL, INC.
 4262 Camous Drive, Suite B-1
 Newport Beach, California 92660
 (714) 549-9940

FIGURE 3
 PLAN OF STREETS & HIGHWAYS
 CIRCULATION ELEMENT
 RIVERSIDE COUNTY GENERAL PLAN



- LEGEND**
- - - STUDY AREA
 - - - ARTERIAL
 - - - MAJOR
 - - - SECONDARY
 - - - COLLECTOR

FIGURE 5
 SOUTHWEST SPECIFIC AREA PLAN
 CIRCULATION PLAN FOR ALTERNATIVE 5

traffic is controlled by stop signs at the intersection with Stetson Avenue. Warren Road currently carries on the order of 3300 vehicles per day between Stetson Avenue and Florida Avenue. Southerly of Stetson Avenue, daily traffic volumes are approximately 2200 vehicles per day.

Florida Avenue (State Highway 74) serves as the major route to and from the greater Hemet area and is the primary highway facility in the City of Hemet. It is designated as a Major Highway on both the Circulation Element of the Riverside County General Plan and the Master Plan of Highways of the Hemet-San Jacinto General Plan. While the actual pavement width varies on Florida Avenue, it provides two lanes of traffic in each direction along its entire length through the City of Hemet with exclusive left turn lanes provided at major intersections. Traffic volumes on Florida Avenue range from 14,400 vehicles per day west of Sanderson Avenue to over 20,300 vehicles per day in the downtown central business district area of Hemet.

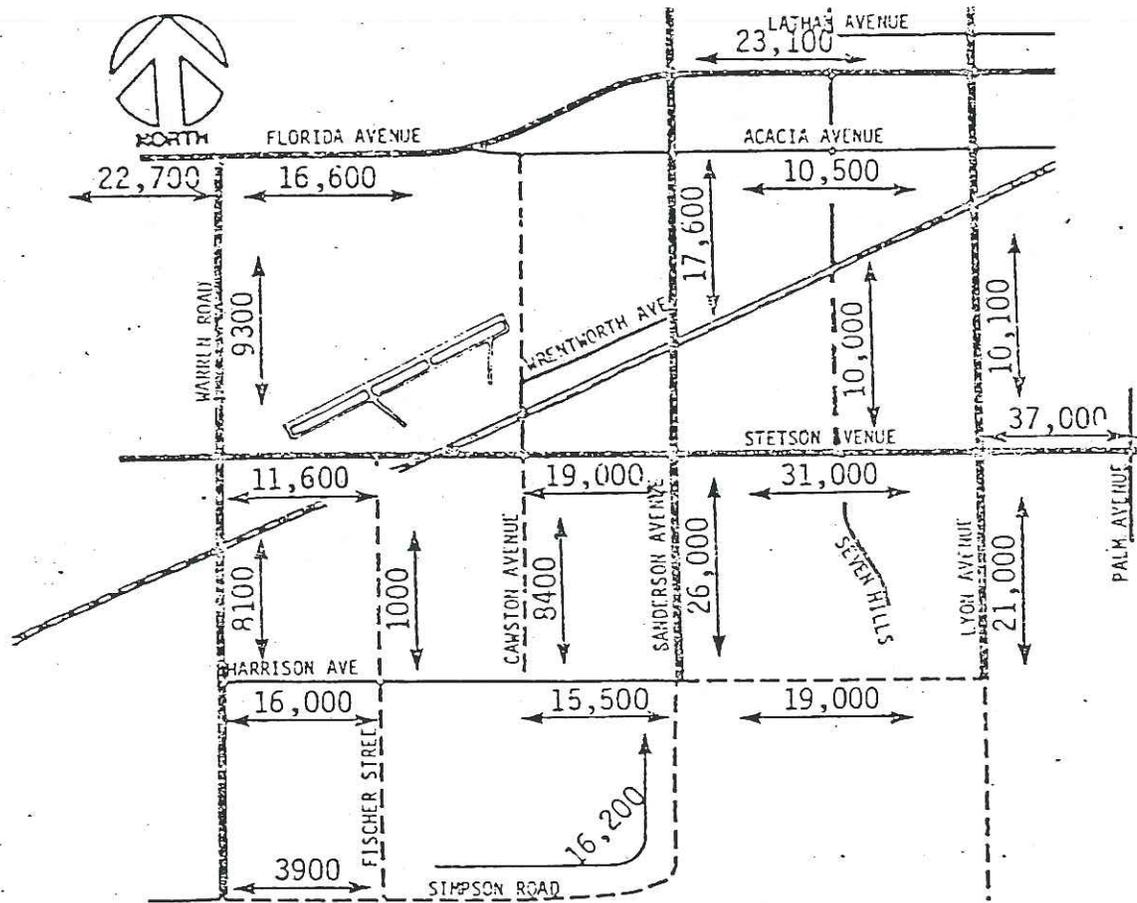
The remaining master planned roadways that would directly serve the Page Ranch Planned Community are Cawston Avenue, Harrison Avenue, Fischer Street and Simpson Road. Cawston Avenue is currently a dirt road south of Stetson Avenue and is a two lane paved roadway leading to the Hemet Ryan Airport northerly of Stetson Avenue. It intersects Wrentworth Avenue near the airport entrance with Wrentworth Avenue providing access to Sanderson Avenue northeast of this intersection. Cawston Avenue is currently stop sign controlled at the intersection with Stetson Avenue. Cawston Avenue is designated as a Secondary Highway on both the Riverside County Circulation Element and the Hemet-San Jacinto Master Plan of Highways.

Harrison Avenue is the first east-west street southerly of Stetson Avenue. It is currently developed to a 20 foot pavement width only between Warren Road and Sanderson Avenue. It is designated as a Secondary Highway on both the Riverside County and Hemet-San Jacinto General Plan. Traffic volumes on Harrison Avenue are minimal and estimated to be less than 100 vehicles per day.

Fischer Street and Simpson Road are currently undeveloped within the Page Ranch area. Both the Riverside County and Hemet-San Jacinto master plans designate Fischer Street as a Secondary Highway and Simpson Road as a Major Highway. Simpson Road would actually become the western extension of Sanderson Avenue as it leaves the Page Ranch area.

Public Transportation

The only public transit service that currently exists in the City of Hemet is a dial-a-ride system which operates small vans, providing a demand-responsive system for all residents.



XXX = DAILY TWO-WAY TRAFFIC VOLUME



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Newport Beach, California 92660
714/549-9940

FIGURE 6
TRAFFIC FORECASTS
ALTERNATIVE 6 - CIRCULATION PLAN
SOUTHWEST HEMET SPECIFIC PLAN

Traffic Generation

Traffic generation estimates are included for the AM peak hour and the PM peak hour as well as 24 Hour volumes for an average weekday. Generation factors included in Table 2 have been taken from studies compiled by Caltrans (California Department of Transportation) and from studies compiled in the Institute of Transportation Engineers Information Report on Trip Generation.

Traffic Generation is expressed in vehicle trip ends where a trip end is a one-way vehicular movement either entering or departing a generating land use. Summation of the vehicle trip ends generated by the various land use components included in the Page Ranch Planned Community would produce an estimated 116,200 vehicle trip ends per day evenly distributed between inbound and outbound. An estimated 7500 vehicle trip ends would be expected to occur during the AM peak hour while 9610 vehicle trip ends would be generated during the PM peak hour.

It should be noted that the traffic generation potential listed in trip ends in Table 2 is somewhat higher than the number of vehicles that would physically be added to the adjacent street system. Each vehicle trip has two trip ends, one at the origin of the trip and one at the destination. If all vehicle trips generated within the Page Ranch study area had origins or destinations outside the combined study area, the total number of vehicle trip ends generated would equal the total number of vehicle trips produced within the study area. However, a certain percentage of residential units will interact trip wise with each other as well as other uses to be contained within the study area, i.e., commercial centers, the Seven Hills Golf Course, the Hemet Ryan Airport, and industrial developments within the proposed project area.

Therefore, this one-to-one relationship between vehicle trip ends and vehicle trips does not apply. The number of vehicle trips in terms of vehicles physically added to the adjacent street system is somewhat less than the total number of trip ends produced by the various components of the total study area. For the purposes of this analysis we have assumed that 25 percent of the estimated vehicle trip ends to be generated by development within the study area would be completely internal to the area.

In addition, a daily traffic generation rate of 10 trip ends per dwelling unit has been used for the projections made in this report. This generation rate is generally associated with single family detached dwelling units. Other residential uses such as multi-family townhouses or condominium units, apartments and mobile home parks typically have lower traffic generation rates. Also the interaction between residential and commercial uses will reduce the actual total numbers of trips generated. For these reasons the traffic generation forecast listed in Table 2 is considered conservatively high.

Distribution of Generated Traffic

The traffic generation potential associated with the various land uses within the Page Ranch study area has been distributed

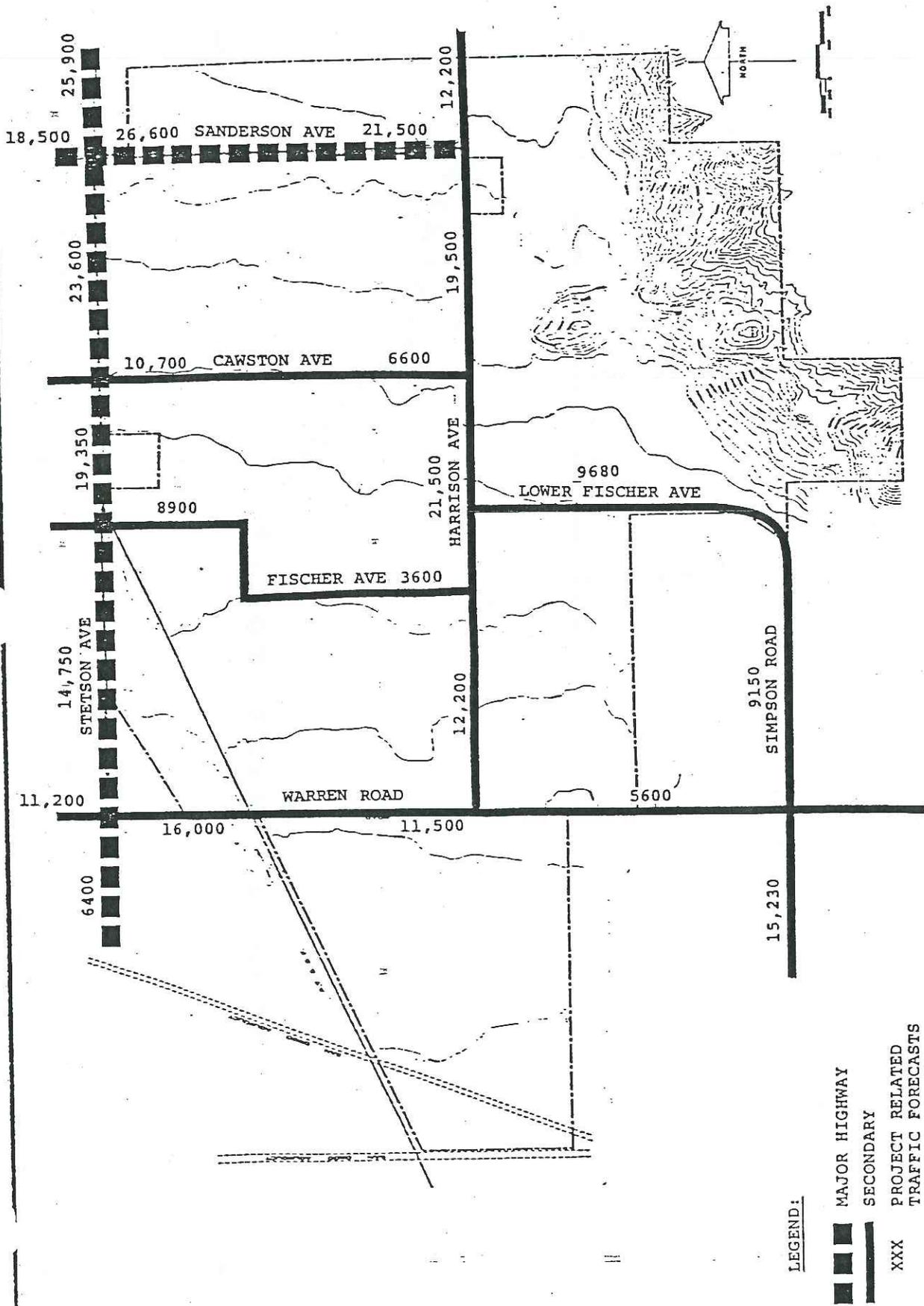


FIGURE 7
 PROPOSED PAGE RANCH CIRCULATION PLAN & TRAFFIC FORECASTS
 (ASSUMES SANDERSON AVE. IS NOT EXTENDED SOUTH TO SIMPSON RD.)

LEGEND:

- MAJOR HIGHWAY
- SECONDARY
- XXX PROJECT RELATED TRAFFIC FORECASTS FOR PAGE RANCH

Analysis of the future traffic volumes shown on Figure 8 indicate that no capacity and/or congestion problems will exist or be created provided the roadways are constructed to conform to the following Roadway Standards:

Sanderson Avenue (Stetson to Harrison)	- Arterial Highway Riverside County Standard #100
Sanderson Avenue (Harrison to Simpson)	- Major Road Riverside County Standard #101
Stetson Avenue	- Arterial Highway Riverside County Standard #100
Cawston Avenue	- Secondary Highway Riverside County Standard #102
Harrison Avenue	- Secondary Highway Riverside County Standard #102
Fischer Avenue	- Secondary Highway Riverside County Standard #102
Warren Road	- Secondary Highway Riverside County Standard #102

Lower Fischer Avenue shown on Figure 6 is not required with the revised circulation plan. Access and circulation for the property between Harrison Avenue and Sanderson Avenue/Simpson Road can be accommodated by the use of Collector Streets (Riverside County Standard #103).

Additionally it is recommended that Fischer Avenue between Stetson Avenue and Harrison Avenue be aligned to eliminate the right angle turns approximately midblock. This realignment can be accomplished with reverse curves. The minimum design speed for the reverse curves should be 35 mph.

ACCESS AND ON-SITE CIRCULATION

Access Considerations

Access considerations for the proposed Page Ranch project have been reviewed in light of future traffic volumes and safety considerations. Due to the lack of specific development plans only general guidelines can be addressed. Review of the proposed project and roadway considerations it is recommended that access to Stetson Avenue and Sanderson Avenue be limited and location of driveways be kept a minimum of 200 feet from major intersections. Also local collector streets serving the residential areas should be aligned to create four way intersections or offset a minimum of 200 feet between intersections.

Traffic Control

Review of future traffic volumes generated by the Page Ranch project indicate that warrants for traffic signals will be met at the following locations:

SUMMARY OF FINDINGS AND CONCLUSIONS (Cont'd.)

traffic and moderate development of the surrounding areas. Alternatives to the Sanderson Avenue/Simpson Road may be possible but will require a detailed review and estimation of regional travel growth and growth within the area. At this time we recommend that the provisions be made to incorporate the circulation system shown in Figure 8 unless it can be shown that alternate circulation patterns can accommodate project-related and future traffic growth for the area.

- Roadways shown on the recommended Alternate Circulation Plan (Figure 8) for the Page Ranch should conform to the following:

Sanderson Avenue

Stetson to Harrison - Arterial Highway (110' R/W)
Riverside County Standard #100

Harrison to Simpson - Major Highway (100' R/W)
Riverside County Standard #101

Stetson Avenue - Arterial Highway (110' R/W)
Riverside County Standard #100

Cawston Avenue - Secondary Highway (88' R/W)
Riverside County Standard #102

Harrison Avenue - Secondary Highway (88' R/W)
Riverside County Standard #102

Fischer Avenue

Stetson to Harrison - Secondary Highway (88' R/W)
Riverside County Standard #102

Warren Road - Secondary Highway (88' R/W)
Riverside County Standard #102

The alignment of Fischer Avenue should be changed to eliminate the right angle turns located about midblock. The realignment can be accomplished with reverse curves designed for a minimum of 35 mph.

- Traffic signals will be needed at the following intersections at or before ultimate buildout of the Page Ranch project.

Stetson Avenue at
Sanderson Avenue
Cawston Avenue
Fischer Avenue
Warren Road

Harrison Avenue at
Sanderson Avenue
Cawston Avenue
Fischer Avenue
Warren Road

Warren Road at Simpson Road

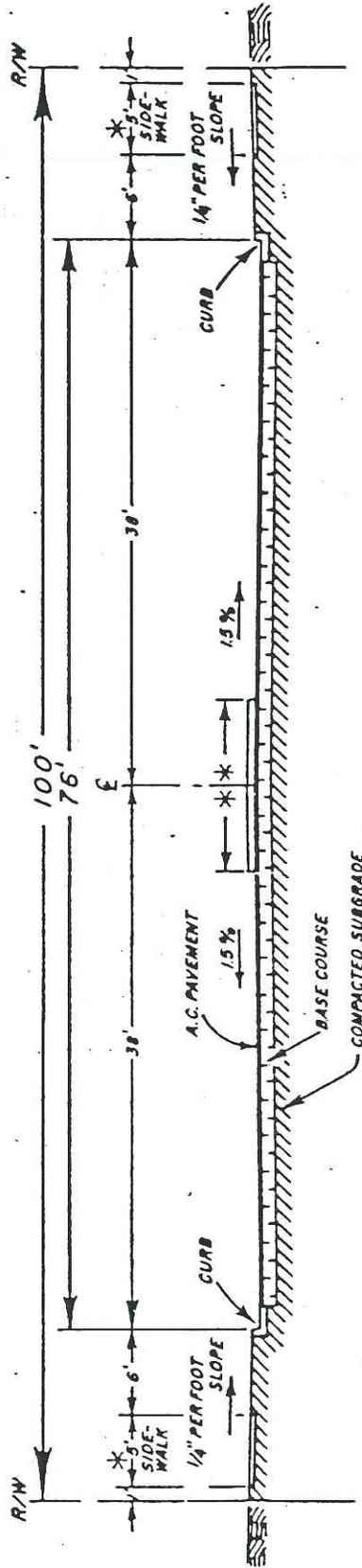


Appendix E

Riverside County Standard ROW Sections

APPENDIX

Riverside County Standard Plan #100
Riverside County Standard Plan #101
Riverside County Standard Plan #102
Riverside County Standard Plan #103
Riverside County Standard Plan #104
Riverside County Standard Plan #105



COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.

MINIMUM PAVING THICKNESS TO BE 2 1/2" ASPHALT CONCRETE.

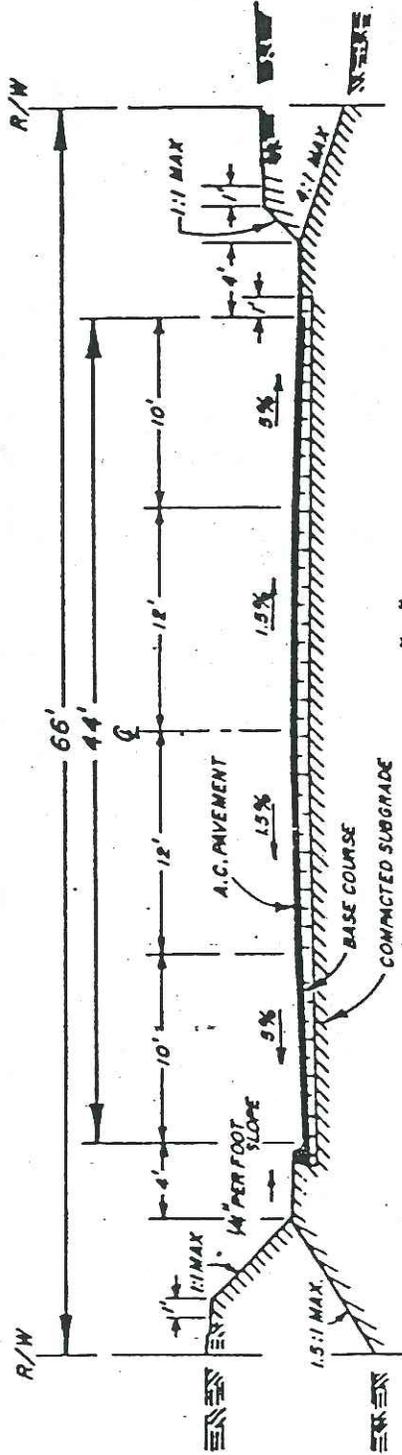
ALL CURB AND GUTTER TO BE TYPE "A" (WITH 6" CURB FACE), UNLESS OTHERWISE SPECIFIED.

* WHEN REQUIRED OR PERMITTED.

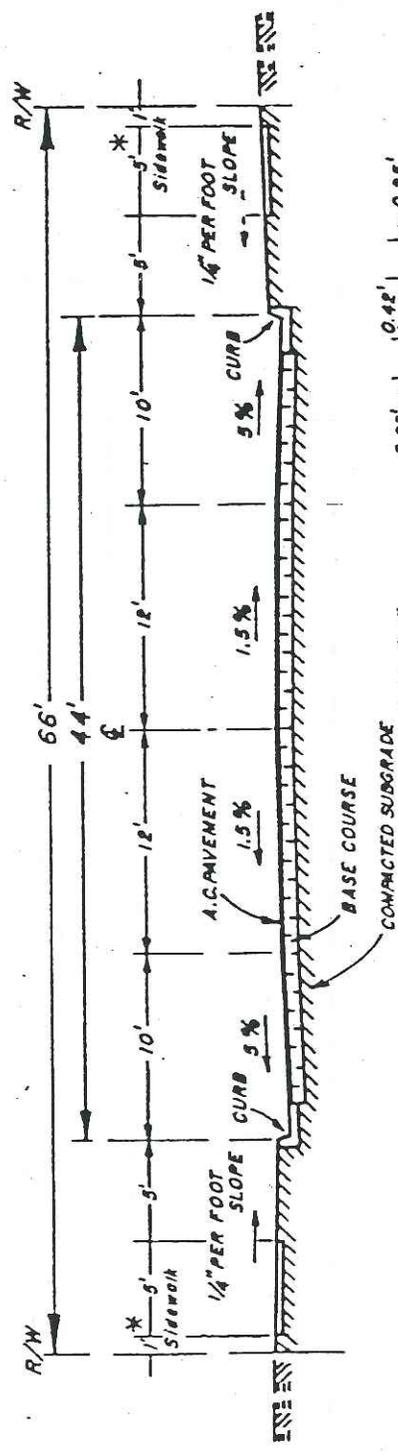
* BARRIER OR PAINTED MEDIAN, VARIABLE 0' TO 18'.

REVISIONS	
8-24-71	

County of Riverside
MAJOR HIGHWAY
STANDARD NO. 101



SECTION "B"



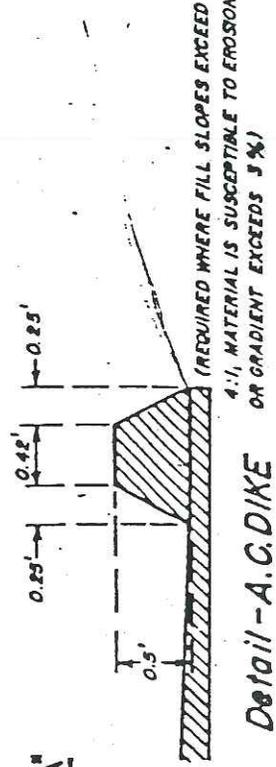
SECTION "A"

COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST

MINIMUM PAVING THICKNESS TO BE 2 1/2" ASPHALT CONCRETE.

* WHEN REQUIRED OR PERMITTED

ALL CURB AND GUTTER TO BE TYPE "A" (WITH 6" CURB FACE), UNLESS OTHERWISE SPECIFIED



Detail - A.C. DIKE

REVISIONS	
B-24-71	

County of Riverside

TYPICAL STREET SECTION
Collector Street

STANDARD NO. 103



Appendix F

Sanderson Lakes at Page Ranch Guidelines

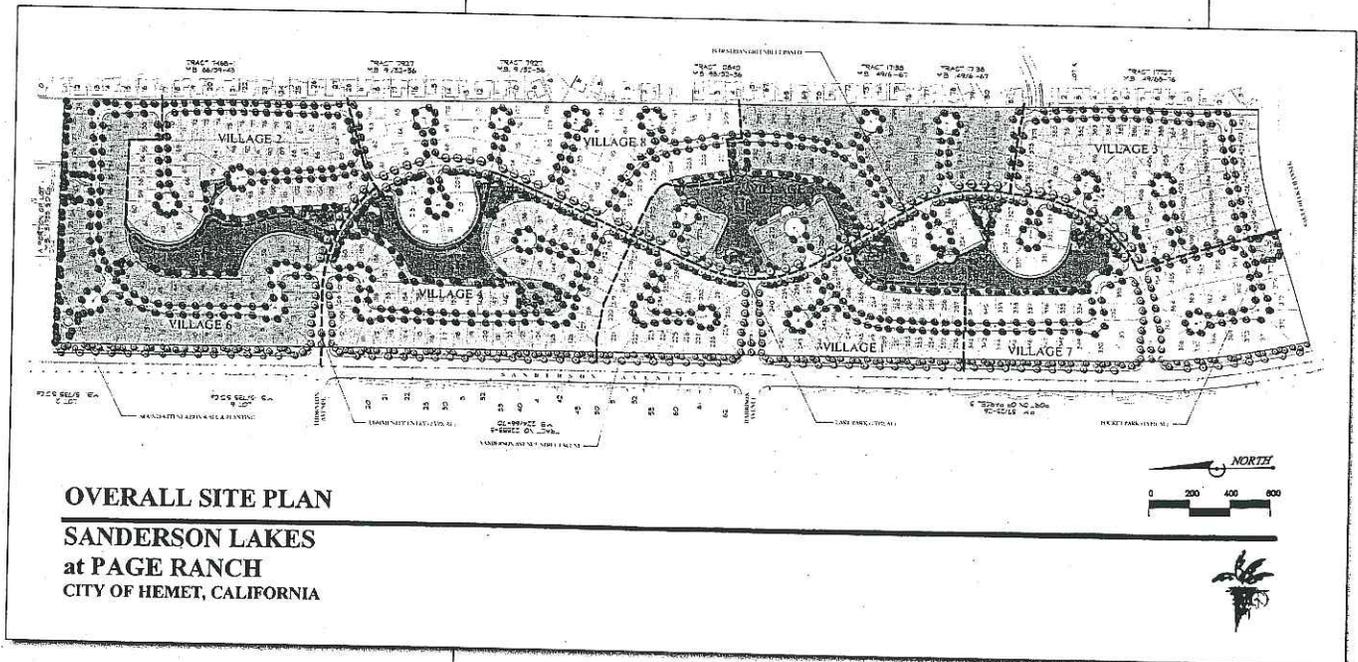
City of Hemet



SANDERSON LAKES PAGE RANCH

Planned Community Specific Plan & Development Standards

July 11, 2003



**SANDERSON LAKES - PAGE RANCH
PLANNED COMMUNITY SPECIFIC PLAN
AND DEVELOPMENT STANDARDS**

**AMENDMENT TO THE
PAGE RANCH PLANNED COMMUNITY
PCD-79-93**

Prepared For:

**City of Hemet
Planning Department
Attn: Ron Running
450 E. Latham Avenue
Hemet, CA 92543**

Prepared By:

**Rick Engineering Company
1223 University Avenue, Suite 240
Riverside, CA 92507
(909) 782-0707**

Developer:

**Stowe-Passco Development, LLC
801 Parkcenter Drive
Suite #235
Santa Ana, California 92705
714-836-8966**

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CITY OF HEMET
Hemet, California

RESOLUTION NO. 3967

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA CERTIFYING THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH NO. 2004111121), APPROVE ENVIRONMENTAL FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPT A MITIGATION MONITORING PROGRAM FOR GENERAL PLAN AMENDMENT NO. 05-03, SPECIFIC PLAN AMENDMENT NO. 04-01, AND TENTATIVE TRACT MAP NOS. 31807 AND 31808

WHEREAS, an application for General Plan Amendment No. 05-03, Specific Plan Amendment 04-01, and Tentative Tract Map Nos. 31807 and 31808 have been duly filed by:

Applicant/Owner: Benchmark Pacific
Authorized Agent: Doug Avis, President
Project Location: Northeast corner of Warren Road and Mustang Way.
APN Information: 460-060-001 through 005.
Lot Area: 154.19± acres; and,

WHEREAS, General Plan Amendment No. 05-3, Specific Plan Amendment No. 04-01, and Tentative Tract Map Nos. 31807 and 31808 are considered a "project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and,

WHEREAS, the City of Hemet, California, has reviewed the General Plan Amendment No. 05-03, Specific Plan Amendment No. 04-01, and Tentative Tract Map Nos. 31807 and 31808 in accordance with the authority granted by the California Government Code 66463, 66473.1, 66473.5 and 66474 and Hemet Municipal Code §§70-133 and 70-191; and,

WHEREAS, after completion of an Initial Study, the Planning Director determined that there was substantial evidence that General Plan Amendment No. 05-03, Specific Plan Amendment No. 04-01, and Tentative Tract Map Nos. 31807 and 31808 may have one or more significant effects on the environment and that preparation of a Subsequent

CITY COUNCIL RESOLUTION NO. 3967
GPA No. 05-3, SPA 04-1. TTM 31807 & 31808 BENCHMARK PACIFIC

1 Environmental Impact Report (SEIR) was therefore warranted under Public Resources
2 Code §21080(d) and §21082.2(d); and,
3

4 **WHEREAS**, the City has consulted with, and requested comments from, members
5 of the public and the agencies and persons referenced in CEQA Guidelines §15083 and
6 §15086; and,
7

8 **WHEREAS**, upon completion of the Draft SEIR, the City provided notice of
9 completion to OPR on January 18, 2005 as required under CEQA Guidelines §15085 and
10 provided notice of availability on January 18, 2005 as required under CEQA Guidelines
11 §15087; and,
12

13 **WHEREAS**, the draft Subsequent EIR and supporting documentation was
14 circulated to the public, responsible agencies and other interested parties as required by
15 CEQA Guidelines §15087 for a period of 45 days commencing on January 19, 2005 and
16 closing on March 7, 2005 in accordance with CEQA Guidelines §15105(a); and,
17

18 **WHEREAS**, before the close of the public comment period the City received nine
19 (9) comments; and,
20

21 **WHEREAS**, the Final SEIR consists of the following documents: the Draft SEIR,
22 the Initial Study, Technical Appendices, Written Comments and Responses regarding the
23 Draft SEIR, Mitigation Monitoring and Reporting Program, the Statement of Facts and
24 Findings; and,
25

26 **WHEREAS**, General Plan Amendment No. 05-03, Specific Plan Amendment No.
27 04-01 and Tentative Tract Map Nos. 31807 and 31808 has significant and unmitigable
28 effects in the areas of Project specific and cumulative short-term air quality impacts and
29 cumulative impacts to agricultural resources for which a Statement of Overriding
30 Considerations has been prepared; and,
31

32 **WHEREAS**, the Hemet Planning Commission conducted a duly noticed public
33 hearing on October 4, 2005 and October 18, 2005, at which it received public testimony
34 concerning the project and the Final SEIR, and considered the Final SEIR.
35

36 **WHEREAS**, the Hemet Planning Commission recommended certification of the
37 Final Subsequent Environmental Impact Report (SCH NO. 200411121), approval of the
38 Environmental Findings of Fact, Statement of Overriding Considerations, and adoption of
39 a Mitigation Monitoring Program for General Plan Amendment No. 05-3, Specific Plan
40 Amendment No. 04-1, and Tentative Tract Maps Nos. 31807 and 31808.
41
42
43
44

CITY COUNCIL RESOLUTION NO. 3967
GPA No. 05-3, SPA 04-1. TTM 31807 & 31808 BENCHMARK PACIFIC

1 **WHEREAS**, the City Council conducted a duly noticed public hearing on November
2 22, 2005, at which it received public testimony concerning the project and the Final SEIR,
3 and considered the Final SEIR.
4

5 **NOW, THEREFORE**, the City Council of the City of Hemet, does hereby resolve,
6 determine and order as follows:
7

8 **SECTION 1: FINDINGS**
9

10 The City Council, in light of the whole record before it, including but not limited to the Final
11 SEIR, all documents incorporated by reference therein, any comments received and
12 responses provided, the Mitigation Monitoring Program, the Statement of Facts and
13 Findings, and other substantial evidence (within the meaning of Public Resources Code
14 §21080(e) and §21082.2) within the record and/or provided at the public hearing, hereby
15 finds and determines that:
16

- 17 1. **Preparation of SEIR:** A Subsequent Environmental Impact Report was prepared
18 for General Plan Amendment No. 05-03, Specific Plan Amendment No. 04-01, and
19 Tentative Tract Map Nos. 31807 and 31808 after completion of an Initial Study in
20 accordance with Public Resources Code §21080(d) and §21082.2 and the SEIR
21 was prepared and processed in accordance with the California Environmental
22 Quality Act (Public Resources Code §21000 et seq.), the CEQA Guidelines (14
23 California Code of Regulations § 15000 et seq.), and the local CEQA Guidelines
24 and Thresholds of Significance adopted by the City of Hemet.
25
- 26 2. **Notice:** The City has complied with CEQA Guidelines §15085 and §15087 by
27 providing a Notice of Completion of the Draft SEIR to OPR and a Notice of
28 Availability to responsible and trustee agencies and other persons and agencies
29 as required.
30
- 31 3. **Review Period:** The City has complied with CEQA Guidelines §§15087 and
32 15105 by making the Draft SEIR available to the public for review for the required
33 period of time.
34
- 35 4. **Response to Comments:** The City has responded to all written comments
36 received during the public review period and included both comments and
37 responses as part of the Final SEIR. In response to these comments, the City has
38 made minor revisions to the final SEIR. These revisions are identified in the
39 responses and do not constitute significant additional information and do not
40 require recirculation of the SEIR.
41
42
43
44

1 5. **Avoidance/Reduction Significant Effects:** The Final EIR identifies potentially
2 significant effects on the environment that could result if the project were adopted
3 without changes or alterations in the project and imposition of mitigation measures.
4 Based thereon, the City Council further finds that:

- 5
- 6 a. Changes, alterations, and mitigation measures have been incorporated into,
7 or imposed as conditions of approval on, the project.
8
- 9 b. These changes, alterations, and mitigation measures will avoid the
10 significant environmental effects identified in the Final SEIR or lessen their
11 impact below the threshold of significance.
12
- 13 c. These changes, alterations, and mitigation measures are fully enforceable
14 because they have either resulted in an actual change to the project as
15 proposed or they have been imposed as conditions of approval on the
16 project.
17
- 18 d. The City has prepared a Mitigation Monitoring Program to track compliance
19 with these changes, alterations, and mitigation measures.
20

21 6. **Statement of Overriding Considerations:** The City Council finds that the Project
22 has significant and unmitigatable effects in the areas of Project specific and
23 cumulative short-term air quality impacts and cumulative impacts to agricultural
24 resources. The project alternatives identified in the Draft SEIR are infeasible in
25 accordance with Public Resources Code Section 21081 and CEQA Guidelines
26 Section 15091. A significant reduction in the number of Project units in this already
27 low density project would make the Project economically infeasible. The City
28 Council finds that it has weighed the benefits of the proposed project against the
29 identified unavoidable environmental risks and impacts in determining whether to
30 approve the project as analyzed in detail in the Environmental Findings of Fact and
31 Statement of Overriding Considerations on the Subsequent Environmental Impact
32 Report which is incorporated herein by this reference. Further, the City Council
33 find that the Project will provide specific economic, social, and public safety
34 benefits which outweigh the unavoidable adverse environmental impacts of the
35 Project, such that those impacts are considered acceptable under CEQA
36 Guidelines section 15093 (a) and (b). These benefits are as follows:

- 37
- 38 a. The Project will provide additional recreational facilities in the project area
39 including pocket parks, a community park, an active adult community center
40 and a paseo system of pedestrian paths.
41
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- 1 b. The Project will provide roadway improvements in the project area
2 consistent with the Circulation Element of the General Plan.
3
4 c. The Project will provide new single-family residences. The Project will
5 provide 592 new homes contributing to both the volume and variety of
6 available housing stock in the City and contribute to the City's Housing
7 Element goals for construction of new homes.
8
9 d. The Project will increase property tax revenues, a portion of which will
10 accrue to the City.
11
12 e. The Project will supply temporary construction jobs in the City.
13
14 7. **Independent Judgement:** The Final SEIR reflects the independent judgment and
15 analysis of the City.
16

17 **SECTION 2. WILDLIFE RESOURCES**

18
19 Pursuant to Title 14, California Code of Regulations Section 753.5(c), and after
20 considering the record as a whole, the City Council has determined that there is no
21 evidence that the proposed project will have the potential for any adverse effect on wildlife
22 resources or the habitat upon which wildlife depends. Furthermore, on the basis of
23 substantial evidence, the City Council hereby finds that any presumption of adverse
24 impact has adequately been rebutted. Therefore, pursuant to Fish and Game Code
25 Section 711.4 (c)(2)(B) and Title 14 California Code of Regulations Section 753.5(a)(3),
26 the project is not required to pay Fish and Game Department filing fees.
27

28 **SECTION 3: MULTI-SPECIES HABITAT CONSERVATION PLAN (MSHCP)**

29
30 The project is found to be consistent with the MSHCP. The project is located outside of
31 any MSHCP criteria area but is located within the Habitat Assessment Area for the
32 western burrowing owl and six narrow endemic plant species. None of the species have
33 been identified within the proposed development area and are not expected to occur.
34 However surveys conducted during the Spring of 2005 identified the presence vernal pool
35 habitat and lower quality seasonal pond habitat that supports a number of vernal pool
36 indicator plants. Mitigation will be provided through payment of the MSHCP Mitigation Fee
37 and a proposed vernal pool restoration site.
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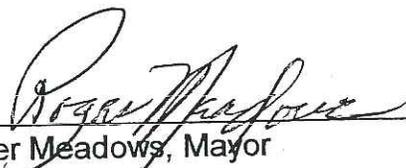
39 **SECTION 4: CITY COUNCIL ACTION.**

40
41 Based on the foregoing findings, and on substantial evidence in the whole of the record,
42 the City Council hereby takes the following actions:
43
44

CITY COUNCIL RESOLUTION NO. 3967
GPA No. 05-3, SPA 04-1. TTM 31807 & 31808 BENCHMARK PACIFIC

1. **Certify SEIR:** The City Council approves and certifies the Final Subsequent Environmental Impact Report (SCH No. 200411121) for General Plan Amendment No. 05-03, Specific Plan Amendment 04-01, and Tentative Tract Map Nos. 31807 and 31808.
2. **Adopt MMP:** The City Council approves and adopts the Mitigation Monitoring Program for the Final SEIR.
3. **Adopt Statement of Facts and Findings:** The City Council approves and adopts the Statement of Facts and Findings for the SEIR.
4. **Statement of Overriding Considerations:** The City Council approves and adopts the Environmental Findings of Fact and Statement of Overriding Considerations on the Subsequent Environmental Impact Report.
5. **Notice of Determination:** The City Council in compliance with Public Resources Code §21152 and CEQA Guidelines §15094, directs the Planning Director to prepare a Notice of Determination concerning certification of the Final SEIR, and within five (5) days of project approval, file the Notice with the Riverside County Clerk for posting.
6. **Location:** The City Council directs that the Final Subsequent Environmental Impact Report (SCH No. 20411121) and all documents incorporated therein and forming the record of decision therefore, be filed with the Hemet Planning Department at the Hemet City Hall, 445 E. Florida Avenue, Hemet, California, 92543 and be made available for public review upon request.

PASSED, APPROVED, AND ADOPTED by the City Council on the 22nd day of November, 2005.


 Roger Meadows, Mayor

ATTEST:


 Stephen B. Clayton, City Clerk

APPROVED AS TO FORM:


 Eric S. Vail, City Attorney

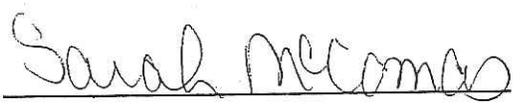
CITY COUNCIL RESOLUTION NO. 3967
 GPA No. 05-3, SPA 04-1. TTM 31807 & 31808 BENCHMARK PACIFIC

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

I, Sarah McComas, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the 22nd day of November, 2005 by the following vote:

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



Sarah McComas, Deputy City Clerk



CITY OF HEMET
Hemet, California

RESOLUTION NO. 3968

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT NO. 05-03 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF A 10-ACRE SITE LOCATED ON THE NORTHEAST CORNER OF WARREN ROAD AND MUSTANG WAY FROM COMMERCIAL TO RESIDENTIAL-II (7-17 D.U./AC.) (APN: 460-060-006)

WHEREAS, an application for General Plan Amendment No. 05-3 was filed by:

Applicant/Owner: Benchmark Pacific LLC
Authorized Agent: Doug Avis, President
Project Location: Northeast corner of Warren Road and Mustang Way
APN Information: 460-060-006
Lot Area: 10.0 acres; and,

WHEREAS, the City Council has the authority under Chapter III.6 (Implementation) of the Hemet General Plan to review and approve General Plan Amendment No. 05-03 for a change in the General Plan from Commercial to Residential-II (7-17 D.U./AC) for the property located on the northeast corner of Warren Road and Mustang Way; and,

WHEREAS, the applicant is requesting approval of General Plan Amendment No. 05-03 in accordance with Article XLIV of the Hemet Municipal Code; and,

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090, on November 12, 2005 notice was duly given in The Press Enterprise, and notices were mailed to property owners within 1,000-feet of the project site on November 10, 2005 that the General Plan Amendment would be considered by the City Council; and,

WHEREAS, in accordance with Government Code Sections 65353, on October 4, 2005 and October 18, 2005 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the General Plan Amendment and at which the Planning Commission considered the General Plan Amendment; and,

CITY COUNCIL RESOLUTION NO. 3968
GPA No. 05-3 Benchmark Pacific

1 **WHEREAS**, on October 4, 2005 and October 18, 2005, the Planning Commission
2 considered, heard public comments on, and recommended certification of a Subsequent
3 Environmental Impact Report for the project by Resolution Bill No. 05-01EA; and,
4

5 **WHEREAS**, the Planning Commission of the City of Hemet has considered oral
6 and written comments, pro and con, as presented by the Planning Department, the
7 applicant, and other interested parties at a public hearing held on October 4, 2005 and
8 October 18, 2005, and recommended to City Council approval of General Plan
9 Amendment No. 05-03; and
10

11 **WHEREAS**, on November 22, 2005, the City Council considered, heard public comments
12 on, and certified a Subsequent Environmental Impact Report for the project by Resolution
13 No. 3967; and,
14

15 **WHEREAS**, the City Council of the City of Hemet has considered oral and written
16 comments, pro and con, as presented by the applicant, Planning Department, and other
17 interested parties at a public hearing held on November 22, 2005.
18

19 **NOW, THEREFORE**, the City Council of the City of Hemet now finds, determines
20 and resolves as follows:
21

22 **SECTION 1: ENVIRONMENTAL FINDINGS.**
23

24 The City Council, in light of the whole record before it, including but not limited to, the
25 City's Local CEQA Guidelines and Thresholds of Significance, the recommendation
26 of the Planning Director as provided in the Staff Report dated November 22, 2005
27 and documents incorporated therein by reference, and any other evidence (within the
28 meaning of Public Resources Code §21080(e) and §21082.2) within the record or
29 provided at the public hearing of this matter, hereby finds and determines as follows:
30

- 31 1. **CEQA:** The approval of this General Plan Amendment is in compliance with
32 the requirements of the California Environmental Quality Act ("CEQA"), in that
33 on November 22, 2005, at a duly noticed public hearing, the City Council
34 certified a Subsequent Environmental Impact Report reflecting its independent
35 judgement and analysis and documenting that all significant impacts have
36 been properly mitigated and analyzed in the SEIR or properly considered as
37 contained within the Environmental Findings of Fact and Statement of
38 Overriding Considerations on the SEIR. The documents comprising the City's
39 environmental review for the project are on file and available for public review
40 at Hemet City Hall, 445 E. Florida Avenue, Hemet, California 92543.
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CITY COUNCIL RESOLUTION NO. 3968
GPA No. 05-3 Benchmark Pacific

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2. **Wildlife Resources.** Pursuant to Title 14, California Code of Regulations §753.5, the City Council has determined that the proposed project is subject to payment of appropriate Fish and Game Department filing fees. Therefore, according to Fish and Game Code §711.4 and Title 14, California Code of Regulations §753.5, the project shall pay appropriate filing fees as required by the Department of Fish and Game.

3. **Multi-species Habitat Conservation Plan (MSHCP).** The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area but is located within the Habitat Assessment Area for the western burrowing owl and six narrow endemic plant species. None of the species have been identified within the proposed development area and are not expected to occur. However surveys conducted during the Spring of 2005 identified the presence vernal pool habitat and lower quality seasonal pond habitat that supports a number of vernal pool indicator plants. Mitigation will be provided through payment of the MSHCP Mitigation Fee and a proposed vernal pool restoration site.

SECTION 2: Project Findings

The City Council hereby finds and determines following:

1. That the General Plan Amendment will not cause any internal inconsistencies in the General Plan.

Implementation of the proposed amendment to the General Plan Land Use Element will not cause any inconsistencies with the other elements of the General Plan such as the Community Development, Economic Development, Public Services and Facilities, Transportation, Public Health and Safety, Resource Management and Housing elements in that the necessary infrastructure and public services for the subject area have been provided. The site was not formerly designated for open space, schools, parks, or other facilities provided for elsewhere in the General Plan. The support capacity of the public services, transportation, and public health and safety will not be overly burdened by adoption of this amendment.

SECTION 3: City Council Action

The City Council hereby takes the following action:

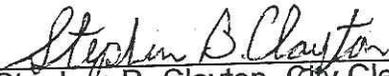
1. **Approve General Plan Amendment No. 05-03.** Approve General Plan Amendment No. 05-03 changing the land use designation from Commercial

1 to R-II (7-17 dwelling units per acre) on a 10-acre site located on the northeast
2 corner of Warren Road and Mustang Way as shown in Exhibit A which is
3 attached hereto and incorporated herein by this reference.
4

5
6 **PASSED, APPROVED, AND ADOPTED** by this City Council on the 22nd day of
7 November, 2005.
8

9
10 
11 Roger Meadows, Mayor

12
13 ATTEST:

14
15 
16 Stephen B. Clayton, City Clerk
17

18 APPROVED AS TO FORM:

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21 Eric S. Vail, City Attorney
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CITY COUNCIL RESOLUTION NO. 3968
GPA No. 05-3 Benchmark Pacific

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

I, Sarah McComas, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the 22nd day of November, 2005 by the following vote:

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


Sarah McComas, Deputy City Clerk



FILE

CITY OF HEMET
Hemet, California

ORDINANCE NO. 1750

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 04-01 (BENCHMARK PACIFIC) AMENDING THE PAGE RANCH PLANNED COMMUNITY MASTER PLAN (PCD 79-93), LOCATED AT THE NORTHEAST CORNER OF WARREN ROAD AND MUSTANG WAY (APN: 460-060-003, 004 & 005).

WHEREAS, an application for Specific Plan Amendment No. 04-01 was filed by:

Applicant/Owner: Benchmark Pacific LLC
Authorized Agent: Doug Avis, President
Project Location: Northeast corner of Warren Road and Mustang Way
APN Information: 460-060-006
Lot Area: 10.0 acres; and,

WHEREAS, the City Council has the authority under Chapter III.6 (Implementation) of the Hemet General Plan to approve Specific Plan Amendment No. 04-01 amending the Page Ranch Planned Community Master Plan (PCD 79-83) land use designation from commercial to Medium-Density Residential (17 D.U./AC.) on a 10-acre site and the addition of residential design guidelines; and,

WHEREAS, in accordance with Government Code §65854, on September 24, 2005 the City gave public notice in The Press Enterprise and notices were mailed to property owners within 1,000-feet of the project site on September 23, 2005 per Government Code §65090 of the holding of a public hearing at which the project would be considered by the Planning Commission; and,

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090, on September 24, 2005 notice was duly given in The Press Enterprise, and notices were mailed to the property owners within 1,000 feet of the project site on September 23, 2005 that on October 4, 2005 and October 18, 2005, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Specific Plan Amendment and at which the Planning Commission considered the Specific Plan Amendment recommended approval of SPA 04-1 to the City Council; and,

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090, on November 12, 2005 notice was duly given in The Press Enterprise, and notices were

CITY COUNCIL ORDINANCE NO. 1750
SPA No. 04-01 (Benchmark Pacific)

1 mailed to the property owners within 1,000 feet of the project site on November 10, 2005
2 that on November 22, 2005, the City Council held the noticed public hearing at which
3 interested persons had an opportunity to testify in support of, or opposition to, the Specific
4 Plan Amendment and at which the City Council considered the Specific Plan Amendment
5 04-1; and,
6

7 **WHEREAS**, at the public hearing on November 22, 2005 the City Council
8 considered, heard public comments on, and recommended certification of a Subsequent
9 Environmental Impact Report (SCH No. 200411121) for Specific Plan Amendment 04-1
10 by Resolution No. 3967.
11

12 **NOW, THEREFORE**, the City Council of the City of Hemet, California does hereby
13 ordain as follows:
14

15 **SECTION ONE:** Pursuant to Hemet Municipal Code Section 90-41.5(b) of the Zoning
16 Ordinance, the City Council makes the following findings approving Specific Plan
17 Amendment 04-1;
18

- 19 1. That the proposed change of zone (Specific Plan Amendment) is in conformance with
20 the latest adopted General Plan for the City:
21

22 Implementation of the proposed amendment to the Page Ranch Planned Community
23 Master Plan (PCD 79-93) will further the goals and strategies of the General Plan.
24 First, the General Plan requires the City to maintain the special character and identity
25 of Hemet as a collection of distinct districts with unique assets and traits, each
26 contributing to the overall image of the community. The proposed amendment will
27 result in superior residential development through the implementation of the
28 residential design guidelines and the development of a system of paseos and
29 pedestrian links to the park facilities proposed within the development.
30

31 The land use designation for the site is R-I and R-II. The Page Ranch Master Plan
32 is the approved Specific Plan for the area. The proposed dwelling mix is compatible
33 with what is proposed for surrounding areas. The proposed development will have
34 a density of 3.9 units per acre which is less than the 7 units per acre maximum
35 permitted by the R-I land use designation and the 17 units per acre maximum
36 permitted in the R-II land use designation.
37

38 The Overall development with its unique character will contribute to the overall image
39 of the City. The goal of the predominant land use role in the General Plan is to be a
40 community of choice for seasonal and permanent retirement living as well as to
41 provide housing opportunities for young adults and family groups (General Plan, Page
42 No. 1). The proposed amendment allows for smaller lot configurations, which provide
43 suitable living for retirement lifestyle, as well as larger lots that are suitable for family
44 groups with young adults. The General Plan also calls for the City of Hemet to
45 "continue to offer opportunities for a wide range of housing types which, in turn, offer
46 a mix of age and lifestyle" (General Plan, Page No. 5). The wide variety of lot sizes

CITY COUNCIL ORDINANCE NO. 1750
SPA No. 04-01 (Benchmark Pacific)

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and the provision of a neighborhood park and paseo system offer diversity from a standard subdivision without amenities. The proposed subdivision is outside of the Senior Residential Overlay area (General Plan, Page II-A-13).

The General Plan calls for "elimination of conflicts between adjacent uses, and the provision of clear buffers and transitions between dissimilar uses (General Plan, Page No. 2). The proposed subdivisions will have large areas of landscaping that are located along the total frontage of the property. These open space areas along with the internal system of paseos and open space serve to preserve "views of the surround steep, rocky hills, defining the extent of urban development" and "preservation of significant environmental features, and incorporation of open spaces into the fabric of new developments."(General Plan, Page No. 2).

2. That the streets in the area are adequate to handle potential traffic generated by the change of zone (Specific Plan Amendment).

The proposed amendment is located adjacent to Warren Road and Mustang Way. Improvements for this development have been analyzed in a traffic study and several off-site improvements are required and will be built. The companion Tentative Tract Maps will offer the needed roadway dedication and will be conditioned for their improvement. The roadway improvements and signalization will be a benefit not only to the future residents of the area, but also to existing and future residents in the entire northwest portion of the City.

3. That the proposed change of zone (Specific Plan Amendment) is compatible with adjacent zoning.

The proposed amendment to the Page Ranch Master Plan is compatible with the zoning of all adjacent areas. The proposed detached single-family residential development is similar to that which is existing to the east of the property. The proposed development has a large landscape buffer area along all four perimeters, including Warren Road, Mustang Way, Fisher Street and Thornton Avenue. The parkways and roadway dedications will provide adequate buffering to future residential development to the south and west of the site. The improvement of Thornton Avenue, the existing detention basin and landscaping proposed on the northern perimeter of the site will provide adequate buffering for the industrial properties to the north of the site.

SECTION TWO: The zoning for the real properties located as described in the attached Exhibit A and legal description (Exhibit B) are modified per the Page Ranch Planned Community Master Plan (PCD 79-93).

SECTION THREE: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not effect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would

1 have adopted this ordinance, and each section, subsection, subdivision, sentence, clause,
2 or phrase, or portion thereof, irrespective of the fact that any one or more sections,
3 subsections, subdivisions, sentences, clauses, phrases, or portions thereof may be
4 declared invalid or unconstitutional.

5
6 **SECTION FOUR:** This ordinance shall take effect thirty (30) days after its enactment
7 in accord with California law.
8

9 **SECTION FIVE:** The City Clerk is authorized and directed to cause this Ordinance
10 to be published within fifteen (15) days after its passage in a newspaper of general
11 circulation and circulated within the City on accordance with Government Code Section
12 36933(a) or, to cause this Ordinance to be published in the manner required by law using
13 the alternative summary and pasting procedure authorized under Government Code
14 Section 39633(c).
15

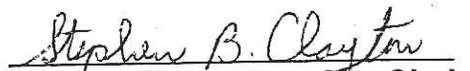
16 **INTRODUCED** at a regular meeting of November 22, 2005.
17

18
19 **APPROVED AND ADOPTED** this 13th day of December, 2005.
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25 C. Robin Lowe, Mayor
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31 **ATTEST:**
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33 **APPROVED AS TO FORM:**

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35 Stephen B. Clayton, City Clerk
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48 Eric S. Vail, City Attorney

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

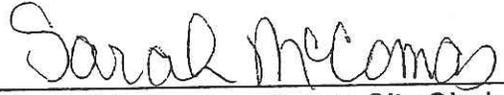
I, Sarah McComas, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance was introduced and first read on the 22nd day of November, 2005, and had its second reading at the regular meeting of the Hemet City Council on the 13th day of December, 2005, and was passed by the following vote:

AYES: Council Members Christie, Meadows and VanArsdale, Vice Mayor Searl and Mayor Lowe

NOES:

ABSTAIN:

ABSENT:



Sarah McComas, Deputy City Clerk

EXHIBIT 3A

PROPOSED ZONE CHANGE EXHIBIT & LEGAL DESCRIPTION

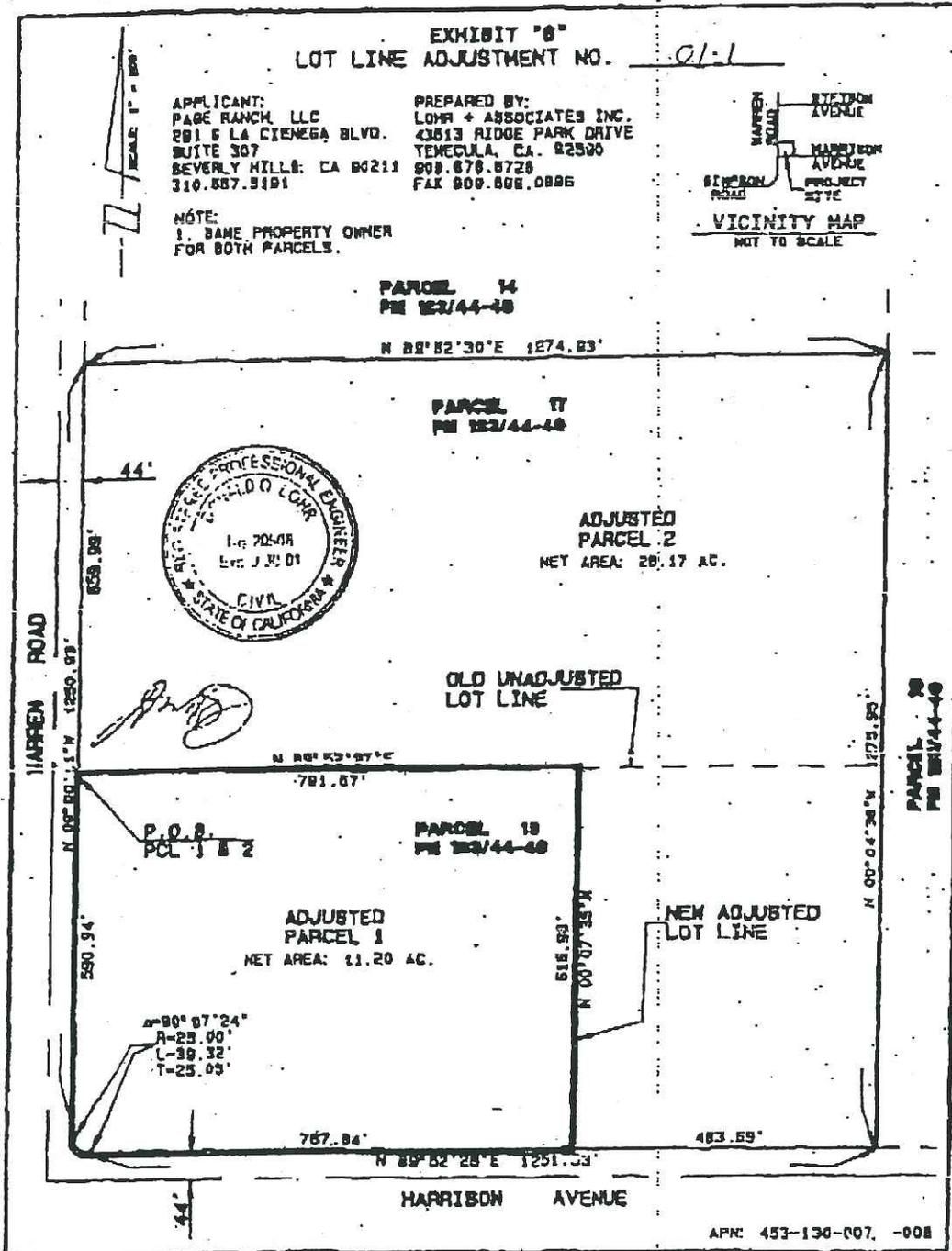
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CITY COUNCIL ORDINANCE NO. 1750
SPA No. 04-01 (Benchmark Pacific)

MAP NOT TO SCALE

FIRST AMERICAN TITLE COMPANY
 3625 Fourteenth Street - 787-1700
 Riverside, California 92501

"This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."



I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP.

2601-185975
 07 17, 2011 09:00 AM
 1 of 2

LLA 01-1

RECEIVED
OCT 24 2005
PLANNING

SCHEDULE A

Premium: \$1,752.00

Amount of Insurance: \$590,000.00

Policy Number: 0625-546905

Date of Policy: June 28, 2002 at 8:00 a.m.

1. Name of insured:

Rancho Diamante, LLC, a California limited liability company

2. The estate or interest in the land which is covered by this policy is:

A fee.

3. Title to the estate or interest in the land is vested in:

Rancho Diamante, LLC, a California limited liability company

4. The land referred to in this policy is described as follows:

Real property in the City of Hemet, County of Riverside, State of California, described as follows:

PARCEL 1 AS SHOWN ON A CERTIFICATE OF COMPLIANCE RECORDED MARCH 15, 2001 AS INSTRUMENT NO. 2001-106975 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ALSO DESCRIBED IN THE DOCUMENT AS FOLLOWS:

THAT PORTION OF PARCEL 18 OF PARCEL MAP 19768 AS SHOWN BY MAP ON FILE IN BOOK 123 PAGES 44 THROUGH 49, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 18;
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 18 NORTH 89 DEGREES 52' 27" EAST, A DISTANCE OF 791.57 FEET;
THENCE LEAVING SAID NORTHERLY LINE SOUTH 00 DEGREES 07' 35" EAST, A DISTANCE OF 615.98 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 18;
THENCE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 52' 25" WEST, A DISTANCE OF 767.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 07' 24", AN ARC DISTANCE OF 39.32 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 18;

THENCE ALONG SAID WESTERLY LINE NORTH 00 DEGREES 00' 11" WEST, A DISTANCE OF
590.94 FEET TO THE POINT OF BEGINNING.

APN: 460-060-005-3





CITY OF HEMET
Hemet, California
ORDINANCE NO. 1790

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 07-002 - BRETHREN SQUARE AT PAGE RANCH, CHANGING THE PAGE RANCH DESIGNATION FROM CEMETERY TO COMMERCIAL, LOCATED ON THE SOUTHEAST CORNER OF STETSON AND CAWSTON AVENUES (APN'S 460-250-017 AND 460-250-018)

WHEREAS, an application for Specific Plan Amendment No. 07-002, for the amendment of the Page Ranch Community Master Plan (PCD 79-93) to change the designation of the subject property from Cemetery to Commercial C-2 has been duly filed by:

Owner/Applicant: Ivan Atanassov, Cawston Properties, LLC
Agent: Rick Neugebauer
Lot Area: Approximately 2.01 Acres
Location: Southeast corner of Stetson and Cawston Avenues
APN: 460-250-017 and 460-250-018; and

WHEREAS, the Planning Commission has the authority per Section 90-614 of the Hemet Municipal Code to recommend action on Specific Plan Amendment No. 07-002 to amend the Page Ranch Community Master Plan (PCD 79-93); and

WHEREAS, on December 4, 2007, the Hemet City Planning Commission conducted a duly noticed public hearing, at which it received public testimony concerning the project, considered the proposed project, and recommended that the City Council approve the said specific plan amendment; and

WHEREAS, in accordance with Government Code Section 65090, on December 28, 2007, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the City Council; and

WHEREAS, in accordance with Government Code Section 65453, on January 8, 2008, the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Specific Plan Amendment No. 07-002 for Brethren Square at Page Ranch, and at which the City Council

1 considered the requested Brethren Square at Page Ranch Specific Plan Amendment
2 No. 07-002; and
3

4 **WHEREAS**, at this public hearing on January 8, 2008, the City Council
5 considered, heard public comments on, and approved and adopted a Mitigated
6 Negative Declaration and Mitigation Monitoring Program for the project by Resolution.
7

8 **NOW THEREFORE**, the City Council of the City of Hemet, California, does
9 determine, find, and resolve as follows:
10

11 **SECTION 1: ENVIRONMENTAL FINDINGS**

12

13 The City Council, in light of the whole record before it, including but not limited to, the
14 City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of
15 the Planning Commission of the City of Hemet, the recommendation of the Planning
16 Director as provided in the Staff Report dated January 8, 2008 and documents
17 incorporated therein by reference, and any other evidence (within the meaning of Public
18 Resources Code §21080(e) and §21082.2) within the record or provided at the public
19 hearing of this matter, hereby finds and determines as follows:
20

- 21 1. **CEQA:** The approval of this Specific Plan Amendment is in compliance with
22 requirements of the California Environmental Quality Act ("CEQA"), in that on
23 January 8, 2008, at a duly noticed public hearing, the City Council approved and
24 adopted a Mitigated Negative Declaration and Mitigation Monitoring Program
25 reflecting its independent judgment and analysis and documenting that there was
26 not substantial evidence, in light of the whole record, from which it could be fairly
27 argued that the project may have a significant effect on the environment. The
28 documents comprising the City's environmental review for the project are on file
29 and available for public review at Hemet City Hall, 445 E. Florida Avenue, Hemet,
30 California 92543.
31
- 32 2. **Multiple Species Habitat Conservation Plan (MSHCP):** The project is found to
33 be consistent with the MSHCP. The project is located outside of any MSHCP
34 criteria area and mitigation is provided through payment of the MSHCP Mitigation
35 Fee.
36

37 **SECTION 2: SPECIFIC PLAN AMENDMENT FINDINGS**

38

- 39 1. That the Specific Plan Amendment is in conformance with the latest adopted
40 General Plan:
41

42 The proposed project is in conformance with the General Plan for the City of
43 Hemet. The General Plan Concept for commercial districts in the General Plan
44 Community Development Element is for broadly mixed retail concentrations with
45 a Maximum Land Use Intensity stated as a maximum Lot Coverage of 40 percent
46 and Floor Area Ratio (FAR) of 0.40. The proposed Specific Plan Amendment

1 would comply with the General Plan by providing such a broadly mixed retail
2 concentration. The proposed development would also result in a coverage of
3 sixteen percent and a floor area ratio of 0.16, which is consistent with the
4 General Plan. The Specific Plan Amendment will allow projects that meet these
5 criteria, as demonstrated by a concurrent application for Conditional Use Permit
6 No. 06-002.

- 7
8 2. That streets in the area are adequate to handle potential traffic generated by the
9 Specific Plan Amendment.

10
11 The proposed Specific Plan Amendment No. 07-002 has been designed to
12 accommodate the widening of Stetson Avenue to accommodate traffic
13 anticipated by the Traffic Study provided in support of the specific plan
14 amendment. Therefore, any additional development occasioned by the specific
15 plan amendment will provide improvements to the adjoining streets, and will
16 accommodate the specific plan amendment that will make possible the proposed
17 project.

- 18
19 3. The proposed Specific Plan Amendment is compatible with adjacent zoning.

20
21 Adjacent properties within the Page Ranch Master Plan area have commercial
22 designations. The proposed Specific Plan Amendment No. 07-002 will allow
23 development following the same commercial zoning standards that are already
24 applied to the adjacent properties. These development standards and
25 regulations, and performance standards require adequate buffering and site
26 amenities to protect the public health, safety and welfare of the community. The
27 subject site was designated as Cemetery at a time when a cemetery was
28 present, but the cemetery has been since relocated, and the proposed Specific
29 Plan Amendment would make this property consistent with the adjacent
30 commercial properties.

31
32 **SECTION 3: ADOPTION OF SPECIFIC PLAN AMENDMENT**

33
34 Specific Plan Amendment No. 07-002 for Brethren Square at Page Ranch for the
35 project site as shown on the attached Exhibit A, and on the amended Page Ranch
36 Master Plan and Development Standards pages attached as Exhibit B, is hereby
37 adopted.

38
39 **SECTION 4: SEVERABILITY**

40
41 If any section, subsection, subdivision, sentence, clause, phrase or portion of this
42 ordinance, is for any reason held to be invalid or unconstitutional by the decision of any
43 court or competent jurisdiction, such decision will not affect the validity of the remaining
44 portions of any court or competent jurisdiction, such decision will not affect the validity of
45 the remaining portions of this ordinance. The City Council hereby declares that it would
46 have adopted this ordinance, and each section, subsection, subdivision, sentence,

1 clause, phrase, or portion thereof, irrespective of the fact that any one or more sections,
2 subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared
3 invalid or unconstitutional.
4

5 **SECTION 5: PUBLICATION**
6

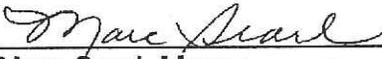
7 The City Clerk is authorized and directed to cause this Ordinance to be published within
8 fifteen (15) days after its passage in a newspaper of general circulation and circulated
9 with the City in accordance with Government Code Section 36933(a), or to cause this
10 Ordinance to be published in the manner required by law using the alternative summary
11 and posting procedure authorized under Government Code Section 39633(c).
12

13 **SECTION 6: EFFECTIVE DATE**
14

15 This ordinance will become effective 30 days after its adoption.
16

17 **INTRODUCED** at the regular meeting of the Hemet City Council on January 8, 2008.
18

19 **APPROVED, AND ADOPTED** this 29th day of January, 2008.
20
21

22
23 
24 _____
25 Marc Searl, Mayor
26

27
28 ATTEST:

29
30
31 
32 _____
33 Stephen B. Clayton, City Clerk
34

APPROVED AS TO FORM:



Eric S. Vall, City Attorney

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

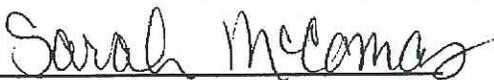
5 I, Sarah McComas, Deputy City Clerk of the City of Hemet, do hereby certify that
6 the foregoing Ordinance is the actual Ordinance introduced and placed upon its
7 first reading at a regular meeting of the City Council on the 8th day of January ,
8 2008, and adopted by the City Council of the City of Hemet and was passed at a
9 regular meeting of the City Council on the 29th day of January, 2008 by the
10 following vote:

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

14 **NOES:**

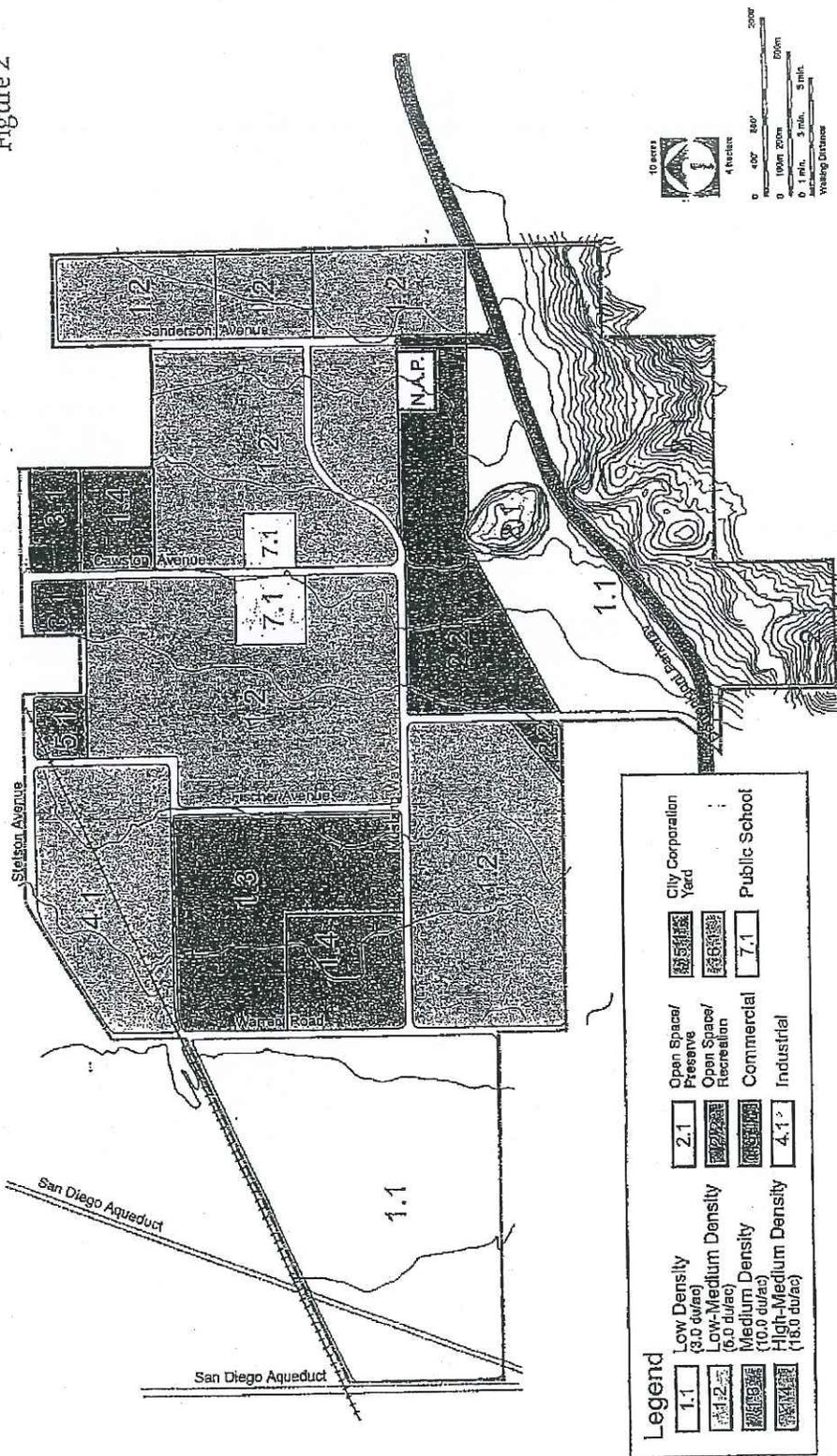
15 **ABSTAIN:**

16 **ABSENT:**
17
18
19
20
21
22
23
24
25


Sarah McComas, Deputy City Clerk

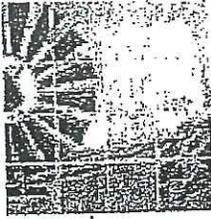
I:\COMMON\PLAN\Projects\CUP FILES\2006\CUP 08-002\CC 2008-0108\CC Ord Bill No. 08-003 SPA 2007-1220.doc

Land Use Plan
Figure 2



Legend

1.1	Low Density (3.0 du/ac)	2.1	Open Space/ Preserve	City Corporation Yard
1.2	Low-Medium Density (6.0 du/ac)	3.1	Open Space/ Recreation	Public School
1.3	Medium Density (10.0 du/ac)	4.1	Commercial	
1.4	High-Medium Density (16.0 du/ac)	5.1	Industrial	



Page Ranch
Planned
Community
Development

Land Use Summary
Table 2

Planning Area	1	2	2A	3	4	5	6	7	8	9	Total
Low Density				178.72			236.0	143.0		225.45	461.45
Low Medium		113.46	34.0			116.4					469.18
Medium Density	84.7					40.0				18.1	90.0
High Medium		7.9	23.99						16.0	92.0	108.0
Open Space / Preserve									130.0		130.0
Open Space / Recreation											32.0
Schools		12.0		20.0							28.09
Commercial			17.0	11.09							10.0
City Corporate Yard				10.0							91.43
Industrial					91.43						
Total Acres	84.7	133.36	74.89	219.81	91.43	156.4	236.0	143.0	146.0	335.55	1621.24

NOTE: This table has been updated from the 1980 Page Ranch FCD to incorporate the amended acreages and unit counts





**CITY OF HEMET
Hemet, California**

ORDINANCE NO. 1810

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING SPA 06-004 SITE B – AN AMENDMENT TO THE PAGE RANCH PLANNED COMMUNITY MASTER PLAN (PCD 79-93), LOCATED ON THE WEST SIDE OF WARREN ROAD, SOUTH OF THE BNSF RAILROAD TRACKS AND APPROVAL OF SITE C – AN AMENDMENT TO THE PCD 79-93 LOCATED ON THE NORTH SIDE OF THORNTON AVENUE AT FISHER STREET, AND MINOR MODIFICATIONS TO THE CIRCULATION PLAN

WHEREAS, an application for SPA 06-004 Site B to amend the Page Ranch Planned Community Master Plan and Development Standards (PCD 79-93) to allow residential uses by changing the designation from Low Density Residential to Low-Medium Density Residential and Site C changing the designation from Industrial to Low-Medium Density Residential has been duly filed by:

Owner/Applicant: Page/Strata/BP, LLC
Agent: Rick Robotta of Benchmark Pacific

Site B: West side of Warren Road, south of BNSF Railroad Tracks (91.5 acres)
APNs: 465-100-016, -022, 465-110-020, -022 and -023

Site C: North side of Thornton Avenue at Fisher Street (48.5 acres)
APNs 460-010-008 through -011, 460-020-005, and -006,

WHEREAS, the Planning Commission has the authority per Section 90-614 of the Hemet Municipal Code to recommend action on SPA 06-004 to amend the Page Ranch Planned Community Master Plan and Development Standards (PCD 79-93); and

WHEREAS, in accordance with Government Code Section 65090, on December 4, 2008, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

1 **WHEREAS**, in accordance with Government Code Section 65453, on December
2 16, 2008, the Planning Commission held the noticed public hearing at which interested
3 persons had an opportunity to testify in support of, or opposition to, the SPA 06-004 for
4 amendments to the Page Ranch Planned Community Master Plan and Development
5 Standards, and at which the Planning Commission considered the requested SPA 06-
6 004 Page Ranch Planned Community amendment, and continued the public hearing
7 open until January 6, 2009; and
8

9 **WHEREAS**, at this public hearing on December 16, 2008, the Planning
10 Commission considered and heard public comments on a Final Subsequent
11 Environmental Impact Report, including a Statement of Facts and Finding for the
12 project, and a Statement of Overriding Considerations, and continued the public hearing
13 open until January 6, 2009; and
14

15 **WHEREAS**, in accordance with Government Code Section 65453, on January 6,
16 2009, the Planning Commission held the noticed public hearing at which interested
17 persons had an opportunity to testify in support of, or opposition to, the SPA 06-004 for
18 amendments to the Page Ranch Planned Community Master Plan and Development
19 Standards, and at which the Planning Commission considered the requested SPA 06-
20 004 Page Ranch Planned Community amendment; and
21

22 **WHEREAS**, at this public hearing on January 6, 2009, the Planning Commission
23 considered, heard public comments on, and recommended that the City Council certify
24 a Final Subsequent Environmental Impact Report, including a Statement of Facts and
25 Finding for the project, and a Statement of Overriding Considerations as it pertains to
26 Site B for GPA 07-001, SPA 06-004, TTM 35394 and TTM 35393 and not certify the
27 Final Subsequent Environmental Impact Report, including a Statement of Facts and
28 Finding for the project, and a Statement of Overriding Considerations as it pertains to
29 Site B for GPA 07-001, SPA 06-004 and TTM 35392 .
30

31 **WHEREAS**, at a duly noticed public hearing on February 24, 2009, the City
32 Council considered and heard comments on SPA 06-4.
33

34 **NOW THEREFORE**, the City Council of the City of Hemet, California, does
35 determine, find, and resolve as follows:
36

37 **SECTION 1: ENVIRONMENTAL FINDINGS**
38

39 The City Council, in light of the whole record before it, including but not limited to, the
40 City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of
41 the Planning Commission as provided in the Staff Report dated February 24, 2009 and
42 documents incorporated therein by reference, and any other evidence (within the
43 meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record
44 or provided at the public hearing of this matter, hereby finds and determines as follows:
45

1 1. **CEQA:** The approval of this Specific Plan Amendment is in compliance with the
2 requirements of the California Environmental Quality Act ("CEQA"), in that on
3 February 24, 2009, at a duly noticed public hearing, the City Council adopted the
4 Subsequent Environmental Impact Report, Statement of Overriding
5 Considerations, and Mitigation Monitoring Program for Sites B and C as it
6 pertains to GPA 07-001, SPA 06-004, TTM 35394, TTM 35393 and TTM 35392
7 reflecting its independent judgment and analysis and documenting the potential
8 environmental impacts. The documents comprising the City's environmental
9 review for the project are on file and available for public review at Hemet City
10 Hall, 445 E. Florida Avenue, Hemet, California 92543.

11
12 2. **Multiple Species Habitat Conservation Plan (MSHCP):** The project is found to
13 be consistent with the MSHCP. A portion of the project is located within MSHCP
14 Criteria Cell 3892. There is no indication of either criteria species or narrow
15 endemic plant species on the project site. Acquisition of the project site, or any
16 part of the site for conservation is not indicated.

17
18 **SECTION 2: SPA PLANNED COMMUNITY AMENDMENT FINDINGS**

19
20 The City Council approves SPA 06-004 Site B based on the following findings:

21
22 1. That the Planned Community Master Plan and Development Standards
23 Amendment is in conformance with the latest adopted General Plan:

24
25 The proposed project as it pertains to Site B is in conformance with the General
26 Plan for the City of Hemet as amended by General Plan Amendment No. 07-001.
27 The project meets the General Plan strategy of locating senior residential
28 development proximate to activity centers by providing housing adjacent to
29 existing recreational facilities including a clubhouse. The housing project allowed
30 by the Planned Community Amendment will also allow a project type that can
31 provide a buffer transition in scale and character between the clubhouse facility
32 and surrounding single-family residential development.

33
34 2. That streets in the area are adequate to handle potential traffic generated by the
35 Planned Community Master Plan and Development Standards Amendment.

36
37 The proposed Planned Community Amendment SPA 06-004 Site A
38 accommodates the use of Warren Road as a Major Highway as shown on the
39 General Plan Circulation Map because the project area retains and increases the
40 right-of-way for Warren Road, allows access by means of intersections meeting
41 City standards for separations between intersections for Major Highways, and
42 accommodates an additional bypass route for "New" Warren Road. Moreover,
43 the amendment makes possible a subdivision design that will make numerous
44 driveway entries onto Warren road unnecessary. Therefore, any additional
45 development occasioned by the specific plan amendment will provide

1 improvements to the adjoining streets, and will accommodate the Planned
2 Community Amendment that will make possible the proposed project.

- 3
4 3. The proposed Planned Community Master Plan and Development Standards
5 Amendment is compatible with adjacent zoning.

6
7 The proposed Planned Community Amendment SPA 06-004 Site B has been
8 designed to incorporate standards and regulations that will require adequate
9 buffering and site amenities to protect the public health, safety and welfare of the
10 community. The amendment will mean that the project site can accommodate
11 development that is similar adjacent residential development.

12
13 The City Council approves SPA 06-004 Site C based on the following findings:

- 14
15 1. That the Planned Community Master Plan and Development Standards
16 Amendment is in conformance with the latest adopted General Plan:

17
18 The proposed project as it pertains to Site C is in conformance with the General
19 Plan for the City of Hemet as the proposed residential land use does provide the
20 desired balance between residential and commercial/land uses for the creation of
21 employment and service needs of the community. The proposed amendment will
22 provide an adequate buffer between the residential land uses and the Hemet
23 Ryan airport land use to the north with the future realignment of Stetson Avenue
24 and the location of the Hemet Channel as barriers.

- 25
26 2. That streets in the area are adequate to handle potential traffic generated by the
27 Planned Community Master Plan and Development Standards Amendment.

28
29 The proposed Planned Community Amendment SPA 06-004 Site C would not
30 create an undesirable mixture of traffic patterns with commercial/industrial
31 delivery movement in close proximity with residential traffic.

- 32
33 3. The proposed Planned Community Master Plan and Development Standards
34 Amendment is compatible with adjacent zoning.

35
36 The proposed Planned Community Amendment SPA 06-004 Site C was
37 designed to incorporate standards and regulations that will require adequate
38 buffering and site amenities to protect the public health, safety and welfare of the
39 community. The amendment will not mean that the project site can
40 accommodate development that is similar adjacent industrial development.

41
42 **SECTION 3: CITY COUNCIL ACTIONS**

- 43
44 1. The City Council hereby adopts the amendment to the Page Ranch Planned
45 Community Master Plan and Development Standards (SPA 06-004) Site B to
46 allow single family residential uses by changing the designation from Low

1 Density Residential to Low-Medium Density Residential as shown in the Map and
2 Text Revisions as shown on Exhibit A, and subject to the recommendations
3 included in Exhibit B.
4

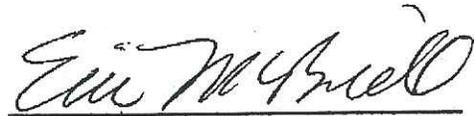
- 5 2. The City Council hereby adopts the amendment to the Page Ranch Planned
6 Community Master Plan and Development Standards (SPA 06-004) Site C which
7 would allow single family residential uses by changing the designation from
8 Industrial to Low-Medium Density Residential as shown in the Map and Text
9 Revisions as shown on Exhibit A, and subject to the recommendations included
10 in Exhibit B.
11

12 **SECTION 4:** If any section, subsection, subdivision, sentence, clause, phrase, or
13 portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the
14 decision of any court of competent jurisdiction, such decision shall not affect the validity
15 of the remaining portions of this Ordinance. The City Council hereby declares that is
16 would have adopted this Ordinance, and each section, subsection, subdivision,
17 sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or
18 more sections, subsections, subdivisions, sentences, clauses, phrases, or portions
19 thereof may be declared invalid or unconstitutional.
20

21 **SECTION 5:** The City Clerk is directed to cause this ordinance to be published within
22 15 days of its passage in a newspaper of general circulation published and circulated
23 within the City of Hemet.
24

25 **INTRODUCED** at the regular meeting of March 10, 2009.
26

27 **APPROVED AND ADOPTED** at the regular meeting of March 24, 2009.
28
29
30
31

32 
33 _____
34 Eric McBride, Mayor
35
36
37

38 **ATTEST:**

39 
40 _____
41 Sarah McComas, Acting City Clerk
42
43
44

45 **APPROVED AS TO FORM:**

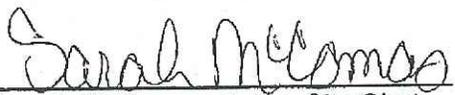
46 
47 _____
48 Eric S. Vail, City Attorney

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

5 I, Sarah McComas, Acting City Clerk of the City of Hemet, do hereby certify that the
6 foregoing Resolution is the actual Resolution adopted by the City Council of the City
7 of Hemet and was passed at a regular meeting of the City Council on the 24th day of
8 March, 2009 by the following vote:
9

10 **AYES:** Council Members Foreman, Lowe, Youssef, Vice Mayor Franchville and
11 Mayor McBride

12 **NOES:**
13 **ABSTAIN:**
14 **ABSENT:**
15
16
17
18
19
20


Sarah McComas, Acting City Clerk



