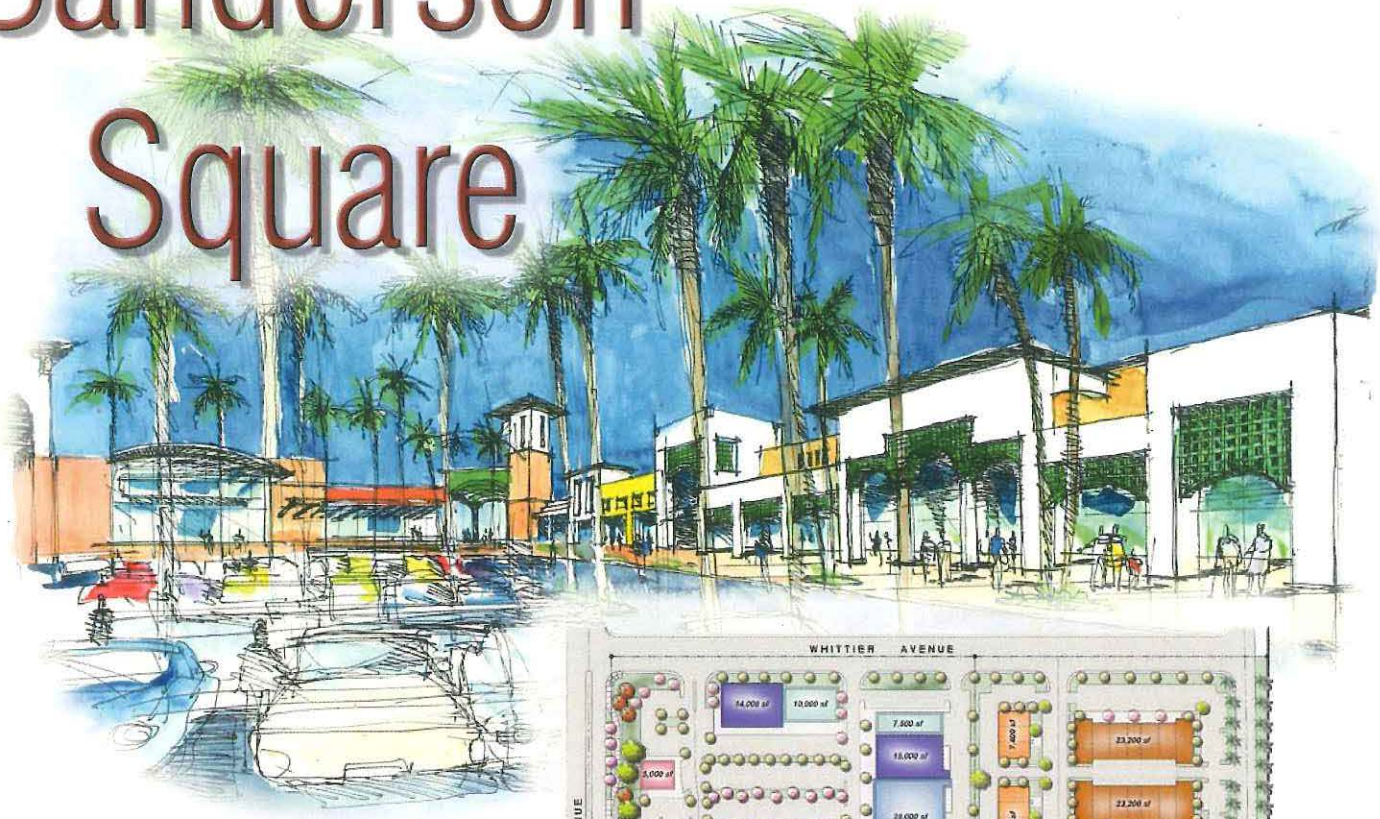
February 7, 2006

Sanderson Square



Prepared for

The City of Hemet

MAPLE DELL + McCLELLAND
ARCHITECTS, LLP

SP 05-03 2/10/06

SANDERSON SQUARE SPECIFIC PLAN
SP-05-3

Commercial Retail and Business Park Development
Hemet, California

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MDM Project No. 258-0401.02

Sanderson Square Specific Plan

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1 Introduction

1.1 Specific Plan Area

1.1.1 Project Description

Sanderson Square is a destination Commercial Retail and Business Park development located in Hemet, California. The 26-acre (+/-) commercial site, Planning Area A, is designed to accommodate large and medium anchor tenants, restaurants, banking/financial institutions and smaller specialty shops, see the Concept Site Plan (Colored) and Concept Dimensioned Site Plan attached. The project will attract a diverse group of users who may shop in the variety of retail spaces or gather and enjoy the open space.

The Business Park development, Planning Area B, located on the east half of the site will provide office and small business space. The 20-acre (+/-) site will house both, single (low-bay) and two-story (high-bay) office and warehouse space for business and light industrial uses. The two sites, retail, Planning Area A, and light industrial, Planning Area B, will be designed for pedestrian access between both sites.

1.1.2 Location

Sanderson Square is located on the southeast corner of Sanderson Avenue and proposed Whittier Avenue in southwest Hemet. The site is approximately 0.5 miles south of State Route 74 (Florida Avenue) in the central portion of the City (Figure 1.1 Location Map). The City of Hemet is located in western Riverside County, approximately 30 miles southeast of the City of Riverside, 24 miles southwest of the City of Palm Springs, and 16 miles southeast of the City of Moreno Valley. The Cities of Temecula and Murrieta are located approximately 21 miles southwest of the City of Hemet (Figure 1.1 Location Map).

The project site is bounded on the north by undeveloped property. Lowe's Home Improvement Warehouse is located further north at the corner of Sanderson Avenue and Acacia Avenue. Single family residential is to the east of the site with open agricultural land immediately to the east and west across Sanderson Avenue. The project is adjacent to a Self Storage facility on the southwest corner (Figure 1.2 Aerial).

1.1.3 Site Description

The General Plan Land Use Map designation for the site is Industrial and the current Zoning is M-2 Heavy Manufacturing (Figure 1.3 General Plan Map and 1.4 Existing Zoning Map). The site is comprised of four lots (Figure 1.5 Accessor's Parcel Map). The commercial retail portion of the project (Planning Area A) is on the west side of the site and bounded by Sanderson Avenue to the west and proposed Whittier Avenue to the north. The proposed vehicle access will split Planning Area A into a north and south half. The manufacturing portion of the project (Planning Area B) is on the east side of the site

and is bound by undeveloped land on the east, proposed Whittier Avenue to the north and the Burlington Northern Santa Fe (BNSF) railroad to the south. Planning Area B is divided by the new proposed vehicle access, creating a north and south area.

1.2 Background and Purpose of the Specific Plan

1.2.1 Background

A specific plan is a combination policy statement and implementation tool that can be used to address a single project such as infill development or development on the fringe of a growing community. As a result, emphasis is on consistent standards and development criteria for use in the review of subsequent site plans. The California Government Code permits the use of specific plans to regulate site development. Specific Plans are required by this code to provide text and supporting graphics detailing the following items:

a) The distribution, location, and extent of the uses of land, including open space, within the specific plan area.

b) The proposed distribution, location, and extent and intensity of components of public and private transportation, sewage, water, drainage, solid waste, energy and other essential facilities proposed to be located within the Specific Plan area and needed to support the land uses described in the specific plan.

c) Standard and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

d) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the items listed above.

Since the development guidelines established in a Specific Plan focus on the unique needs of a specific area, specific plans allow for greater flexibility than is possible with conventional zoning.

1.2.2 Purpose

The purpose of the Sanderson Square Specific Plan is to assist in the development of the site in a manner which will benefit local shoppers, business, the general public, and the City of Hemet. The Specific Plan accomplishes these purposes by providing for the efficient use of land, and ensuring compatibility between existing and proposed land uses. The customized development regulations contained in the Specific Plan address the unique characteristics of the site and surrounding properties, as well as the needs of the commercial land uses proposed for the site. These efforts are intended to foster greater economic development and design opportunities than could be achieved through the use of conventional zoning and development standards. In addition to defining appropriate

land uses for the project site, the Sanderson Square Specific Plan provides a cohesive process for the review of individual development within the proposed site.

1.3 Authority

The Sanderson Square Specific Plan has been prepared in accordance with California Government Code Sections 65450 and 66450 et al., and the applicable ordinances of the City of Hemet, and will constitute the zoning for the project site. Land use standards and regulations contained within this document shall govern future development within the boundaries of this Specific Plan. Standards and regulations not addressed in the Specific Plan shall be governed by the appropriate City of Hemet Zoning Ordinance section.

1.4 Plan Organization

The Sanderson Square Specific Plan provides a framework for development of the Specific Plan area. The Plan provides guidance for the review of specific development proposals at the parcel map and site plan approval stages, and is the reference for determining permitted uses, intensity of use, and development standards and requirements.

The Specific Plan defines project objectives, as well as regulations and requirements for development of the Specific Plan area. The Specific Plan is organized as follows:

Introduction: Section 1.0 of the Specific Plan gives the location of the Specific Plan, and information regarding the purpose, legal authority, and validity of the Specific Plan.

Existing Conditions: Section 2.0 of the Specific Plan provides a summary of existing conditions affecting the future development of the Specific Plan area, including related planning efforts, and physical, environmental, and public facilities and service factors.

Land Use: Section 3.0 includes the overall concept of land uses proposed within the Specific Plan area; a description of each permitted land use, along with general development standards (minimum parcel sizes, building height limits, landscaping, parking, loading, signage and outdoor storage requirements); regulations for the distribution of land use within the project site; and standards for individual site development within the Specific Plan area.

Public Services and Facilities: Section 4.0 details plans for water, wastewater, storm drains, public utilities, and community facilities. In addition, a phasing plan prescribing the on-site and off-site infrastructure improvements that will be constructed for two phases of the Specific Plan's development is provided. This section identifies the agencies which will provide public services and facilities, and provides information on the manner in which construction and continuing maintenance of facilities will be financed.

Administration: Section 5.0 describes the manner in which the Specific Plan will be implemented, including processing of individual developments and procedures for amending the Specific Plan.

1.5 General Requirements

1.5.1 General Plan Consistency

Implementation of the Sanderson Square Specific Plan is intended to carry out the goals and policies contained in the City of Hemet General Plan dated August 25, 1992 and listed in Figure 1.6. Development within the Specific Plan area shall, therefore, be consistent with the provisions of the City of Hemet General Plan.

1.6 Relationship Between Specific Plan Development Standards/Criteria and the City of Hemet Zoning Ordinance

Development regulations and requirements contained in this document will supplement or replace those of the City of Hemet Zoning Ordinance as they might otherwise apply to lands within the Specific Plan area. Any regulations or requirements not specifically covered herein shall be subject to the regulations and requirements of the City of Hemet Zoning Ordinance.

Unless otherwise specifically approved as part of this Specific Plan, all off-site improvements under the control of the City shall be subject to the City of Hemet regulations and requirements in effect at the time improvement plans are submitted. Other improvements not under control of the City (e.g., sewage treatment facilities) shall be subject to the regulations and requirements of the responsible governing agency.

If any provision of this document conflicts with the regulations or requirements of the City of Hemet Development Code, the provisions of this document shall take precedence.

1.7 Conformance with Uniform Building and Fire Codes

All construction within Sanderson Square Specific Plan shall be in compliance with the City of Hemet Building Code and all other ordinances adopted by the City pertaining to construction and safety features.

1.8 Implementation of Mitigation Measures from the Initial Study/Mitigated Negative Declaration

The mitigation measures contained in the Environmental Impact Report (EIR) for the Sanderson Square Specific Plan are attached to this document, and shall, as appropriate, be conditions of approval on all development within the Specific Plan area as determined by the City of Hemet pursuant to the provisions of the California Environmental Quality Act (CEQA) and the City's rules to implement CEQA.

All mitigation measures shall be implemented as described in the Sanderson Square Specific Plan EIR. Appendix A of this document includes a listing of the mitigation measures contained in the EIR. Pursuant to CEQA guidelines, environmental assessment of individual projects within the Specific Plan area shall be subject to the applicable mitigation measures contained in Appendix B.

1.9 Traffic, Water, Sewer, and Drainage

Specific requirements for infrastructure improvements are determined by technical studies prepared for the Sanderson Square Specific Plan area. The conclusions of these studies have been included as part of this Specific Plan. Technical studies and infrastructure plans may be amended over time to ensure the availability of adequate infrastructure and services to the project site, subject to approval of the City Engineer, without the need to amend this Specific Plan.

1.10 Severability

If any term, provision, condition, requirement, or portion thereof of this Specific Plan is for any reason held invalid, unenforceable, or unconstitutional, the remainder of this Specific Plan or the application of such term, provision, condition, requirement, or portion thereof to circumstances other than those in which it is held to be invalid, unenforceable, or unconstitutional, shall not be affected thereby; and each other term, provision, condition, requirement, or portion thereof shall be held valid and enforceable to the fullest extent permitted by law.

1.11 Construction Routes

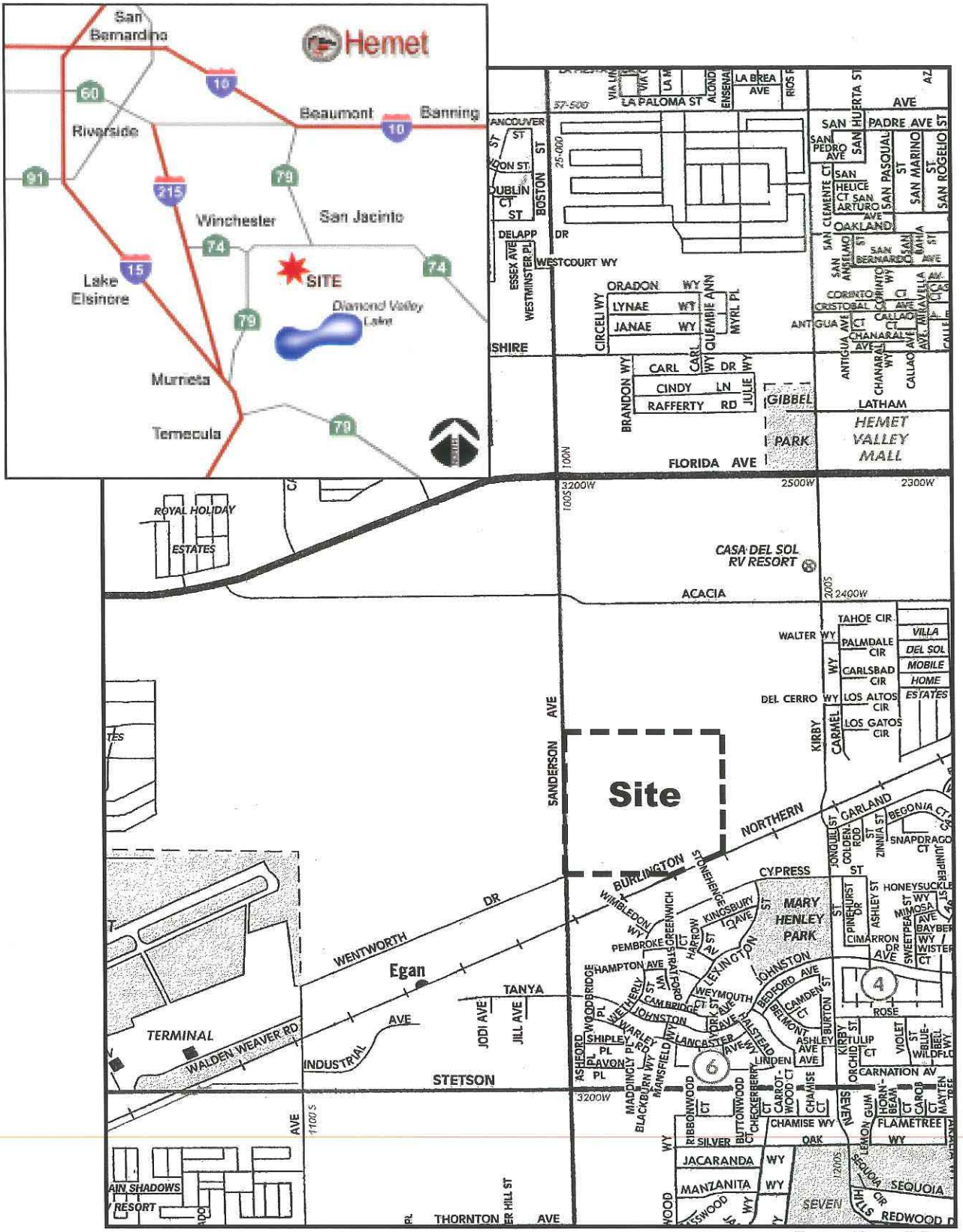
For each increment of building construction, the applicant shall submit a map detailing the route to be followed by vehicles making deliveries of equipment, materials, and soils to and from the site to the Department of Public Works for review and approval prior to the issuance of grading permits.

1.12 Repair of Damage to Public Facilities

For each increment of building construction, the Owner shall be responsible for the repair of all damages to public improvements in the public right-of-way immediately adjacent to the Specific Plan area resulting from the construction-related activities, including but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site.

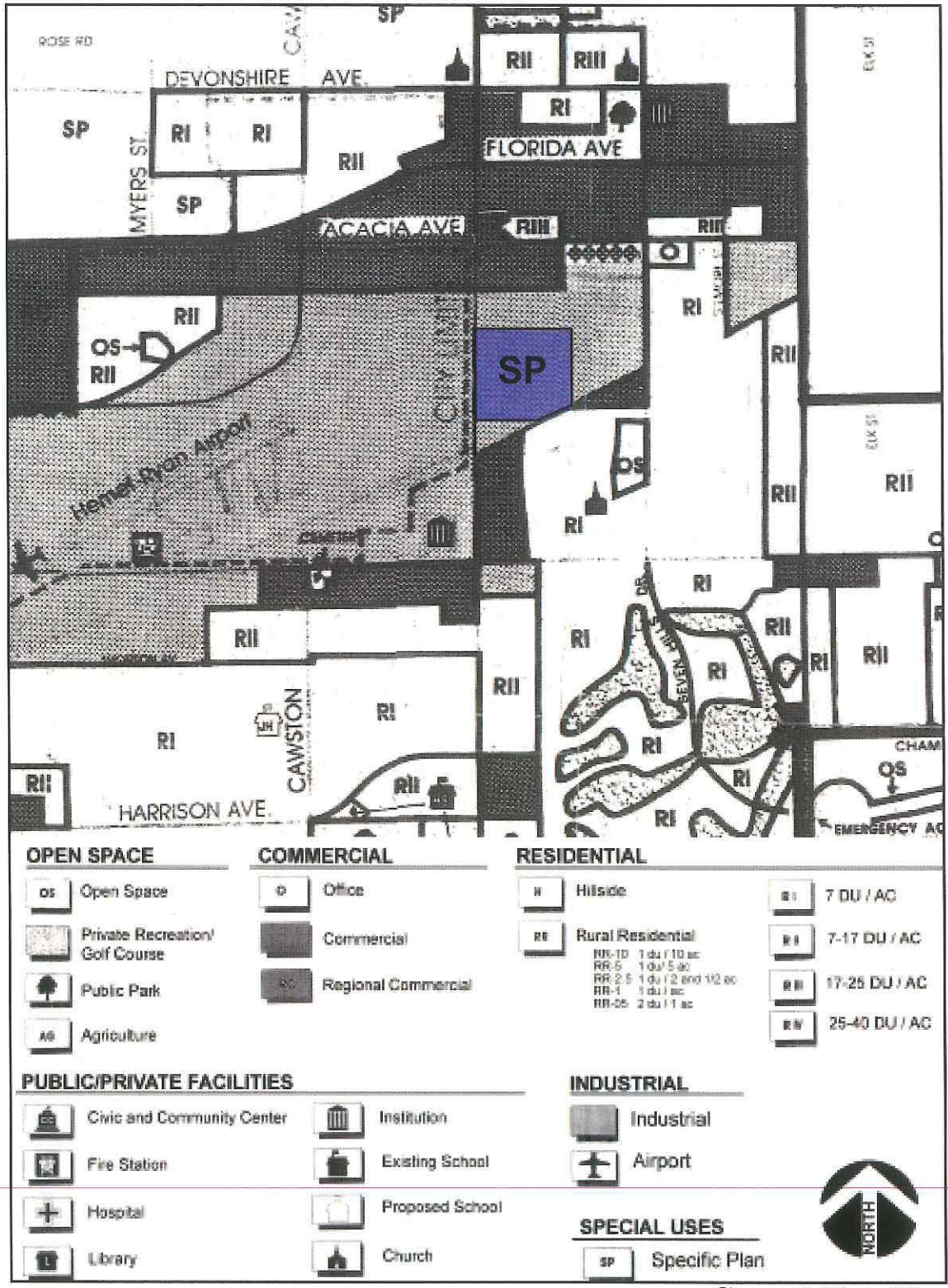
1.13 Right of Inspection/Verification

The City shall have the right of entry to inspect the premises to verify compliance with the Hemet Municipal Code and the Sanderson Square Specific Plan.

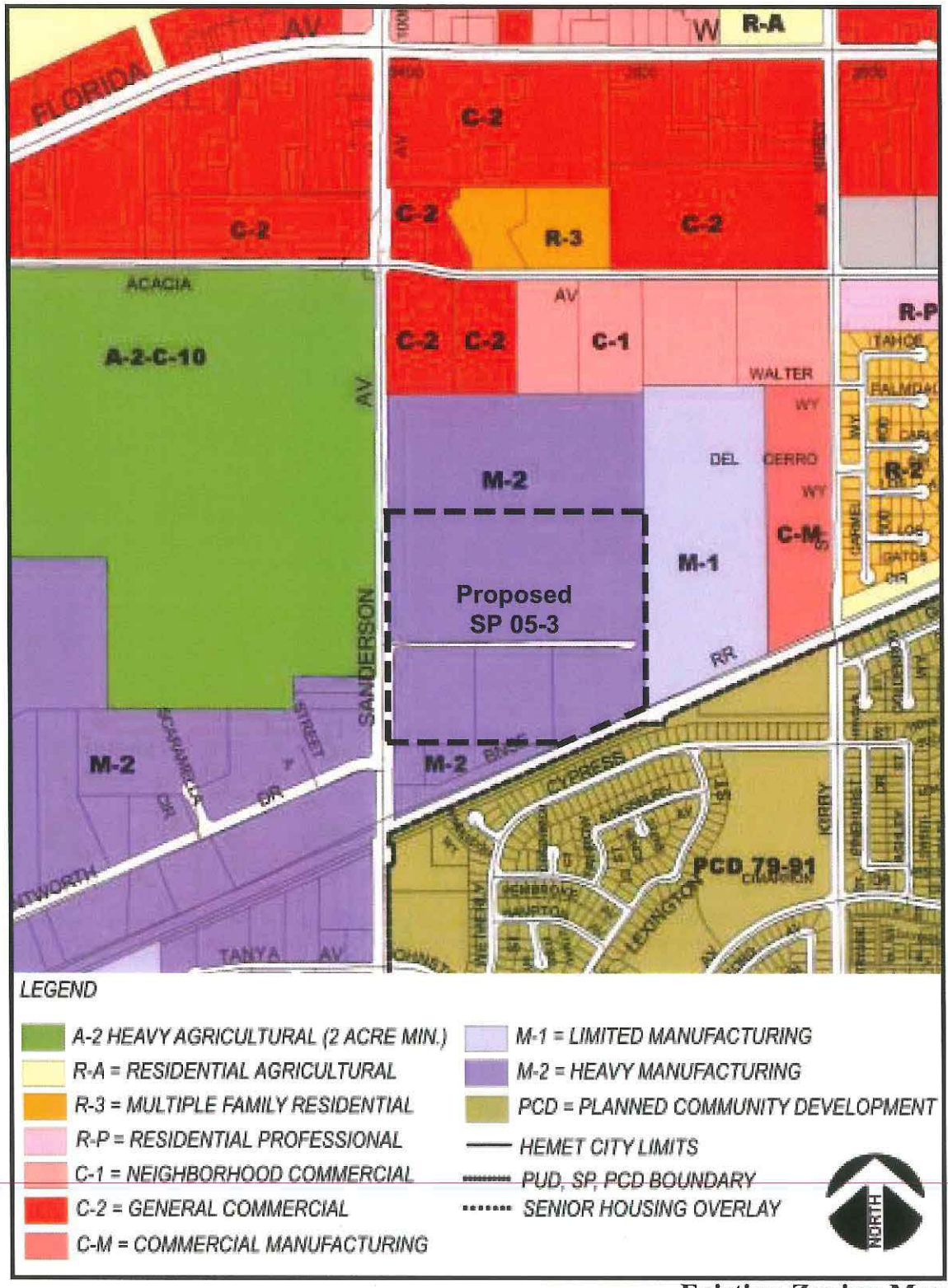


Location Map
Figure 1.1

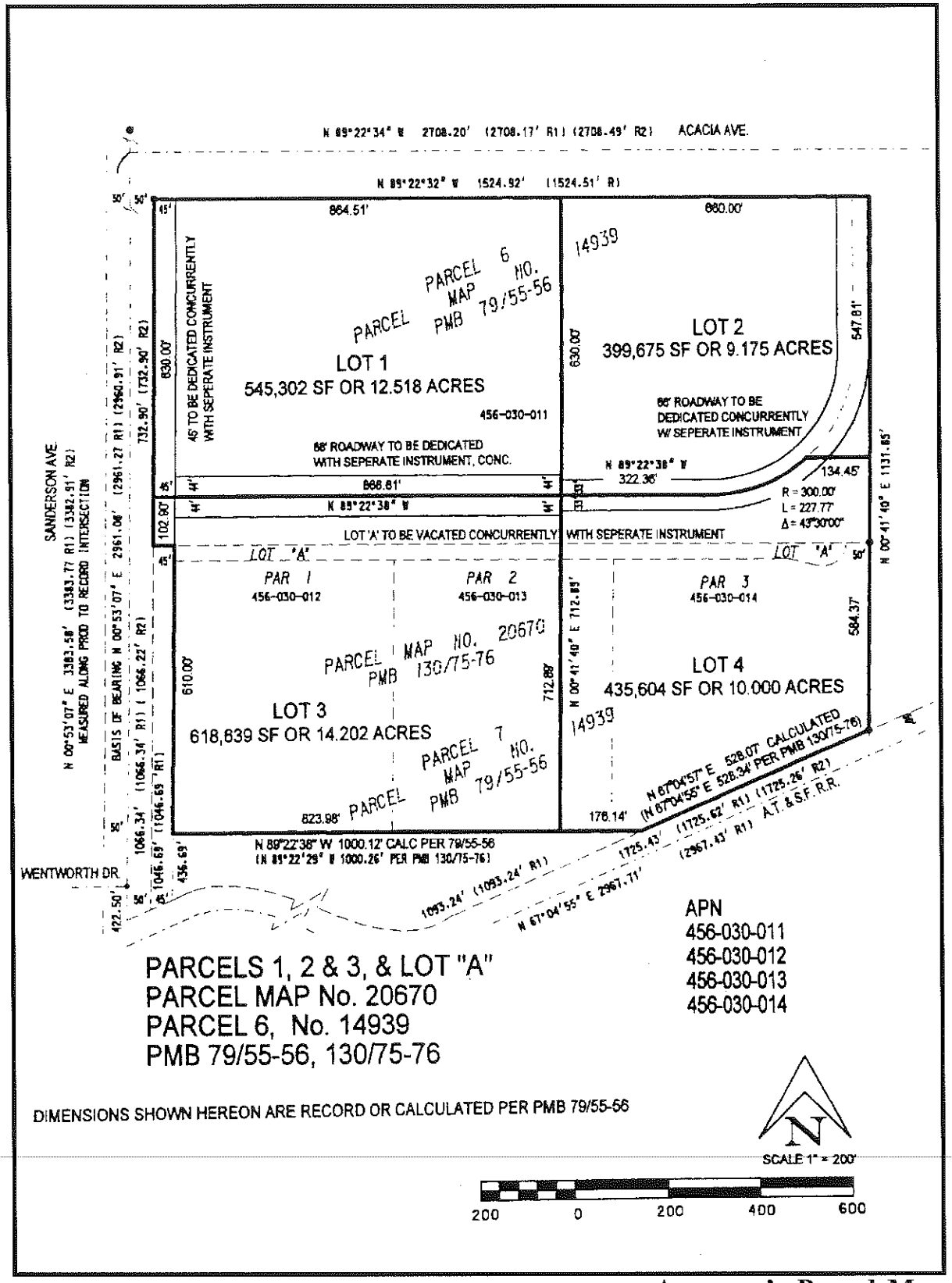
Aerial
Figure 1.2



General Plan Map
Figure 1.3



Existing Zoning Map
Figure 1.4



Accessor's Parcel Map
Figure 1.5

CITY OF HEMET GENERAL PLAN
COMMERCIAL & INDUSTRIAL GOALS

Land Use Goal:

1. An emphasis on the City of Hemet's traditional primary role as a community of choice for seasonal and permanent retirement living and as a subregional commercial and government center. (General Plan, page 1)

Community Character and Design Concepts:

1. Elimination of conflicts between adjacent uses, and the provision of clear buffers and transitions between dissimilar uses; (General Plan, page 2)

2. Architectural variety without creating visual chaos; (General Plan, page 2)

3. A clean, uncluttered look within commercial areas; (General Plan, page 2)

4. Provision of gathering, meeting, and recreational places; (General Plan, page 2)

5. Availability of nearby commercial services, such as financial institutions and restaurants, within individual neighborhood areas; (General Plan, page 2)

6. Design of commercial facilities which facilitate, rather than hinder, pedestrian circulation *within* the center, as well as *between* the center and adjacent residential neighborhoods; (General Plan, page 2)

Florida Avenue Neighborhood:

1. Industrial uses in this neighborhood, as well as in Southwest Hemet, are anticipated to emphasize manufacturing, assembly and distribution. (General Plan, page 4)

Economic Development Goal:

1. Promotion of an economic base which provides service to the area's retirement population, broadens business and employment opportunities for the wider San Jacinto Valley community, and which generates sufficient municipal income to support the services and facilities envisioned in the City of Hemet General Plan. (General Plan, page 4)

2. Strengthening retail and service businesses in those sectors patronized by the City's senior and seasonal populations, thus providing area families with employment opportunities which serve the local senior population; (General Plan, page 8)

3. Developing programs to enhance the local market and encourage residents to shop locally; (General Plan, page 8)

City of Hemet General Plan (Excerpt)
Figure 1.6

CITY OF HEMET GENERAL PLAN
COMMERCIAL & INDUSTRIAL GOALS (Continued)

4. Establishing a network of commercial nodes on a generally regular gird to provide opportunities for neighborhood shopping. (General Plan, page 8)

Commercial and Industrial Development Goals:

1. A community which will ensure that major commercial and industrial developments contribute to a healthy local tax base. (General Plan, page 8)

2. Broaden business and employment opportunities for Hemet and the wider San Jacinto Valley community; (General Plan, page 8)

3. Provide a positive source of municipal income to assist in supporting the facilities and services desired by Hemet residents and businesses. (General Plan, page 8)

Economic Development Goals:

1. Proactively promote the City of Hemet as a community which is supportive of economic development. (General Plan, page 9)

2. Emphasize use of the specific plan process in established areas which may undergo land use transformation. (General Plan, page 9)

Community Development Strategies:

1. On the Hemet General Plan Land Use map, designate sufficient areas for commercial development throughout the City, including: areas for the provision of retail and commercial services throughout the City; and areas for the provision of professional and administrative offices which can provide needed services to Hemet residents and businesses, as well as provide local jobs. (General Plan, page II-A-2)

2. Elimination of conflicts between adjacent uses and the provision of clear buffers and transitions between dissimilar uses; (General Plan, page II-A-5)

3. Architectural variety without creating visual chaos; (General Plan, page II-A-5)

4. Availability of nearby commercial services such as financial institutions and restaurants within individual neighborhood areas; (General Plan, page II-A-5)

5. Enhance pedestrian level activity within residential and commercial areas by utilizing the following techniques: 1) discourage wide expanses of parking lot between the sidewalk and the front of commercial buildings or provide safe, easily identifiable pedestrian access through the parking lot from multiple access points, 2) provide pedestrian links between individual uses within

City of Hemet General Plan (Excerpt)
Figure 1.6 (Continued)

individual centers, between centers, and along commercial corridors, 3) utilize "street furniture" (planters, benches, drinking fountains, newspaper racks, bike racks, trash receptacles) within commercial areas to create and enhance urban open spaces within commercial areas and to emphasize appropriate architectural themes, 4) design commercial buildings and projects so as to have a central plaza or main visual focus or feature which is oriented toward pedestrian and transit connections. (General Plan, page II-A-7)

6. Maintain a site plan review process which ensures that commercial facilities are oriented to the pedestrian by the incorporation of seating areas, courtyards, landscaping, and similar measures: 1) buildings should be designed and sited so as to present a human-scale environment, including identifiable pedestrian spaces, 2) encourage commercial designs which provide clear pedestrian access to rights-of-way with a minimum of auto-pedestrian conflicts, 3) uses within pedestrian spaces should contribute to a varied and lively streetscape, 4) buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level, 5) encourage architectural styles which provide covered verandas and other similar pedestrian/ building shade features for protection of the front of the commercial structures from the area's intense heat. (General Plan, page II-A-7)

7. Require commercial developments portray a precise concept for adequate signage; include provisions for sign placement and number, as well as sign scale in relationship to the building, landscaping and readability, as an integral part of the signage concept by incorporating the following standards into the design review process: 1) ensure that signs are integrated into the overall site and architectural design theme of commercial developments, 2) require that sign placement, heights, size, materials, proportions, and design within the commercial areas be consistent with the low-profile nature and scale of the community, 3) avoid freestanding pole signs in favor of monument-type signs, wall signs, and/or secondary projecting signage. (General Plan, page II-A-8)

Community Structure Goals:

1. A major factor in the success of the General Plan's transportation program will be its coordination with the land use plan. Critical transportation/land use coordination issues include: 1) achieving and maintaining an organization of land uses which integrates places of residence, retail commerce, daily service needs, work, education , and recreation; and 2) creating pockets and corridors of higher intensity land uses which will form the basis for the establishment of a viable local transit system. (General Plan, page II-A-9)

2. Maintain a General Plan Land Use Map and General Plan concepts and strategies which work to integrate complementary land uses and to minimize the number of vehicle miles traveled within the General Plan study area. (General Plan, page II-A-9)

City of Hemet General Plan (Excerpt)
Figure 1.6 (Continued)

CITY OF HEMET GENERAL PLAN
COMMERCIAL & INDUSTRIAL GOALS (Continued)

3. Maintain locational and development standards for high density development to: 1) locate projects along major through fares, 2) enhance pedestrian and vehicular access, 3) create appropriate buffers between the higher density and adjacent lower density uses, 4) enhance the area's visual quality, 5) facilitate the upgrade of public facilities, and 6) establish pedestrian links to local transit facilities and commercial uses. (General Plan, page II-A-10)

Commercial Development Goals:

1. Locate right turn pockets at strategic intersections to allow a free flow of traffic both onto from the commercial corridor, thus directing traffic in specific directions and reducing congestion; (General Plan, page II-A-15)

2. Consolidation of driveways along corridors to decrease traffic congestion by restricting the number of automotive ingress and egress points; (General Plan, page II-A-15)

3. Introduction of a median island restricting left turn movements to specific locations combined with driveway consolidation, shared parking, and reciprocal parking and access easements which facilitate circulation to occur onsite without impact to the street system.(General Plan, page II-A-15)

4. Locate commercial nodes a major intersections to ensure a functional circulation system; (General Plan, page II-A-15)

5. Establish regional commercial nodes a strategic locations that will offer the City an advantageous share of the regional sales tax revenue; (General Plan, page II-A-15)

6. Ensure the provision of convenient vehicular and pedestrian access to commercial centers wherever possible from adjacent high-density residential land uses; (General Plan, page II-A-15)

7. Establish commercial nodes on a minimum one mile interval basis to serve adjacent neighborhoods, reduce vehicle shopping trips from areas outside the influence of the Florida Avenue and State Street commercial corridors, and to avoid creating such a large number of nodes that their long-term viability could be jeopardized. (General Plan, page II-A-15)

8. Encourage the provision of reciprocal access agreements where such agreements will facilitate minimizing driveway access along commercial corridors and within commercial nodes. (General Plan, page II-A-15)

City of Hemet General Plan (Excerpt)
Figure 1.6 (Continued)

CITY OF HEMET GENERAL PLAN
COMMERCIAL & INDUSTRIAL GOALS (Continued)

9. Cluster commercial development and support the development of specialty clusters of related and mutually supportive commercial/residential activities in appropriate locations. (General Plan, page II-A-15)

Industrial Development Goals:

1. The area surrounding Hemet-Ryan Airport provides the best opportunity for future industrial development within the Hemet General Plan study area, and has been so designated on the General Plan Land Use map. The area is suitable for a wide range of industrial uses, particularly those which could benefit from close proximity to the airport. An aggressive approach to providing the public facilities required to support industrial development is required if this area is to realize its potential for job creation. (General Plan, page II-A-16)

Master Planned Development Goals:

1. The use of Specific Plans and Planned Developments to set forth policies and standards for design has been supported as the primary tool to achieve quality design. (General Plan, page II-A-19)

2. The use of a comprehensive master plan process provides both the City o Hemet and a prospective developer with the opportunity to establish specialized specifications and implementation programs tailored to the unique characteristics of a particular site. (General Plan, page II-A-19)

3. Master plans also help implement the General Plan by: 1) eliminating incremental development through the consolidation of small parcels into an overall cohesive project design; 2) reducing the costs of capital facilities and public infrastructure improvements by eliminating uncertainties as to future utility, transportation and school capacities; 3) providing flexibility in standards and design to meet the needs of a variety of socio-economic groups; 4) facilitating community traffic and pedestrian circulation; and 5) implementing General Plan goals, concepts and strategies for an identified area of the community. (General Plan, page II-A-19)

4. Master planning allows the City to decide on a specific and comprehensive land use pattern well in advance of development, rather than debating development issues on a site-by-site basis. Such a process is advantageous to developers, since the size and location of capital facilities will have been decided up-front, thereby reducing unexpected future costs. (General Plan, page II-A-19)

City of Hemet General Plan (Excerpt)
Figure 1.6 (Continued)

2 Existing Conditions

2.1 Site Conditions and Existing Land Uses

2.1.1 Historical and Existing Land Uses

Previous Land Use: The Sanderson Square Specific Plan site is on the southwest corner of an approximately 165 acre site that was used for agriculture prior to the 1990's. During the 1990's, the current property owner razed the farm buildings along Kirby Street. Historically, the property has been used for agricultural purposes, as has most of the area around Hemet.

Existing On-Site Land Use and Zoning: The project site is currently vacant. As described above, the 44-acre Specific Plan area is currently used for dry farm purposes and vacant when the crops have been harvested.

Existing zoning for the project is shown in Figure 2.1 Existing Zoning and Parcel Boundaries. The site is currently zoned M-2 (Heavy Manufacturing). The M-2 zone provides areas for general manufacturing and industrial uses. The proposed manufacturing, Planning Area B will not adversely affect the residential character of the surrounding area and neighborhoods.

The City's General Plan designates the property as "Industrial". The General Plan designates property north and northwest of the project site as "Commercial". Land east and south of the project site is designated "Industrial". Areas west of the project site have been designated "Commercial" and "Industrial". General Plan land use designations are shown in Figure 2.2 Existing General Plan Use Designations.

The project site is located within the Florida Avenue Neighborhood Planning Area of the City. The Florida Avenue Neighborhood Planning Area contains 1,415 acres in the west central portion of the General Plan Study Area. Existing land uses in the area include predominantly industrial uses in and around the Hemet-Ryan Airport, and commercial uses along Florida Avenue. Additional residential development is located just north of the airport, near the intersection of Meyers Street and Florida Avenue in the northeast corner of the neighborhood area.

Surrounding Land Use: Undeveloped land surrounds the Sanderson Square Specific Plan site immediately to the north and west, the entire undeveloped land, between Sanderson Avenue and Kirby Street, and north of the railroad tracks is currently used for agricultural purposes. Existing land uses within and adjacent to the proposed project site are depicted in Figure 2.3 Existing Land Use. In addition, Figure 2.4 Existing Land Use (Aerial) provides an aerial photograph of the project surroundings. Adjacent zoning includes C-2 and R-3 (Multiple-family Residential) to the north across Acacia Avenue, C-1 (Neighborhood Commercial) and M-2 to the east, and A-2-C-10 (Heavy Agriculture) to the west across Sanderson Avenue. Existing zoning for the adjacent properties is also illustrated in Figure 2.1 Existing Zoning and Parcel Boundaries.

2.2 Existing Circulation

2.2.1 Regional/Local Circulation

State Route (SR) 74/79, known as Florida Avenue within the City of Hemet, is a four-lane major highway providing primary east-west access through the City. SR-79 provides access to Interstate 10 and I-15 to the north and south respectively. SR-74 connects to I-215 and SR-111 to the west and east respectively.

An extensive road network is available in and around the project site.

2.2.2 Bus Service

Mass transit is provided by Community Transit Services (a private corporation) that has contracted with the Riverside Transit Authority (RTA) to provide service to the City. Dial a-ride services are also available. Continued communication with the RTA will determine the optimum placement and design of bus stops, bus turnouts, passenger benches, shelters and other amenities that will enhance the transit experience and encourage additional bus ridership. Benches along Sanderson Avenue will be provided per the City of Hemet Scenic Highway Setback Manual.

2.2.3 Rail Service

The Burlington Northern-Santa Fe (BNSF) rail line is located on the southeast border of the project site. This rail line runs east and west along the site. Currently the railroad is used about twice a year. Future plans include placing a metro station on the west side of Sanderson Avenue, south of the BNSF rail line track and continued service to downtown Hemet.

2.2.4 Air Service

The project site is located approximately 0.8 mile from runways at the Hemet-Ryan Airport. The airport provides facilities for general aviation, including business and recreational flying to the area. The airport is operated by Riverside County. Regular commercial passenger service is not provided at this air facility. The project site is located within the Hemet-Ryan Airport Comprehensive Airport Land Use Plan (CLUP) 1992.

2.3 Existing Physical Conditions

2.3.1 Site Conditions

The site is flat and gently slopes approximately ½ to 2 percent to the west. The site was most recently used for agricultural purposes and is covered with dried surficial vegetation (alfalfa) that was recently harvested. Observed along the southern boundary of the site, are concrete risers that appear to have been at one time associated with irrigation for agricultural purposes. It is possible there exist buried obstructions related to those structures running through the proposed site.

Currently, the general vicinity surrounding the site consists of developed and undeveloped parcels of land. Lowe's Home Improvement Warehouse is to the north. A field is present to the west, located across Sanderson Avenue. Undeveloped parcels of land are present directly adjacent to the eastern and northern boundaries of the site. A mini storage warehouse is located to the south as well as a railroad and storm drain channel.

2.3.2 Hydrology

The Hemet Valley (and the project site) is located within the San Jacinto River Watershed of the Santa Ana River Basin. The Hemet Plain is underlain by porous, alluvial (stream carried) materials, which contain water at various depths to varying degrees. While a number of local geological features (such as mountains) consist of impermeable materials that do not bear water, the majority of the City contains extensive groundwater resources. The largest is the Hemet Basin, which underlies approximately two thirds of the City with water bearing strata. Groundwater in the vicinity of the project site is found at a depth of approximately 100 feet.

Surface flows in the City and surrounding area generally flows west across the Hemet Valley.

No wells or surface bodies of water are present within the limits of the project site.

2.3.3 Geology and Seismicity

The site is situated within the northeastern portion of the Perris Block sub-unit of the Peninsular Ranges Geomorphic Province of California. The Peninsular Ranges are a northwest-southeast oriented complex of mountain ranges and valleys characterized by sub-unit blocks separated by similarly trending strike-slip faults. The Perris Block sub-unit is bound on the north by the eastern San Bernardino Mountains (of the Transverse Ranges Province), by the Santa Ana Mountains on the west, the San Jacinto Mountains on the east, and extends south into Mexico. These mountains are respectively separated from the Perris Block by the Cucamonga fault, Elsinore fault zone, and San Jacinto fault zone. The Perris Block is a structural and physiographic unit of relatively uniform granitic and meta-sedimentary bedrock mountains with broad alluvial filled valleys.

The site has been regionally mapped to be underlain by Holocene non-marine alluvium consisting of mixtures of sands to locally silty sands and silts. The thickness of alluvial soils underlying the site is estimated to be on the order of 300 to 500 feet.

2.3.4 Faulting and Seismicity

The most significant geologic hazard is the potential for moderate to severe seismic shaking that is likely to occur during the design life of the project. The project site is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active.

An active fault is defined by the State of California as a "sufficiently active and well define fault" that has exhibited surface displacement within Holocene time (about the last 11,000 years). A potentially active fault is defined by the State of California as "a fault with a history of movement within Pleistocene time (between 11,000 and 1.6 million years ago)". These active and potentially active faults are capable of producing potentially damaging seismic shaking at the site. It is anticipated that the project site will periodically experience ground acceleration as the result of small to large magnitude earthquakes.

A computer-aided search of the known active and potentially active faults within a 100-mile radius of the site and researched select literature were used to assess the maximum magnitude earthquakes expected to be generated on each fault. Table 1 summarizes these parameters for four of the 59 known active and potentially active faults, within the searched radius of the site, which may have the greatest impact upon the site. Selection of the faults was based on their proximity to the site and their potential to generate moderate to severe ground motion at the site. Table 1 was generated using, in part, the EQFAULT computer program (version 3.0) developed by Blake (rev. 2000) as modified using the fault parameters from DMG Open File Report 96-08 and the 1997 UBC fault maps (ICBO, 1998). This table does not identify the probability of reactivation or the onsite effects from earthquakes occurring on these listed faults or any of the other faults in the region. No faults have been identified on the site. The closest mapped fault to the site is the Casa Loma or San Jacinto Valley branch of the San Jacinto fault, located approximately 4 miles northeast of the site.

Table 1
Significant Faults

Fault Name (Branch Name)	Approximate Distance from Site Mi. (km)	Maximum Event* (Moment Mag.)	Fault Seismic Source Type
San Jacinto (Casa Loma/ San Jacinto Valley)	4 (7)	6.9	B
San Jacinto (Anza)	5 (8)	7.2	A
Elsinore (Temecula)	18 (25)	6.8	B
San Andreas (San Bernardino)	21 (34)	7.3	A

*As defined by the ICBO (1998) and CDMG (OFR 96-08)

A number of moderate to major earthquakes have occurred in the vicinity of the project site in the past. The parameters used to define the limits of the historical earthquake search (EQ Search, 2000) include geographical limits (within 100 mi. of the site), dates (1800 through 2001), and magnitude (magnitudes above M 5). A summary of the results of the historical search is presented.

Time period (1800 to 2001)	202 years
Maximum Magnitude within 100 mi. radius (6/28/1992, Landers)	7.6
Approximate distance to nearest historical earthquake, >M4.0	2 miles
Number of events exceeding magnitude 5.0 within the search area	~168

One moderate earthquake (Mag. 6.4) occurred in 1899 approximately 5 miles from the site. Another major earthquake (Mag. 6.8) occurred in 1918 approximately 2 miles from the site. Both of these earthquakes originated along the nearby San Jacinto fault.

Under the current understanding of regional seismo-tectonics, the largest magnitude event to impact the site may be generated by the San Jacinto fault having a moment magnitude of 7.2. Estimated peak ground acceleration with a 10% probability of exceedance in 50 years of approximately 0.8g for alluvial sites within this area should be anticipated. Assuming recurrence of a magnitude 6.4 to 7.0 earthquake in the immediate vicinity of Hemet, Modified Mercalli intensities in the area to range from approximately VIII to X. Refer to Table 2 for the descriptions of the Modified Mercalli ground-shaking intensity scale.

Table 2
Modified Mercalli Intensity Scale of 1931[1], (1956 version)[2]

Masonry A, B, C, D. To avoid ambiguity of language, the quality of masonry, brick or otherwise, is specified by the following lettering.

Masonry A	Good workmanship, mortar, and design; reinforced, especially laterally and bound together by using steel, concrete, etc; designed to resist lateral forces.
Masonry B	Good workmanship and mortar; reinforced, but not designed in detail to resist lateral forces.
Masonry C	Ordinary workmanship and mortar; no extreme weakness like failing to tie in at corners, but neither reinforced nor designed against horizontal forces.
Masonry D	Weak materials, such as adobe; poor mortar; low standards of workmanship; weak horizontally.

I.	Not felt. Marginal and long-period effects of large earthquakes.
II.	Felt by persons at rest, on upper floors, or favorably placed.
III.	Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.
IV.	Hanging objects swing. Vibrations like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing motorcars rock. Windows, dishes, doors rattle. Glasses clink. Crockery clashes. In the upper range of IV wooden walls and frame creak.
V.	Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate.
VI.	Felt by all. Many frightened and run outdoors. Person walks unsteadily. Windows, dishes, glassware broken. Knickknacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked. Small bells ring (churches, school). Trees, bushes shaken visibly, or heard to rustle.
VII.	Difficult to stand. Noticed by drivers of motorcars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roofline. Fall of plaster, loose bricks, stone, tiles, cornices also unbraced parapets and architectural ornaments. Some cracks in Masonry C. Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Concrete irrigation ditches damaged.
VIII.	Steering of motorcars affected. Damage to masonry C; partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep craters.
IX.	General panic. Masonry D destroyed; masonry C heavily damaged, sometimes with complete collapse; masonry B seriously damaged. General damage to foundations. Frame structures, if not bolted, shifted off foundations. Frames racked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground. In alleviated areas sand and mud ejected, earthquake fountains, sand craters.
X.	Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.
XI.	Rails bent greatly. Underground pipelines completely out of service.
XII.	Damage near total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into the air.

[1]Original 1931 version in Wood, H.O., and Neumann, F., 1931 Modified Mercalli intensity scale of 1931: Seismological Society of America Bulletin, v. 53, no.5, p. 979-987.
[2]1956 version prepared by Charles F. Richter, in Elementary Seismology, 1958, p. 137-138, W.H. Freeman & Co.

In addition to the determination of fault activity, faults are also type classified as an A, B, or C for Near-Source ground motion (C_a, C_v, N_a and N_v) by the both State and ICBO (in the CBC, Table 16-U) according to parameters of known slip rate and maximum earthquake magnitude. A "Type A" fault has a magnitude M>7.0 and slip rate SR>5mm/yr. A "Type B" fault has a magnitude M>7.0 and SR <5mm/yr., or M<7.0 and SR>2mm/yr., or M>6.5 and SR<2mm/yr. A "Type C" fault has a magnitude M<6.5 and a slip rate of <2mm/yr, or is unrated under the current knowledge. The nearby Anza trace of the San Jacinto fault is considered a "Type A" fault.

The site is located in Seismic Zone 4 of the latest edition of the Uniform Building Code (UBC). Structures should be designed in accordance with the values and parameters given within the UBC. The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone.

2.3.5 Subsurface Soils

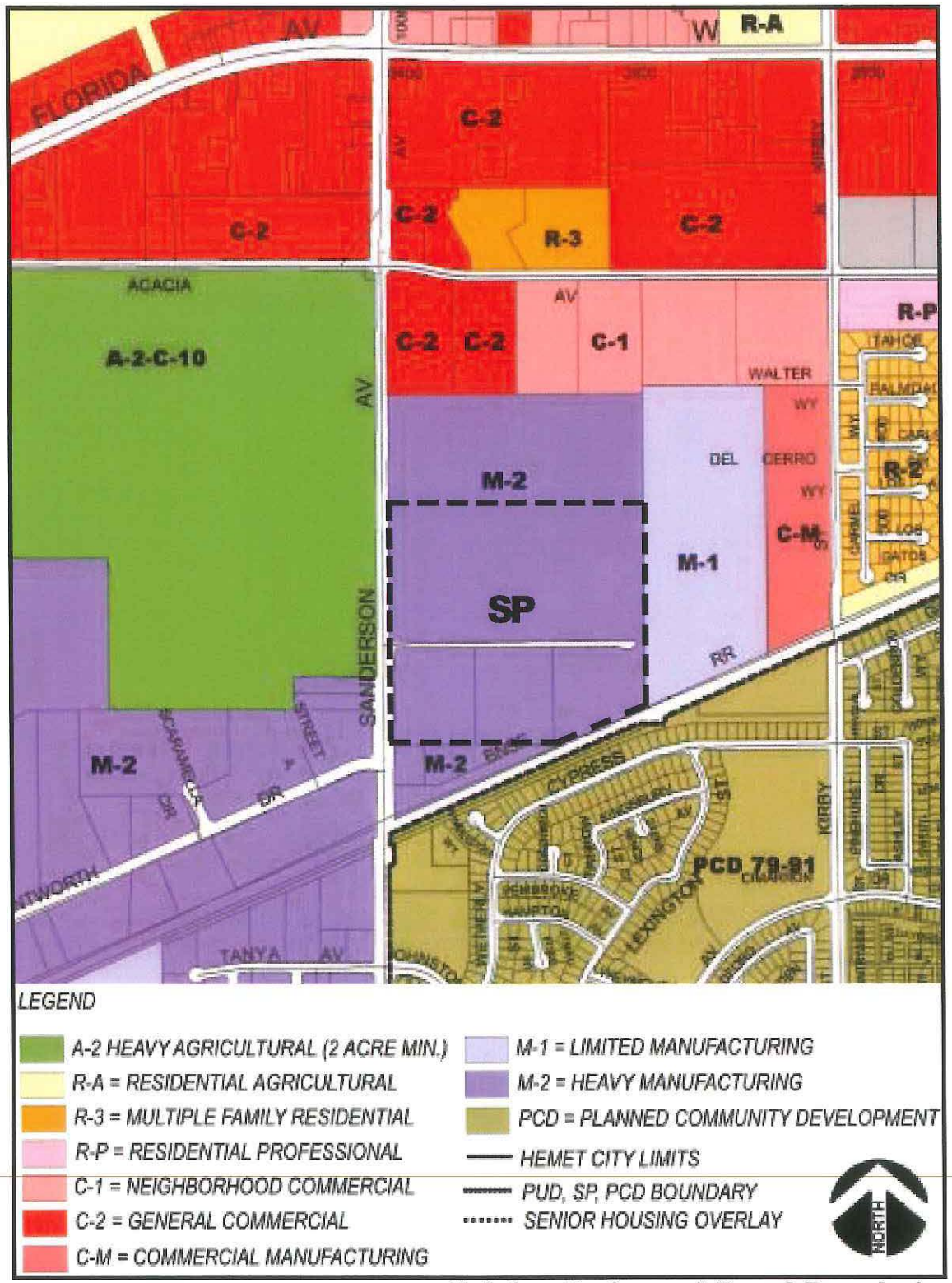
The alluvial soils encountered in borings, typically consisted of loose to dense silty sand and stiff to hard silt with sand to the limits of the depths explored (SM and ML soil types per the Unified Soil Classification System, respectively). The depth of alluvium extended beyond the maximum depth of our exploratory borings (51.5 feet). Due to the previous use of this site as primarily an agricultural field, large quantities of vegetation and organics may be present in the upper 1 to 2 feet of soils. Organics encountered at depths below approximately 2 feet were primarily vegetative roots that were sparsely interspersed throughout the soil matrix. Although no artificial fill was recognized within our boring logs, it is possible that localized areas of artificial fill may exist at the site. This fill, if it exists, could be associated with the sites previous agricultural use or with the, as of yet undetermined, presence of irrigation channels/lines.

2.3.6 Groundwater Conditions

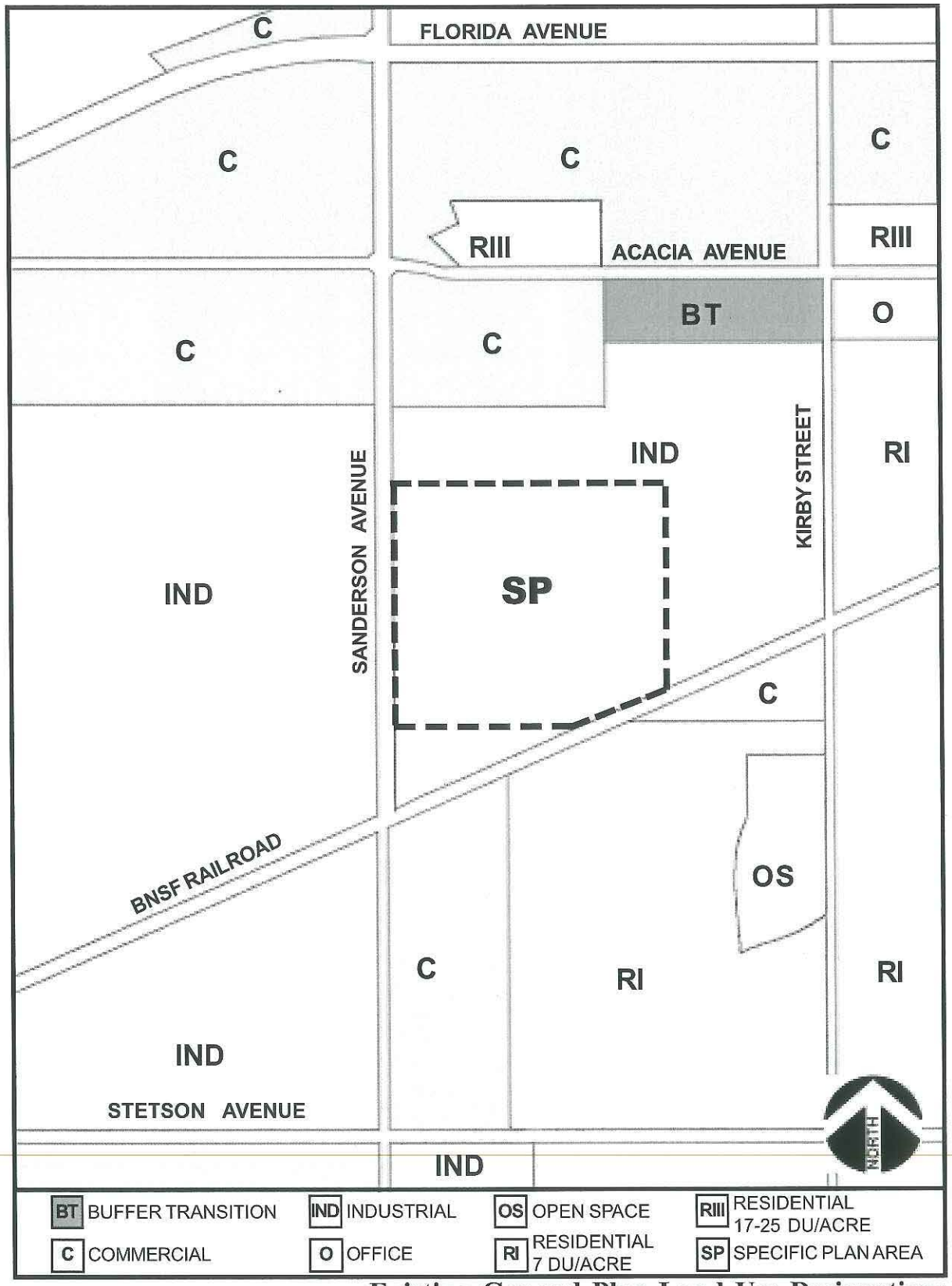
Groundwater was not encountered within the borings, to the maximum depth of 15 feet below the ground surface (bgs), nor was groundwater encountered in any of the borings drilled in December 2000 (References) to the maximum depth of 51.5 feet. The depth to groundwater within the proposed project site is greater than 100 feet based on our previous experience in the project area and information provided by the Eastern Municipal Water District. Fluctuations of the groundwater level, localized zones of perched water, and variations in soil moisture content should be anticipated during and following the rainy season. Irrigation of landscaped areas on and adjacent to the site can also cause a fluctuation of local groundwater levels. However, these fluctuations should not have a significant impact to the site form a geotechnical perspective.

2.3.7 Liquefaction

Liquefaction is characterized by partial or total loss of shear strength in soil layers caused by the build up of pore water pressure during an earthquake, thereby causing the soil to flow as a liquid. Liquefaction is a condition present in areas where groundwater is located within 50 feet of the surface. Because groundwater levels in the city are below those normally conducive to liquefaction, this seismically induced event is not a problem in the city.

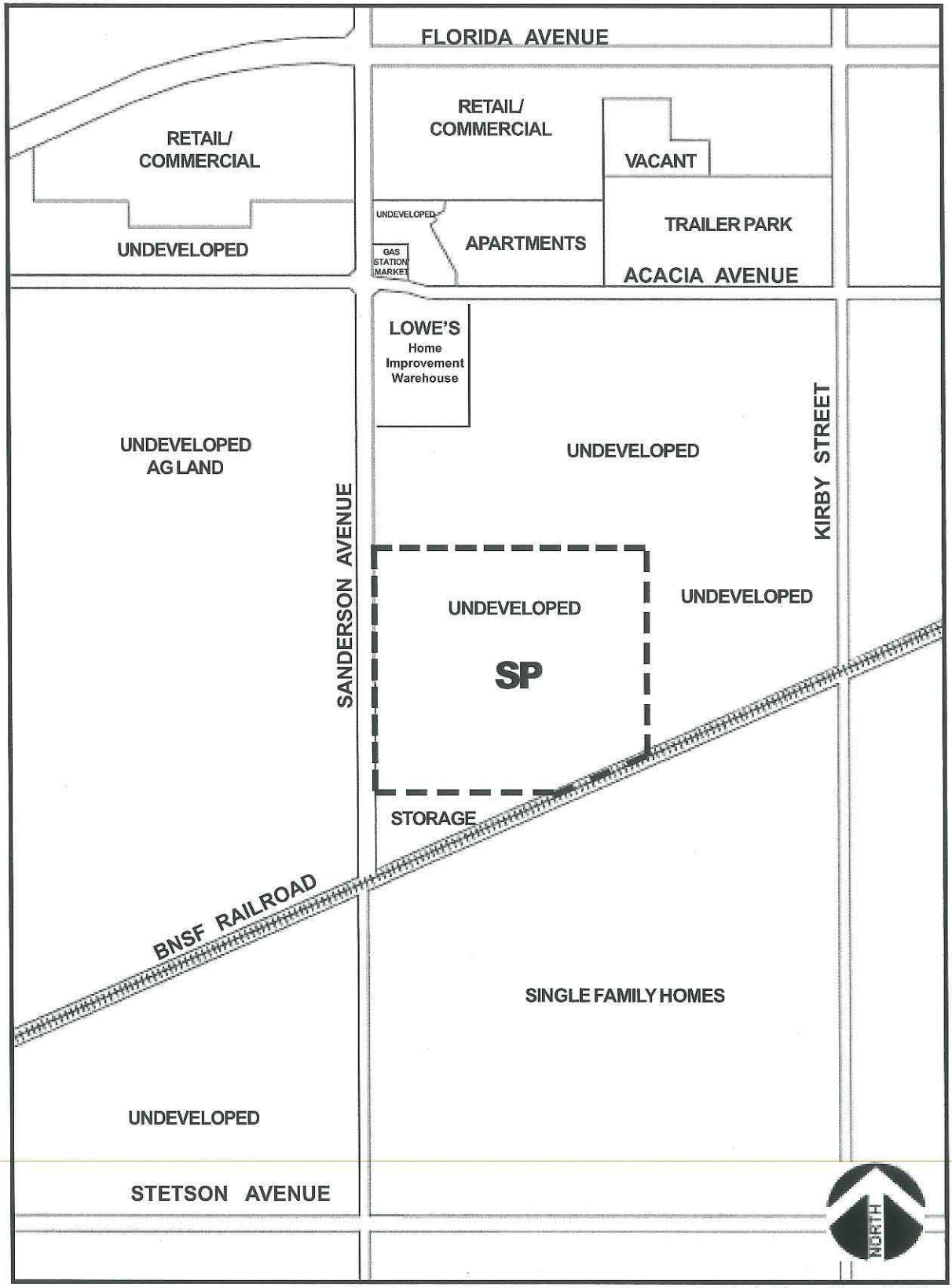


Existing Zoning and Parcel Boundaries
Figure 2.1



Existing General Plan Land Use Designations

Figure 2.2



Existing Land Use
Figure 2.3

Existing Land Use (Aerial)
Figure 2.4

3 Land Use Plan

3.1 Land Use Concept

The overall land use concept for the Sanderson Square Specific Plan site is to create a retail shopping complex and light industrial/business park, which can take advantage of the site's convenient access and location away from the congested Florida Avenue corridor. The project will dramatically improve the aesthetic and commercial landscape of the surrounding area by allowing for the transformation of vacant acreage into an attractive and productive blend of retail and industrial establishments. The development concept for Planning Area A involves a regional retail center including anchor retail tenants, major retail tenants and free-standing uses (See Figure 3.2 Planning Area A). The concept for Planning Area B involves one-story (low-bay) and two-story (high-bay) office and light manufacturing (See Figure 3.3 Planning Area A). These uses will generate both local revenue and employment opportunities for the surrounding community.

Figure 3.1 illustrates proposed building areas. The western half (Planning Area A) of the project site is primarily intended for a retail center. Area B has been planned to contain manufacturing. Figure 3.1 presents the Conceptual Site Plan prepared for the project site.

3.2 Proposed Zoning and General Plan Land Use Designations

The project includes a change of zone to allow commercial-retail uses within Planning Area A and light industrial uses within Planning Area B. The change of zone for Planning Area A and Area B is from M-2 "Heavy Manufacturing" to "Specific Plan". The proposed zoning for the project site is depicted in Figure 3.4 Proposed Zoning and Parcel Boundaries.

Similarly, the proposed project includes a change in the General Plan land use designations for both Planning Areas A and B. Planning Areas A and B will be amended from a General Plan designation of "Industrial" to "Specific Plan". Proposed General Plan land use designations are shown in Figure 3.5 General Plan Land Use Designation.

3.3 Permitted Land Uses

Table 3.A establishes the uses which are permitted or conditionally permitted within the Sanderson Square Specific Plan site. As shown on Table 3.A, each use is categorized with one of the following designations:

P	Permitted use
C	Conditionally Permitted use
NP	Not Permitted

All "P" designated uses are required to comply with the standards, requirements and intent of the General Site Development Standards, General Design Concepts, Landscaping, On-site Circulation, Parking and Loading, Outdoor Storage, Walls and Fencing, Sewage, Noise, Lighting and Performance Standards sections contained in this Specific Plan.

The land use descriptions contained in Table 3.A provide a broad definition of the typical uses and activities associated with each land use. The intent of this broad definition is to encompass the full range of possible land uses and activities associated with each land use specified so that it is clear what is permitted and what is not. Any uses that are not specified in Table 3.A may be approved as a permitted use by the Director of Planning by a determination of Substantial Conformance (see Chapter 5.0, Administration).

Ancillary and accessory uses will be reviewed concurrently with each land use proposal. Ancillary and accessory uses, which are not specifically listed as permitted, may also be approved subject to a determination of Substantial Conformance.

Table 3.A-Permitted Land Uses

LAND USE TYPES COMMERCIAL and MANUFACTURING	Planning Area A	Planning Area B
AGRICULTURAL USES		
Aboveground or underground vehicle fuel storage tanks for use with an on-going agricultural operation. Sale of the fuel to the public is prohibited. Tanks shall be considered structures; they shall comply with setback requirements of the zone and shall be setback a minimum of 100 feet from Hemet Circulation Element Map road, and shall be screened from view from public streets. Requirements of the Uniform Fire Code and applicable state and federal laws shall be met.	NP	C
Feed Store	NP	P
Helicopter pad (Approval by the Riverside County Airport Land Use Commission is required)	NP	C
Horticulture (limited to Wholesale and Retail sale of trees, plants and garden supplies, gardening books publications and exterior yard furniture. All tree and plants to be grown in containers. No in the ground planting or irrigation of plants permitted.)	*NP*	*P*
Kennels-Commercial, for dogs and/or cats (See Hemet Code section 90-78 for requirements)	NP	C

LAND USE TYPES (Continued)	Planning Area A	Planning Area B
Nurseries, greenhouses, and gardening		
A. Wholesale and retail	P	NP
B. Wholesale and retail with 15% of floor area dedicated to sales	NP	P
*Produce stands- (vegetables and fruits) sales (*Permanent- enclosed)	C	P
RESIDENTIAL USES		
Day care facility, more than six but less than 12 clients and more than 12 clients	P	NP
COMMERCIAL USES		
Animal Hospital	C	C
Arcade, video i.e. Dave and Buster's, Chuck E. Cheese's, Gamestop, (5 or more arcade games), etc.[1]	C	NP
Automotive services including but not limited to auto detailing, auto stereo or window tinting installation, auto parts store (with or without an air compressor, but no machining, car rental (see other uses herein for additional requirements). [1]	C	C
Automobile/motorcycle/small truck/boat body and/or paint shop [1]	C	C
Automobile/motorcycle/small truck tune, lube and smog shop [1]	C	C
Automobile, trailer or manufactured home sales offices with or without outdoor display [1]	NP	C
Bakery		
A. Wholesale with incidental retail sales	P	NP
B. Wholesale with incidental retail sales, less than 25 percent of the gross floor area	NP	P
Banks, savings and loan, credit unions [1]	P	NP
Bars and nightclubs with on-site sale of alcoholic beverage [1]	C	NP
Barber and/or beauty shop	P	NP
Car wash		
A. With steam cleaning and car laundry	C	C
B. *Packaged*	C	C
Communication services (with or without assembly or manufacturing) Cable TV or Computer Electronic Service.	C	P
Convalescent hospital	C	C
Counseling center – daytime drop-in only	P	P
Dance hall with alcoholic beverage service	C	NP
Drive-through or drive-in facility including, but not limited to dry cleaners, dairy, video rental, bank, not restaurant [1]	C	P
Department store	P	NP
Drug store	P	NP
Environmental cleanup and treatment systems	NP	C

[1] See Section 3.4.2 Specific Use Development Standards.

LAND USE TYPES (Continued)	Planning Area A	Planning Area B
Equipment rental including but not limited to small trucks, vans, trailers, boats	C	P
Flower/ vegetable stand, semi-permanent	C	C
Gasoline station, with or without a mini-mart, including self serve, full serve. All vehicle fuel storage tanks shall be underground. Aboveground propane, natural, and other similar fuel gas tanks may be permitted when setback at least 50-feet from the public right-of-way, installed in accordance with the Uniform Fire Code, applicable state and federal laws, and screened in accordance with subsection 90-895(g)(10) [2]	C	NP
Graphics Production	P	P
Grocery store including, bulk food outlets [2]	P	NP
Hotel or motel [2]	C	NP
Medical and/or dental lab	P	P
Mobile use including, but not limited to book and/or video rental, blood bank, MRI		
A. Less than 15 days in a 90-day period	P	NP
B. *More than 15 days in a 90-day period*	C	NP
Mortuary	C	C
Printing		
A. (Limited to Office & Business stationary, Letterhead, business cards etc, up to Poster size presentations)	P	NP
B. (Books and larger graphic presentations both offset and digital. Note Newspaper and other large-scale print with distribution uses will require Use Permit.)	NP	P
Offices		
A. Medical/dental including laboratories as an accessory use.	P	P
B. General including, but not limited to accounting, appraising, architects, consulting, research, insurance, legal, stockbrokerage, real estate	P	P
Parking lot	P	P
Pharmacy[2]	P	NP
A. As part of a medical office.	NP	P
Photographic studio		
A. Excluding film processing, supplies, and retail sales	P	P
B. With film processing, supplies and retail sales	P	P
Produce (vegetables and fruits) sales (enclosed)	P	NP
Radio Station a.m. and/or f.m.	P	P
Recording Studio	NP	P

[2] See Section 3.4.2 Specific Use Development Standards.

LAND USE TYPES (Continued)	Planning Area A	Planning Area B
Recycling facility-nonpermanent (Limited to temporary programs of local collection for fund raising or other limited terms of three weeks or less. Recyclable must be stored in nonpermanent containers and secured from public pilferage. Intake limited to normal business hours.)	*P*	*P*
Recycling facility-resource collection center (Limited to enclosed in building storage areas. Solid materials, scrap metal, aluminum, glass, plastic, recyclable paper and cardboard. No combustible paint, liquid wastes, tires, waste oil or combustible Yard Waste (grass & leaves).	*NP*	*P*
Restaurant (not including bars and nightclubs) [3]		
A. With dancing and/or live entertainment	P	NP
B. With on-site sale of alcoholic beverages	P	NP
Retail service shops including but not limited to appliance repair and sales, stereo/TV/video repair and sales, catering, health spa, laundromat, dry cleaners, locksmith, mail receiving service, pet grooming with no overnight stay, photographic processing, printing, lithography, engraving, copy, plumbing, electrical, heating/air conditioning, shoe repair, tailor, equipment rental, costume rental, dry cleaning with or without an on-site plant, car and/or truck rental	P	NP
Retail and/or wholesale shops including but not limited to books, stationary, arts and crafts, hobby, coins and/or stamps, candy, confectionery, costumes, draperies, blinds, window coverings, gifts, hardware, home furnishing, florist, meat, delicatessen, medical supply, music with or without instruction, outdoor display and sales of patio furniture, furniture, jewelry, dressmaking or millinery, dry good or notions, raceway for slot cars, thrift, swimming pool/spa supplies service and repair, shoes, pets, liquor, paint, firearms, sporting goods, firewood, glass, nursery, clothing, ice cream, antique, stained and/or leaded glass.	P	NP
Theaters, motion picture and/or live, indoor or outdoor	C	NP
Tire sales, repair, balancing, alignment [3]	C	P
Transportation service including, but not limited to bus charter, taxi, dial-a-ride, depot, train station, bus station (no truck terminals)	P	P
Veterinary office, small animal clinic (with no overnight care)	NP	P
MANUFACTURING AND ASSEMBLY		
Aircraft and aircraft parts and accessories manufacturing	NP	P
Boat building	NP	P
Box factory cooperage	NP	P
Brewery and distillery (limited retail sales for on-site or off-site consumption) [3] [3]	P	C
Cabinet manufacturing and assembly including, but not limited to wood working, furniture making and assembly	NP	P
Carpet cleaning plant	NP	P
Carport and rug manufacturing	NP	C
Ceramics products manufacturing using only previously pulverized clay and kilns fired only by electricity or low pressure gas, no retail sales.	NP	P

[3] See Section 3.4.2 Specific Use Development Standards.

LAND USE TYPES (Continued)	Planning Area A	Planning Area B
Chemical products manufacturing including, but not limited to adhesive, bleaching, bluing, calcimine, dyestuff (except aniline dyes), essential oils, soda and soda compounds, vegetable gelatin, glue, size,	NP	C
Cleaning, wholesale laundry and dying plant	NP	P
Cold storage plant	NP	P
Distribution facilities including, but not limited to bottled water, food products, prepackaged goods, machine parts, machinery	C	P
Film processing manufacturing	NP	C
Food lockers, frozen	NP	P
Furniture manufacturing and sales *A. Manufacturing and retail sales limited to 15% of floor area* *B. Retail sales only*	 NP P	 P C
Furniture Upholstery	P	P
Laboratory including but not limited to experimental, testing, research or commercial	NP	P
Lumber and building materials yard excluding planning mill	C	NP
Machine Shop-as related to light industrial manufacturing and assembly. Refer to City noise limitations.	NP	P
Manufacturing (including metal stamping and extrusion of small products), assembly and packaging including, but not limited to electronic equipment, business machines, cosmetics, medical supplies, toiletries, scientific equipment, video and audio equipment, drafting supplies, photographic equipment, precision instruments, musical instruments, cutlery, and kitchen utensils	NP	NP
Manufacturing, assembly and packaging including, but not limited to sign manufacturing, heating and ventilating ducts and equipment, cornices, eaves, cans, metal containers, brooms brushes, fire arms, glass and glass products, graphite and graphite products, ice, jute, hemp, sisal, oakum, leather/fur finishing and dying (excluding tanning and curing)	NP	P
Mattress manufacturing	NP	P
Metal alloys and foil manufacturing including, but not limited to solder, pewter, brass, bronze, tin, lead, gold	NP	P
Metal casting, finishing, plating, and foundries (excluding magnesium foundries)	NP	C
Motion picture production	P	P
Ornamental iron works	C	P
Paint store, retail or wholesale	P	NP
Paint manufacturing including, but not limited to enamel, lacquer, shellac, turpentine, varnish	NP	C
Painting, enameling, lacquering shop with color coating	NP	P
Paper product manufacturing including, but not limited to shipping containers, pulp goods, carbon paper, coated paper stencils	NP	P
Petroleum products storage and distribution	NP	C

LAND USE TYPES (Continued)	Planning Area A	Planning Area B
Plastics manufacturing	NP	P
Porcelain products manufacturing including, but not limited to bathroom and kitchen fixtures and equipment	NP	P
Publishing	NP	P
Retails sales of products manufactured on-site, when no more than 25 percent of the gross floor area is used for retail sales	NP	P
Rubber products manufacturing limited to small items	NP	P
Sandblasting (indoor)	NP	P
Sheet metal shop	NP	P
Stone products manufacturing and processing including, but not limited to abrasives, asbestos, stone screening and sand and lime products	NP	C
Storage of building materials, contractor's equipment when the requirements of section 90-895 G. are met	NP	P
Tire retreading and recapping [4]	NP	C
Transportation maintenance, storage and service, excluding truck terminals but including bus charter service, freight terminal when the requirement of section 90-895 G are met [4]	NP	C
Warehousing (storage of fuel and flammable liquids is prohibited	NP	P
Wholesale business storage, including cash and carry market when the requirements of Hemet Code section 90-1045(g) are met [4]	NP	P
Woodworking (see cabinet manufacturing)	NP	P
Recreation and Open Space Uses		
Billiard parlor and or pool hall [4]	C	NP
Bowling alley [4]	P	NP
Game court-lighted (with ten-foot high court fencing)	C	NP
Lodge hall for civic, social or fraternal organizations	P	NP
Recreation center, park playground, unlighted game court (with ten-foot high court fencing) racquetball center, swim club	P	P
Shooting range, indoor	NP	C
Skating center	P	P
MISCELLANEOUS USES		
Church, temple, synagogue or other religious facility including, but not limited to parish house, convent, parsonage, monastery, religious school	C	C
Flood control facilities including, but not limited to detention and retention basins, flood control channels	P	P
Library	P	NP
Museum	P	NP

4

[4] See Section 3.4.2 Specific Use Development Standards.

LAND USE TYPES (Continued)	Planning Area A	Planning Area B
Public facilities and utilities including but not limited to electrical substations, transmission substations, city facilities and public offices	C	C
Recreation vehicle storage yard when the requirements of 90-1045(g) are met[4]	NP	C
School or college including, but not limited to art, business, cosmetology, craft, dance, music, professional, technical and trade	P	P
Swap Meet	NP	NP
ACCESSORY USES		
Accessory structures and uses located on the same site as a permitted use	P	C
Accessory structures and uses located on the same site as a conditional use	C	P
Antennas for microwaves, cellular phones and the like	C	C
Satellite dish antennas *A. Less than 39 inches in diameter when ground or roof mounted meeting the requirements of Hemet Code section 90-894 A.* *B. More than 39 inches but less than eight feet in diameter when ground or roof mounted meeting the requirements on Hemet Code section 90-894 A*	P P	P P
Outdoor display of merchandise, or outdoor seating for restaurants, incidental to a permitted or conditionally permitted use, when the outdoor display area or meeting area is: *A. Located adjacent to the building* *B. In compliance with the latest adopted version of the Americans with Disabilities Act* *C. In compliance with the Uniform Fire Code* *D. Clearly defined as to the extent of the display area, by a line painted on the paving* *E. Not utilizing parking required pursuant article XL, off-street parking and loading.*	NP	NP

3.4 Site Development Standards

The following tables state the Minimum Development Standards for the proposed Sanderson Square project.

[4] See Section 3.4.2 Specific Use Development Standards.

3.B Commercial Development Standards

Based on the City of Hemet Zoning Ordinance.

Commercial Zone Development Standards- Planning Area A	
1 Coverage (in percent)	40% max.
2 Net lot area	6,500 sq.ft. min.
3 Lot width a. Standard	 60 ft. min.
4 Lot depth	100 ft. min.
5 Front yard setback, landscaped.	15 ft. min.
6 Rear yard setback, landscaped a. Adjacent to an alley, street or a Residential-zone b. Not adjacent to an alley or street	 10 ft. min. 0
7 Side yard setback landscaped a. interior side b. Street side and corner	 0 15 ft. min.
8 Building and structure heights (see section 90-385 C. for exceptions)	35 ft. max.
9 Parking required (see Hemet Code article XL)	
10 Signing permitted (see Hemet Code article XXXVI)	

3.C Manufacturing Development Standards

Based on the City of Hemet Zoning Ordinance.

Manufacturing Zone Development Standards Planning Area B	
1 Coverage (in percent)	60% max.
2 Net lot area	10,000 sq. ft. min.
3 Lot width a. Standard b. Cul-de-sac/knuckle	 65 ft. min. 40 ft. min.
4 Lot depth	150 ft. min.
5 Front yard setback to the building (a minimum of 20 feet shall be landscaped).	20 ft. min.
6 Rear yard setback, landscaped a. Adjacent to an alley or street b. Adjacent to a Residential zone (the first ten feet shall be landscaped and a six-foot high masonry wall installed, the remaining area may be used for access, parking or storage)	 10 ft. min. 30 ft. min.
7 Side yard setback landscaped a. interior side b. Street side and corner c. Adjacent to a Residential zone (the first ten feet shall be landscaped and a six-foot high masonry wall installed, the remaining area may be used for access, parking or storage)	 0 15 ft. min. 30 ft. min.
8 Building and structure heights (see section 90-385 C. for exceptions)	35 ft. max.
9 Parking required (see article XL)	
10 Signing permitted (see article XXXVI)	

3.4.1 Modifications to Building Intensity

The Planning Commission may approve increases to the overall Specific Plan allowable lot coverage listed in Table 3.B by a maximum of 10%, provided that the applicant can demonstrate that such increases do not create significant impacts over and above those identified in the original and subsequent environmental documentation. Key issues that shall be addressed include traffic and parking, air quality, noise, water, sewer, and drainage.

3.4.2 Specific Use Development Standards

The following development standards shall govern the construction and operation of specific uses within the Specific Plan site. These standards shall not replace or reduce any minimum standard established by local, state or other authority; however, where these specific development standards are more restrictive, they shall control.

a. Alcohol Sales.

1. The sale of any manner of alcoholic beverage shall comply with all applicable regulations of the State of California Department of Alcohol Beverage Control (ABC).

2. The operator of the use shall prevent loitering in any parking area serving the use.

3. When alcoholic beverages are sold concurrent with the sale of fuel products only beer and wine may be sold; no sale of alcoholic beverages shall be made from a drive-through window; no beer, wine or other alcoholic beverages advertising shall be located on gasoline islands.

4. No lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

b. Automotive service use standards. *Automotive* service related uses shall be constructed in the following manner:

1. The minimum site area shall be 20,000 square feet.
2. Service bays with individual access from the exterior of the structure shall not face the public right-of-way, and shall be designed to minimize the visual intrusion onto adjoining properties.
3. Repair activities and vehicle loading and unloading shall be prohibited on adjoining streets and alleys.
4. All repair activities and operations shall be conducted entirely within an enclosed structure.
5. The outdoor parking of vehicles waiting for repair may not exceed a 48-hour period.

c. Gasoline station standards.

1. New gasoline stations shall be permitted only at the intersections of major and secondary arterials. A maximum of two service stations shall be permitted at each intersection. The use shall not adjoin a residential land use district.
2. The minimum parcel size shall be 20,000 square feet, with a minimum street frontage of 100 feet on each street.
3. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
    a. The dispensing of petroleum products, water and air from pump islands.
    b. The provision of emergency service of a minor nature.
    c. The sale of items via vending machines which shall be placed next to the main structure in a designated area not to exceed 32 square feet, and which must be screened from public view.
4. Pump islands shall be located a minimum of 20 feet from a street property line, however, a canopy or roof structure over a pump island may encroach the setback area. Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands.
5. The maximum number of points of ingress/egress to any one street shall be two.
6. There shall be a minimum distance of 50 feet between curb cuts along a street frontage.
7. No driveway may be located closer than 35 feet to the curb return.
8. The width of a driveway may not exceed 36 feet at the sidewalk.
9. On-site parking shall be provided at one space for each pump islands, plus one space for each service bay.
10. Outside storage of motor vehicles is prohibited.
11. No vehicles may be parked on sidewalks, parkways, driveways or alleys.
12. No vehicle may be parked on the premises for the purpose of offering same for sale.
13. Landscaping shall comprise a minimum of 15 percent of the gasoline station site area, exclusive of required setbacks, and shall be provided and permanently maintained according to the following regulations, as well as those contained in section 90-1425 entitled Parking lot landscaping.
    a. A minimum five-foot wide (inside dimension), six-inch high planter area shall be provided along interior property lines, except for openings to facilitate vehicular circulation to adjacent properties. Where adjacent to a perimeter wall, trees planted not more than 16 feet apart shall be included in the planter areas.
    b. A planter area of not less than 200 square feet shall be provided at the corner of the two intersecting streets. Landscaping shall not exceed a height of 30 inches.

c. A minimum of 50 square feet of planter area shall be located along those portions of the main structure fronting on a public street.
d. Additional landscaping may be required to screen the gasoline station from adjacent properties.

14. Openings of service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion onto adjoining properties.
15. Restroom entrances viewable from adjacent properties or public rights-of-way shall be concealed from view by planters or decorative screening.
16. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

d. Arcades and Amusement Centers

General Development Standards

1. Where they share a common space with other uses, an arcade and/or amusement center shall be located within a space separate from other on-site uses and designed to prevent excessive noise, glare or other offensive factors from affecting other uses in the immediate vicinity.

2. The arcade/amusement center shall be designed and arranged so that a management attendant or designated representative can properly supervise the arcade/amusement center at all times.

3. Adequate space shall be provided to allow the use of each machine and unimpaired access throughout the arcade without overcrowding. Emergency entry and egress points shall be maintained in accordance to applicable fire and safety guidelines.

4. The owner/operator of any structure where an arcade/amusement center is located shall provide sufficient security measures to effectively regulate interior and exterior loitering, parking congestion, disturbing noise and light, loud conversation and criminal activity.

5. No person, shall operate, play or utilize any amusement machine game or device for the purpose of gambling, betting, wagering or pledging in any manner money, thing or considerations of value, upon the outcome, score or result of the playing or operation of said amusement machine, game or device.

Food and Beverage Sales

1. Arcades and amusement centers which provide food and beverage services shall conform to all applicable City and State standards as well as applicable provisions of this Specific Plan.

Alcohol Sales

In addition to adhering to applicable local and/or State regulations governing the sale of alcohol, arcades and amusement centers, which serve alcoholic beverages (e.g. Gameworks, Chuck E. Cheeses, Dave & Buster's or similar establishments) shall adhere to the following standards:

1. Minors (persons younger than 21) shall be permitted in an arcade/amusement center, which serves alcoholic beverages only when they are accompanied, by a parent or guardian who is 25 or older.

2. No minor shall be permitted within an arcade /amusement center which sells alcoholic beverages after 11:00 P.M.

3. Parents/guardians shall closely supervise minors at all times. The operator/staff of any such arcade/amusement center shall police the premises to ensure minors are not left unattended.

4. Unattended minors shall be removed from the arcade/amusement center and/or detained by staff until notification of parents/guardians. Each such arcade/amusement center shall install a public address system to notify parents/guardians of unattended minors.

e. **Drive-Through Uses (Remote Tellers)**

1. Drive-through uses shall conform to the following standards in addition to the other applicable provisions of this Specific Plan.

2. The design and locations of the facility and queuing lane shall not contribute to increased congestion on public streets or private property adjacent to the facility.

3. The design and locations of the facility queuing lane shall not impede access to or exit from project area parking facilities.

4. Drive-through windows and remote tellers shall provide stacking space for at least six vehicles as measured from service window or unit to the entry point into the drive-through lane.

5. Drive-through windows and remote tellers shall be at least 25 feet from driveways entering a public street.

6. Drive-through windows and remote tellers shall not be considered as justification for reducing the number of parking spaces, which are otherwise required.

7. Pedestrian paths shall be maintained in such manner to allow the safe and convenient passage of persons across drive aisles. Pedestrian pathways shall be clearly marked with paint and/or enhanced paving materials and designated with adequate and appropriate signage. Pedestrian pathways adjacent to drive aisles shall be separated by a raised curb, planter, berm, or other device to ensure a safe and adequate separation between pedestrians and motor vehicles.

8. Drive aisles, landscaped areas, and parking facilities associated with drive through facilities shall be maintained in a neat and orderly manner.

9. Drive-through facilities shall not constitute a nuisance to the Specific Plan area and/or adjacent uses due to noise, litter, loitering, smoke or odor.

f. Kiosks and ATMs

1. The size of any such use shall not exceed 400 square feet. Such structures shall be no more than 15 feet in height.

2. If drive-through facilities are provided, a minimum of 200 feet of queuing distance shall be maintained between the kiosk/ATM and the nearest street.

3. Kiosks and ATMs shall be constructed in a manner that complements the design theme for the area in which it is located.

4. Kiosks and ATMs shall provide adequate protection from the elements for patron.

5. Kiosks and ATMs shall be constructed of weatherproof, vandal resistant materials.

6. Kiosks and ATMs shall be located in areas, which provide convenient vehicular and pedestrian access. The placement of ATM shelters shall not hinder or otherwise impact vehicular and/or pedestrian access.

7. Pedestrian and bicycle access to kiosks and freestanding ATMs should not intersect with drive-through access, but where such an intersection cannot

be reasonably avoided, they shall have clear visibility, and must be emphasized by enhanced paving or striping.

8. A minimum of three parking spaces shall be established for each kiosk or freestanding ATM, except where such device is designed solely as a drive-through facility.

9. Lighting at kiosks and freestanding ATMs shall be designed and installed in a manner as to provide illumination sufficient for a secure nighttime environment.

10. Security measures (surveillance cameras, lighting, etc.) shall be permitted in/around kiosks and freestanding ATMs.

11. Trash receptacles shall be provided in the vicinity of kiosks and free standing ATMs. These receptacles shall be maintained in a neat and clean condition, and shall be emptied on a regular basis.

g. Temporary/Seasonal Outdoor Sales and Events.

1. The frequency of any outdoor temporary/seasonal sales and/or event shall be determined per the Hemet Zoning Ordinance (section 90-73 Temporary Uses).

2. Such events shall not interfere with normal vehicular/pedestrian circulation nor limit access to individual tenants within the Specific Plan.

3. The operation of booths, stalls, pavilions, tents and/or any other temporary structure dedicated to the sale of food, beverages, concessions, tickets or other merchandise or erected to provide first aid, security, information or other services shall be subject to the following.

    a. Any such structure shall not measure more than 400 square feet in area.

    b. Temporary stands shall not be located within 15 feet of any public or private right of way, shall not hinder emergency access, or obstruct pedestrian pathways.

    c. The site shall be restored to its original condition at the end of each event.

    d. The keeping of animals during temporary outdoor events (e.g. petting zoos, animal exhibitions/shows) shall adhere to the provisions outlined in the Specific Pan and other City of Hemet regulations. Animals temporarily permitted during this use may

include but shall not be limited to: horses (and other equine species), cows (and related bovine species), goats, sheep, fowl, poultry, species common to zoos, and exotic (non-native to North America) species. The on-site keeping of such animals shall be limited to the duration of the event.

e. All performances, either in groups or individuals, roving or stationary, shall be conducted in a manner, which minimizes disruptions to any form of circulation or the normal operating of surrounding commercial establishments.

4. Temporary lighting, if required, shall be installed and maintained in a manner, which limits the overspill of light and glare into adjacent uses. Special use lighting such as searchlights, strobe lights and laser light shows shall be utilized in a manner which limits any adverse impacts to surrounding land uses.

5. The permanent or temporary installation of multimedia equipment including, but not limited to, sound reproduction and amplification devices, video screens and monitors, image projection equipment and other devices which produce "special effects" (fog machines, laser light shows, strobe lights, fireworks, etc.) shall be installed, operated and maintained in a safe manner. The production of special effects shall not unnecessarily or adversely impact the users of surrounding commercial or residential areas.

3.5 General Design Concepts

3.5.1 Landscaping Standards

a. Sanderson Avenue Streetscape *(Figure 3.7 Section AA)*

The streetscape enhancements along Sanderson Avenue should be in accordance with the *City of Hemet – Scenic Highway Setback Manual Design Criteria* adopted by the City Council in August 1990. The improvements should include a meandering bike/pedestrian path, kiosk seating areas, bus stop, benches, trash receptacles, bollards, enhanced paving at the driveway entry, and enhanced paving at the street corner of Sanderson Avenue and Whittier Avenue. Southern Magnolia (per *Landscape Palette)* should be used the length of Sanderson Avenue to achieve a continuous landscape experience along the entire corridor. Palm trees may be used to accent the drive entry. Mixed shrubs with different heights, colors, and textures should be used to achieve an undulating effect.

b. Whittier Avenue Streetscape *(Figure 3.8 Section BB)*

Whittier Avenue is a smaller street than Sanderson Avenue and should have a change in plantings to reinforce the hierarchy of access ways. Landscaping shall be used to soften views into the parking and to screen headlights where parking spaces face onto Whittier Avenue. Palm trees may be used to accent the drive entry leading to the retail shops.

c. Parking Lots

Meandering pedestrian paths are encouraged to connect the pad buildings to the major retail stores. The paths should be enhanced with flowering accent trees and flowering perennials. Palm trees may be selected to define the major entry drive, columnar trees selected to define secondary parking drive aisles and large canopy trees selected to define parking field areas. Shrubs and ground covers throughout the parking areas should be chosen for their eventual size to avoid an overgrown appearance and to permit visibility of pedestrians in the parking lot. All landscaping throughout the site should be in accordance with the *City of Hemet Commercial Design Guidelines.*

d. Perimeter

Trees and shrubs should be planted along the south and east property lines to soften the views from the neighboring properties into the development in accordance with the *City of Hemet Zoning Requirements*. Screen trees are also encouraged at the back of the retail shops. Screen trees should include a mix of evergreen trees to provide a year round plant buffer. Throughout the project site, plants should be grouped according to their water use requirements and the irrigation system should be engineered to include state of the art water conserving techniques.

Table 3.D City of Hemet Approved Street Trees

City of Hemet Approved Street Tree List	Evergreen	Deciduous	Fall Color	3X3 Cutout	5X5 Cutout	2-3' Parkway	5' Interior Parkway	5' Exterior Parkway	4' from Sidewalk Minimum	Age 55+ Communities	Beneath Utility Wires	Minimum Tree Caliper
African Sumac- Rhus lancea	X				X		X	X		X	X	1 3/4"
Bottle Brush=Callistemon citrinus or viminalis	X						X					1 3/4"
Chinese Flame Tree-koelreuteria integrifolia		X	X				X					1 3/4"
Desert Willow (white)-Chitalpa tashkentensis		X		X	X	X	X			X	X	1 3/4"
Australian Willow-Geijera parviflora	X				X		X	X		X		1 3/4"
Camphor Tree-Cinnamomum camphora	X								X			1 3/4"
Chinese Elm-Ulmas Parvifolia		X					X	X				1 3/4"
Chinese Pistache- Pistachia Chinensis		X	X		X		X	X				1 3/4"
Crapemyrtle-Lagerstroemia indica		X	X	X		X				X	X	1"
Flowering Pear-Pyrus calleryana "Aristocrat"		X	X	X	X	X		X		X		1 3/4"
Goldenrain Tree-Koelrueteria paniculata		X	X					X			X	1 3/4"
Honey Locust-Gledista tricanthus "Sunburst"		X			X			X				1 3/4"
Liquidambar-Liquidambar styraciflua		X	X					X	X			1 3/4"
Photinia-Photinia Fraseri	X		X	X		X				X	X	1"
Raywood Ash-fraxinus angustifolia		X	X	X		X	X			X	X	1 3/4"
Magnolia grandiflora "Alta"	X				X		X	X				1 3/4"
Ulmus paravifolia "Alle'e"		X	X									1 3/4"

e. Landscape Palette

Botanical Name	Common Name
Trees	
Rhus lancea	African Sumac
Calistemon citrinus or viminalis	Bottle Brush
Chitalpa tashkentensis	Desert Willow (White)
Fraxinus angustifolia	Raywood Ash
Geijera parviflora	Australian Willow
Gleitsia tricanthus "Sunburst"	Honey Locust
Koelrueteria paniculata	Goldenrain Tree
Photinia fraseri	Photinia
Pistachia chinensis	Chinese Pistache
Bauhinia variegata	Purple Orchid Tree
Cedrus deodara	Deodar Cedar
Jacaranda mimosifolia	Jacaranda
Phoenix dactylifera 'Zahidi'	Date Palm
Pyrus calleryana "Aristocrat"	Flowering Pear
Schinus molle	California Pepper
Washingtonia californica	California Fan Palm

Landscape Palette *Continued*

Botanical Name	Common Name
Shrubs	
Agapanthus africanus 'Queen Anne'	Semi Dwarf Lily-of-the-Nile
Anigozanthos hybrid	Kangaroo Paw
Bougainvillea 'Rosenka'	Shrub Bougainvillea
Callistemon viminalis 'Little John'	Dwarf Bottlebrush
Hemerocallis hybrid	Yellow Daylily
Hibiscus rosa sinensis	Chinese Hibiscus
Moraea bicolor	Yellow Butterfly Iris
Pittosporum tobira 'Wheeler's Dwarf'	NCN
Phorium tenax 'Jack Spratt'	Dwarf Flax
Raphiolepis indica 'Ballerina'	Indian Hawthorne
Tulbaghia violacea	Society Garlic
Vines	
Bignonia cherere	Blood Red Trumpet Vine
Distictis 'Rivers'	Royal Trumpet Vine
Parthenocissus tricuspidata	Boston Ivy
Ground Covers	
Festuca	Fescue Lawn
Gazania 'Mitsuwa Yellow'	NCN
Myporum parvifolium	NCN
Pelargonium peltatum 'Balcan'	Ivy Geranium

3.5.2 Architectural Standards

General Design Principles of the Sanderson Square Specific Plan complement the site development regulations as established in the City of Hemet Zoning Ordinance.

The design guidelines are general and intended as a guide to be interpreted by the designer of each retail and industrial pad in Planning Areas A & B. The City of Hemet Planning Department will use these guidelines during the design review process.

a. General Criteria

3.5.2.1 Building Siting

Building location should be sited with the larger square footage buildings in prominent locations. Auto traffic patterns and pedestrian accessibility should be promoted throughout the project. High auto traffic uses such as Financial and Restaurant should be sited toward the West side of the site along Sanderson Ave. and Westerly on Olympia Way.

3.5.2.2 Pedestrian Scale & Connections

Site plans and building massing shall create pedestrian scaled spaces and encourage pedestrian circulation.

Pedestrian connections between Planning Areas A and B are highly encouraged.

3.5.2.3 Building Massing

Buildings shall be massed to appear as a series of separate, connected buildings instead of a monolithic mass.

3.5.2.4 Courtyards

Outdoor dining and gathering areas are highly encouraged.

3.5.2.5 Entry Arrival Sequence

Site plans should possess a well-articulated and identifiable entry sequence from the street to the building.

3.5.3 Architectural Design Guidelines- Planning Area A

a. General Criteria

Large buildings, which give the appearance of "box-like" structures, are discouraged.

Linear "strip" development must incorporate variation in building height, building mass, roof forms and changes in wall planes in the architectural design to mitigate the linear effect of linear "strip" development. In some instances a physical separation of one building into two or more buildings may be required.

"360 degree" architecture is generally required. All sides of all buildings are to be treated with the same architectural style, use of materials, and details as the front elevation of the building. See Keynote #2 Figure 3.16 Conceptual Elevations-Planning Area A.

A single building or development or multiple buildings within a development must maintain a consistent style/architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design. This includes all "pads" within a retail development.

The use of standardized: "corporate" architectural styles associated with chain type restaurants are strongly discouraged. Accessory structures must incorporate matching design and materials of the primary building.

b. General Requirements

The following items shall be required as parameters for concept designs:

1. Selection and use of appropriate details, colors and materials that complement the specific building type or use.

2. The placement, massing, and scale of buildings shall be oriented to pedestrians and their connections to transit and automobiles.

3. Buildings shall be treated architecturally with consistent details, colors and materials on all sides, with an orientation to public views.

4. Buildings shall utilize durable, long lasting materials that require minimal maintenance.

5. Building massing may vary but shall reinforce one or more focal areas, emphasizing pedestrian connections.

6. Articulation of large wall facades may be accomplished through the use of offsets, overhangs, recesses or similar means. Separations, changes in height and the inclusion of various design elements such as arcades will contribute to the satisfaction of this requirement. See Keynote #4, Figure 3.16.

7. Variation of forms between facades is encouraged. Alternate forms shall be interspersed in facades to break the monotony.

8. Buildings shall be designed to create interesting pedestrian environments. Building plan offsets shall vary along the parking access points to provide variety to the appearance of the building mass and relief to the pedestrian walkways.

c. Conditions to Avoid

The following conditions are to be avoided:

harsh contrast of materials and/or colors;

inappropriate scale; and

poor selection and execution of details.

d. Roofs

The roofline at the top of the structure should not run in continuous plane for more than 75 feet without offsetting or jogging the parapet line. See keynote #5, Figure 3.16, Conceptual Elevations-Planning Area A.

All roof top equipment shall be screened from public view by screening materials of the same nature as the structure's basic materials. Mechanical equipment should be located below the highest vertical element of the building. See keynote #5, Figure 3.16, Conceptual Elevations-Planning Area A.

e. Colors and Materials

The colors and materials used in the architectural styles selected for Sanderson Square should demonstrate the concept of a building growing organically from the site. The use of natural, appealing materials and colors should predominate throughout the retail and industrial projects. The use of these traditional materials and colors, along with modern building technology, will lead to new visual interpretations. For further diversity, the traditional earth tones will be augmented by bold accents.

Material selection will have a long-lasting impact on the character and identity of each, and will be crucial to the visual consistency and coherence of the entire Sanderson Square.

1. Wherever possible minimize the number of colors appearing on the structure's exterior. Small commercial structures should use no more than 3 colors.

2. The use of very bright, very light, or extremely contrasting colors should be minimized and used sparingly for accents only;

3. Colors should wrap around architectural elements and details, not stop at corners of wood, stucco, or composite materials.

4. Using medium to dark colored roof material appropriate to the color scheme is required where roofing is visible. Loud, bright or obvious clashes of roof materials, colors are discouraged.

5. Every effort should be made to coordinate roofing color, including color variegation, and to utilize them on a site and/or building complex sequence that harmonizes the roof color;

6. Concrete roofing materials should express the full range of choices including barrel or 's' tile, flat smooth tile, and raked or stained tile.

7. Mirror, highly reflective or colored glazing and/or skylight materials will not be allowed.

8. Large areas of a single color should be avoided. While subdued colors usually work best as a dominant overall color, a bright trim color can be appropriate.

9. The color palette chosen for new structures should be compatible with the colors of adjacent structures.

10. Primary colors should only be used to accent elements, such as door and window frames and architectural details.

11. Architectural detailing should be painted to complement the façade and tie in with adjacent structures.

f. Walls and Fencing – Screen Walls should be designed to blend with the site's architecture. Both sides of all perimeter walls or fences should be architecturally treated.

Security fences should be a combination of solid walls with pillars and decorative view ports or short solid wall segments with wrought iron grillwork.

Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

g. Screening - Outdoor storage should be a maximum of 6 feet high. The height should be determined by the height of the material or equipment being screened. Where screening is required, a combination of elements should be used including solid masonry walls, berms, and landscaping. Chain link fencing with wood or metal slating is not permitted when visible from the public right-of-way.

Any outdoor equipment, whether on a roof, side of a structure, or on the ground, shall be appropriately screened from view. The method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape and size. Where individual equipment is provided, a continuous screen is desirable.

3.5.4 Architectural Design Guidelines – Planning Area B

a. General Criteria

The Industrial area within Sanderson Square is intended to accommodate a variety of uses and tenants as defined in Table 3.A Permitted Land Uses. All development will include upgraded architectural detailing and attractive façades, and a quality appearance from adjacent arterial streets. These buildings are intended to be single story (low-bay) to two story (high-bay) spaces.

b. Site Planning and Landscape

1. Industrial sites shall be designed emphasizing the common treatment of open space, amenities, and other common elements.

2. Industrial sites shall be designated to facilitate connections between use areas and individual properties and users. This may be accomplished through shared driveway access, pathway and open space system, and shared parking.

3. Buildings shall be oriented to the public street with parking and/or loading areas behind or to the sides of the building. Service, loading, storage or other potential nuisance areas shall be located and/or screened or enclosed to minimize impacts on adjacent uses.

4. Outdoor storage and equipment areas shall be internalized as much as possible. For projects with outdoor activities, a minimum 7' high, maximum 8' high fence shall be provided for all areas visible from the street.

5. Buildings with docks or delivery area shall screen these areas with architectural elements detailed to match the rest of the building design, but with simpler appearances.

c. Colors and Materials

Colors and materials for building in Planning Area B shall be compatible with the Retail buildings in Planning Area A.

1. The number of colors appearing on the structure's exterior shall not be more than four (4).

2. Accent colors for Storefront window and door, Roll-up truck and man doors, entry sun shades and building colored accent bands (Paint) shall be coordinated for uniform color program.

3. Natural exposed concrete will be sealed with a water repellant agent that resists graffiti.

3.6 Project Access/Circulation

The proposed project includes efficient and safe circulation through the site, which will accommodate traffic from the proposed land uses, public transportation and provide fire and security access to best serve these purposes. *See Figure 4.3 Circulation Exhibit.*

The project is located adjacent to Sanderson Avenue, a major arterial that bisects the City of Hemet. Sanderson Avenue extends north to Interstate Highway 10 and south to Domenigoni Parkway. Sanderson Avenue is one of the valley's major transportation routes, serving Hemet, San Jacinto and county properties.

Whittier Avenue is proposed as a secondary street that connects with Sanderson Avenue on the west and proposed Sanderson Square Drive to the east. Whittier is proposed to extend further east to "Kirby Ave." and west in the future.

Sanderson Square Drive bisects the project and loops from Sanderson Avenue to the west and Whittier Avenue to the east. Sanderson Square Drive varies in width. The 70'-0" entrance includes a 12'-0" landscaped center island and narrows to a 46'-0" collector street.

Onsite circulation allows for major access drives 30 feet wide and minor access drives 25 feet wide for parking access. All circulation roads and drives will meet fire and police requirements.

3.6.1 Parking

In addition to requirements included in Article XL (Offstreet Parking) of the City's Zoning Ordinance, the following standards apply.

a. Parking spaces shall be provided in the number and manner specified in Section 90-1423 of the City of Hemet Zoning Ordinance.

b. Parking spaces and drive aisles shall be sized per *section 90-1424 Parking Area Development Standards.*

c. All parking spaces shall be double stripped.

d. No spaces may be compact stalls.

e. Parking spaces shall be oriented to ensure visibility of pedestrians, bicyclists and other motorists while entering, leaving or circulating within a parking area.

f. Parking areas shall be provided with curbs, bollards, or similar permanent devices where necessary to prevent parked vehicles from bumping buildings, landscaping, or perimeter walls. Parking stall length may be measured inclusive of a 2-foot overhang into curbed landscaped planters. No wheel stops are required in the open parking fields.

g. All aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines as necessary to provide for safe traffic movement.

h. Parking areas shall have low-pressure sodium lighting capable of providing adequate illumination for safety and security. Such lighting shall comply with standards included in this document (see figures 3.12, 3.13 and 3.14 Lighting Standard A, B and C).

i. Handicapped parking shall be provided in accordance with the requirements and standards specified by the State of California.

j. Parking spaces of a number and size specified by this Specific Plan and applicable City of Hemet regulations shall be installed for each incremental stage of development within the Specific Plan area.

k. The installation of parking facilities shall occur concurrent with the development of individual parcels within the Specific Plan area (see figures 3.12, 3.13 and 3.14 Lighting Standard A, B and C).

3.6.2 Loading

The on-site loading areas for anchor and major retailers shall be designed in accordance with the following standards:

a. Loading areas shall be designed to provide for backing and maneuvering on site and not from or within a public street. Direct loading from a public street shall not be permitted.

b. Loading spaces shall be a minimum of 10 feet by 20 feet for small pad use. Loading spaces shall be a minimum of 10 feet by 60 feet for major retailers, with square footage over 12,000 sq. ft., in Planning Area A and distribution uses in Planning Area B.

c. Loading areas may be permitted adjacent to a public street provided they are out of the setback area and screened by a combination of screen walls, ornamental landscaping, and/or portions of on-site buildings.

d. No loading areas shall be visible from Sanderson Avenue. Loading areas shall be screened by solid wingwalls (constructed of materials such as concrete, concrete block, masonry, brick) and/or appropriate landscaping so that said loading area is adequately shielded from public view. All such loading areas shall be maintained in a clean and orderly condition.

e. Screen walls and wing walls shall be provided adjacent to loading doors and loading areas and shall be of a compatible material with adjacent buildings, and shall be of sufficient height to provide adequate visual screening.

f. On-site truck maneuvering to and from loading areas and turning radius shall be provided per City of Hemet Fire Standards.

3.6.3 Outdoor Storage

1. Refuse storage and disposal areas, other than trash compactors, shall be provided within trash enclosures which are screened on at least three sides from public view by a solid wall which is not less than 6 feet in height. The fourth side shall consist of a solid metal gate painted to match or coordinate with building (slatted chain link is not acceptable).

    a. Refuse bins shall be provided in sufficient number, and shall be placed in convenient location(s).

    b. All trash shall be deposited in the trash enclosure, and the gate leading thereto shall remain closed except when in use, and shall remain in good working order. Trash enclosure to comply with Public Works standards.

    c. Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.

2. Adequate shopping cart storage shall be provided within parking areas and adjacent to buildings.

3.6.4 Walls and Fencing

1. Walls and fences shall not be used, unless needed or required for screening, security, or buffering land uses. Within the Sanderson Square Specific Plan site, walls and fences may be used to screen loading and storage areas, refuse receptacles, and utility structures. The intent is to keep the walls as low as possible while still performing their screening function.

2. Walls and fences shall be designed to complement the design, color and materials of adjacent buildings. Landscaping shall be used in combination with walls when possible.

3. Walls and fencing constructed within the Sanderson Square Specific Plan site shall be of durable materials, and shall be maintained in good condition at all times.

4. Walls shall be constructed of concrete block, masonry, brick, or other similar materials. Decorative fencing may also be constructed, provided that, where it is located adjacent to public street, or will be visible from a public right-of-way, it is screened with landscaping.

3.7 Signage

3.7.1 Introduction

All sign devices at Sanderson Square are controlled by these signage guidelines. These guidelines will contribute to the vitality and thematic nature of Sanderson Square, and have been carefully planned to enhance the marketing opportunities for users and to respond to the image objectives of the Sanderson Square and the City of Hemet Sign Code.

The sign standard section reviews the types of signs allowed and their form, materials, colors and placement.

Signage at Sanderson Square must be developed within the Sanderson Square Signage Guidelines and submitted to the Sanderson Square Design Review Committee (DRC) for architectural review and approval prior to City of Hemet submittal.

The DRC is responsible for final interpretations of the Guidelines. The purpose of the DRC review will be to maintain quality and consistency of signage with building design and compatibility with Sanderson Square.

3.7.2 Submittal Requirements

A comprehensive sign program shall be submitted for review by the DRC for the Planning Area A and Planning Area B to maintain quality design intent for Sanderson Square, prior to submittal to the City for its review and approval.

3.7.3 Sanderson Square Design Criteria and Objectives

The purpose of the signage Guideline is to ensure that the integrity of the signage for Sanderson Square is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project.

These guidelines are established for the Developer/Owner, Sanderson Square Design Review Committee and Users at the Sanderson Square to provide a coordinated graphic system that communicates information in a distinctive and aesthetically pleasing manner. The visual consistency created by the criteria minimizes confusion and promotes an image of quality, which unites all of the individual establishments within Sanderson Square.

These guidelines are a supplement to the City of Hemet Sign Code (Sec. 90-1241) Where these guidelines are more restrictive than the requirements of the Sign Code, these guidelines shall take precedence. Where these guidelines are less restrictive than the Sign

Code, any application and submittal to the Sanderson Square Park DRC and City of Hemet shall identify such exception.

It is the responsibility of each Developer/Owner and/or User to submit design drawings of the proposed signage to the Sanderson Square Design Review Committee and the City of Hemet for approval prior to the installation of any signage. The use of professional environmental graphic designers and professional signage companies to determine design detailing and sign placement is highly encouraged. Deviations from these Guidelines will only be considered if the overall purpose is to exceed the quality standards set forth herein.

3.7.4 Sign Factors

All signs, regardless of type, are affected by eight sign factors. Each of them is described for every type of sign, in detail, throughout these Guidelines.

These are:

1. Function:
   The purpose of the sign.
2. Placement:
   The position of the sign relative to roadways and other features.
3. Quantity:
   The number of signs allowed.
4. Size:
   The area of the sign
5. Material:
   The range of materials and colors from which the sign can be built.
6. Illumination:
   The method of lighting.
7. Installation:
   Instructions for installing or mounting.
8. Landscaping:
   The treatment of landscaping around the sign.

3.7.5 General Notes

1. Flashing, moving or audible signs will not be permitted.
2. No exposed conduit or raceways (wire ducts) will be permitted.
3. No box signs will be permitted.
4. No directly internally illuminated cabinet signs with plastic will be permitted.
5. No flat faced cabinet signs will be permitted.
6. No inflatable signs will be permitted.
7. No sidewalk sandwich boards will be permitted.
8. All conductors, transformers and other equipment shall be concealed.

9. Location of all openings for conduit and sleeves in fascia panels and/or building walls shall be indicated by the sign contractor on drawings submitted to the Owner's architect. All penetrations of building structure required for sign installation shall be neatly sealed in a watertight condition.
10. Sign contractor shall repair any damage caused by his work and User shall be fully responsible for the operations of his sign contractor.
11. No sign maker's labels or other identification will be permitted on the exposed surface of signs, except where required by the City of Hemet.
12. Wording of signs shall be limited to the name of the tenant.
13. If the fascia is removed or replaced because of termination of Lease, User shall
leave the fascia panel in good condition, normal wear and tear expected. Without limitation, User shall specifically be required to fill in a workmanlike manner any holes left in the fascia panel by removal of the sign and conduit.
14. Sign contractor must obtain a permit and obtain final inspection from the City of Hemet.
15. All Users must submit One (1) set of colored and Two (2) sets of Black and White drawings for proposed new signage to Sanderson Square Design Review Committee for approval prior to application for a sign permit from the City of Hemet. Signs must be shown to scale on the respective building elevations. Construction details, installation and electrical loads shall also be provided.
16. In addition to signage, construction details for any architectural elements to be added to the building as part of the proposed sign must be included with the sign submittal.
17. No sign shall be painted directly onto a wall or surface of any building.
18. Temporary signs may not be displayed in any manner in or on any building in the parking area. Temporary signs may not be placed on the inside surface window or hung closer than six (6) inches behind the inside window.
19. No Neon "OPEN" signs will be permitted.
20. Logos to be installed on front windows must be approved by the landlord.
21. Users are allowed one (1) information sign at the entry to their occupied space. The copy for this sign is limited to the pertinent business information such as store hours, telephone numbers, emergency information or other business instruction. This sign is to be a vinyl machine-cut in the project type style, applied to the store window adjacent to the entry door. The maximum area allowed for this sign is 576 square inches or (2'x 2' square).
22. The User shall maintain its sign(s) to be fully operational at all times, including lighting of individual sign letters, secure attachment, electrical connections and weatherproofing of building penetrations.

Refer to Figure 3.1 for location of signs.

3.7.6 Free Standing Signs

1. General Requirements

a. All freestanding signs shall be constructed entirely of durable, high-quality materials such as stone, metal or masonry. Wood shall only be used for architectural detail to replicate details used in the respective building design. Stone and wood materials shall be afforded their natural color and finish. Wood materials shall be sealed against weather exposure.

b. All freestanding signs within a development of multiple tenants shall be designed as a family of signs, consistent with the architectural style of the development. The architectural style of the development shall be consistent with the Sanderson Square Design Manual.

c. Structure of signage shall be designed to minimize the visibility of any supports around the signs.

d. Setbacks for signage shall be a minimum of 5'-0 from future right of way lines including corner cut-off and shall not block pedestrian or vehicular rights-of-way.

2. Main Identification- Freestanding Sign

One (1) Sanderson Square Identification freestanding sign shall be provided for tenants of Sanderson Square, located on a designated parcel at the main entrance on Sanderson Avenue. No other freestanding signs will be permitted.

Tenant square footage and or location of the tenant's space shall be used to determine which tenants will be listed on the Freestanding Sign as determined by the Sanderson Square Design Review Committee. Tenants shall be responsible for the construction and installation of the tenant cabinet assigned to them.

General Requirements for Sanderson Square Identification Freestanding Sign

a. Maximum Height shall be limited to 25'-0".

b. Identification Sign structure shall be a 4 sided tower design in a Contemporary style. East and West elevations shall be similar; north and south elevations shall be similar.

c. Identification Sign shall be used for Tenant Identification on the North and South sides of the structure. Dimensions shown are approximate. See Figure 3.12.

3.7.7 Monument Sign/Parcel Entrance Sign

1. Planning Area A and Planning Area B

A maximum of one (1) Monument Sign per separate commercial frontage.

2. General Requirements for Monument Signs

a. Maximum Height shall be limited to 6'-0".
b. Maximum square footage of total signs shall be 76 S.F.

3.7.8 Directive Signage/ Way Finding Signage

Refer to City of Hemet Permanent Sign Zoning Section. 90-1258 Direction Signs. Color of signage to be selected by Owner/Architect.

3.7.9 Building Signage

1. Allowable Sign Area

a. Maximum sign area allowed on primary frontage (entrance side of leased area) shall be 1-1/2 square feet of sign area for each 1 lineal foot of building frontage. Maximum sign width shall not exceed 50% of the primary frontage.

b. Tenants with secondary (side or rear) street facing frontage will be allowed 2 sq. ft. of sign area to every 1 lineal ft. of secondary frontage or 200 square feet, whichever is less.

2. Sign Types

The following sign types shall be considered for approval by the Sanderson Square Review Committee with the submittal of a Master Sign Program for each development:

a. Individually Illuminated Channel Letters

1. Channel letters shall be a minimum of 3" deep. Three types of Channel letters shall be allowed:
   Dual Lighted
   Face Lighted
   Halo Lighted
2. Channel letters shall be of aluminum construction with acrylic faces and trimcap. Determination of paint and acrylic color shall be contingent upon Tenant's corporate specifications and designed Master Sign Program. Paint finish to be Polyurethane.
3. Channel letters shall be surface mount or stand-off.
   a. Illumination shall be provided by a minimum of 15 mm neon tubing. Tubing shall be powered by 30 mA transformers which shall be remotely installed behind wall fascia.
   b. All letters shall conform to all UL specifications and bear a UL label.

b. Non-Illuminated Letters

a) Letters to be a minimum 1" flat cut out acrylic painted to match with acrylic polyurethane.
b) Letters shall be mounted with a minimum of ¼" standoff.
c) Users are allowed one (1) information sign at the entry to their occupied space. The copy for this sign is limited to the pertinent business information such as store hours, telephone numbers, emergency information or other business instruction. This sign is to be a vinyl machine-cut in the project type style, applied to the store window adjacent to the entry door. The maximum area allowed for this sign is 576 square inches or (2'x 2' square).

c. Building Signage-Projecting Signs

d. Under Canopy Signs

1. Under-canopy signs shall be mounted a minimum clearance of 8' from grade to bottom of sign.
2. Under-canopy sign area shall be a maximum of 15 sq. ft. per side.
3. Construction shall be Aluminum Pan with a minimum of 1" depth.

e. Flag Mount, Wall Signs or Banners

1. Projecting flag mount, wall signs or banners shall have a maximum projection of 3'-0".
2. Projecting flag mount, wall signs or banners shall have a minimum clearance of 8' from grade to bottom of sign.
3. Projecting flag mount, wall signs or banners shall be a maximum of 30 sq. ft.
4. Flag Mount, Wall Signs or Banners are allowed during eligible events and festivals or on a case by case basis as determined by the City of Hemet.

f. Definitions

1. Sign- Any structure, device, letter, figure, character, poster, picture, trademark or reading matter which is used or designed to announce, declare, demonstrate, display or otherwise identify, advertise or attract the attention of the public.
2. Advertising Copy- Copy that includes, but is not limited to phone numbers, prices, announcements of sales, business hours, meeting times, individual or specific products or merchandise, and directional information. A business name and street address are not considered advertising copy.
3. Advertising Sign- A sign that directs attention to a business, profession, product, commodity or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted

or offered on the site on which the sign is located. These signs shall not include offsite real estate development signs.

4. Fascia Sign- A sign which is permanently affixed to the horizontal piece covering the joint between the top of a wall and the projecting eaves of the roof.
5. Flag-Mounted Sign- A sign which projects from the roof or wall of a building perpendicular to a wall surface.
6. Freestanding Sign- A sign which is erected, or mounted on its own self-
7. supporting permanent structure or base detached from any supporting elements of building.
8. Identification Sign- A sign which is used to identify or advertise the occupant of a building, lot, premises or parcel or the merchandise or activity available at the building, lot or premises where the sign is located.
9. Lighted/Illuminated Sign- A sign which is illuminated either directly or indirectly by artificial light.
10. Multi-Tenant Sign- A sign that includes as copy, only the names of two (2) or more businesses, places, organizations, buildings or persons it identifies.
11. Sign Package- A detailed description, including, but not limited to, type, size, color, and location of all signage.
12. Wall Mounted Sign- Any sign painted or otherwise marked on or attached parallel to the face of an exterior wall or on any exterior surface of any structure or building.
13. Address Sign- A sign consisting of numerals and letters identifying a property address.
14. Canopy Sign- A fixed shelter of any material and of any length projecting from a building or structure and supported by columns or posts from the ground, or a freestanding shelter supported by columns and posts from the ground.
15. Banner Sign- Any sign printed or displayed upon cloth or other flexible material, with or without a frame.
16. Building Mounted Signs- A sign that is directly attached to the facade, or face, of a building.
17. Directional Sign- A sign used to direct and control pedestrian or vehicular traffic and located on the same lot, parcel or premises as the use which it is intended to serve.
18. Flags- This category includes the State, United States, and Corporate Flags for Registered Corporations, Flags of Foreign Nations and decorative flags.

3.8 Lighting

3.8.1 Public Area Lighting

Public area lighting refers primarily to streetlights along public streets. Streetlights shall be as approved by the City, both in type and location.

3.8.2 Site Lighting

The following section addresses illumination of on-site areas for purposes of safety, security, and nighttime ambience, including lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas (See Figure 3.12 Signage).

1. A comprehensive lighting plan shall be prepared prior to, or in conjunction with, the submittal of building plans to the Planning Department. Said plan shall be approved pursuant to area CC & Rs prior to issuance of building permits.

2. Site lighting shall be low pressure sodium.

3. Light source shall be shielded, diffused, or indirect in order to avoid glare to pedestrians and motorists. Lighting fixtures should be selected and located to confine the area of illumination to within the site boundaries. To minimize the total number of freestanding light standards, wall-mounted lights should be utilized where feasible and consistent with building architecture.

4. Parking areas should be provided with minimum of 1.0 foot candle of illumination at ground level.

5. Shields provided for security lights shall be painted to match the surface to which the fixture is attached. These fixtures shall not project above the fascia or roof lines of the adjacent buildings. Exterior lights should be used to accent entrances and special features. All illumination elements shall have controls to allow their selective use as an energy conservation measure.

6. Wall mounted illumination shall be integrated within the architectural design of buildings.

3.8.3 Light and Glare

With the exception of on-site lighting which is specifically approved by the Planning Department to exceed the following standard, and except for project identification signage, no operation, activity, or lighting fixture shall create illumination exceeding 0.5-foot candles outside of the Specific Plan area, whether the illumination is direct or indirect light from the source.

3.9 Performance Standards

3.9.1 Applicability

The performance standards contained herein shall be applied to all development and land uses within the Sanderson Square Specific plan site. These performance standards do not, however, apply to the operation of motor vehicles.

3.9.2 Air Quality

Any operation or activity which might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or other forms of property, or can cause excessive soiling on any other parcel shall conform to the requirements of the South Coast Quality Management District (SCAQMD).

During grading and construction, soils shall be watered as approved to minimize dust generation per City of Hemet Standards and mitigation measures (Appendix B).

3.9.3 Electrical or Electronic Interference

No operation or activity shall cause any source of electrical or electronic disturbance that adversely affects persons or the operation of any equipment on any other parcel and which is not in conformance with the regulation of the Federal Communications Commission.

3.9.4 Hazardous Materials Management

All uses involving the use, storage, handling, transportation, or disposal of hazardous materials are required to comply with the provisions of the Riverside County Hazardous Waste Management Plan; the most current amendments to the California Code of Regulations, Titles 22 and 27; applicable requirements under the National Pollution Discharge Elimination System (NPDES); applicable requirements of the Riverside County Fire Departments; and any other applicable City, County, State or Federal standard relating to the use, storage, handling, transportation, or disposal of hazardous materials.

The storage of hazardous materials in quantities less than 55.0 gallons shall follow applicable State regulations governing the use, handling, storage and disposal of these substances. Quantities of hazardous materials exceeding 55.0 gallons but less than 2,00 gallons (20,000 gallons for the storage of gasoline at service stations and automobile sales dealerships), shall require approval of the City of Hemet Department of Public Works (review of hazardous materials underground storage) and the Riverside County Fire Department (review of business plan). Hazardous materials in excess of this amount shall require additional environmental review and specific approval by the City.

3.9.5 Liquid and Solid Wastes

In order to avoid contaminating water supplies, interfering with bacteriological processes in sewage treatment, or otherwise creating a public health hazard, all discharges of materials into any public or private street or storm drain shall be in accordance with the

adopted standards of the City, the California Department of Health Services, and other governmental agencies having legal jurisdiction.

1. Liquid waste disposal and runoff control shall be conducted within the guidelines of the Riverside County Flood and Water Conservation District.

2. Disposal of liquid waste must also meet the applicable guidelines of the County Department of Environmental Health Services.

3. Solid waste disposal shall comply with applicable federal and state laws, and shall be regulated as per City Ordinance.

Other than trash cans located for the convenience of visitors, refuse storage and disposal areas shall be provided within trash enclosures screened on at least three sides from public view, by a solid wall. The fourth side shall consist of a solid metal gate per The City of Hemet Standards.

1. Refuse bins shall be provided in sufficient number, and shall be placed in convenient locations.

2. Other than trash cans located for the convenience of visitors, all trash shall be deposited in the trash enclosure, and the gate leading thereto shall remain closed except when in use, and shall remain in good working order.

3. Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times, and all improvement shall be maintained in a condition of good repair and appearance.

3.9.6 Noise

No operation or activity shall create exterior noise levels in excess of the standard established by the City of Hemet, at adjacent uses to the Specific Plan area. Should existing ambient noise exceed this level at the time of development, no operation or activity shall be permitted to create more than 3.0 decibel increase in CNEL noise levels beyond 45 dba on the interior or 65 dba exterior. The use of outdoor public address systems shall be prohibited within the Specific Plan area.

The following sources are exempt from the provisions of this section.

1. Safety devices and warning signals.

2. Motor vehicles and trains.

3. Emergency equipment, vehicles, devices, and activities.

4. Temporary construction, maintenance, or demolition activities conducted per established City standards.

For each increment of construction, the delivery of materials and equipment and outdoor use of equipment, hammers, and power tools shall be limited the hours between 7:00 a.m. and 6:00 p.m.; Monday through Saturday, with no work allowed on Sundays, or Federal holidays.

3.9.7 Odors

No operation or activity that emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property within which the odor is created shall be permitted.

Uses shall conform to the applicable requirements of the SCAQMD.

3.9.8 Thermal Impacts

No operation or activity shall emit heat or cold that would cause a temperature increase or decreases on any adjacent property in excess of 10° F.

3.9.9 Vibration

No operation or activity shall be permitted to cause an earth-borne vibration beyond the property within which the vibration was originally created which produces a particle velocity greater than two-tenths inches per second (0.2 inch/sec) measured at or beyond the property line.

Vibration velocity shall be measured with a seismograph or other instrument capable of measuring and recording displacement of and frequency, particle velocity or acceleration. Readings are to be made at points of maximum vibration along any lot line.

Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement, as is ground vibration caused by emergency equipment, vehicles, devices, and activities, as well as from temporary construction maintenance, or demolition activities conducted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.

3.9.10 Water Quality

All runoff from repair areas, fueling islands, and outdoor storage areas shall be drained in a controlled manner so as to prevent groundwater and surface water contamination by fuel, oils, and solvents.

The applicant shall comply with the requirements of the NPDES (National Pollutant Discharge Elimination System).

Commercial - Area A

North Area A

Gross:	545,302 SF
Sandersson Dedication:	28,350 SF
Whittier Dedication:	36,058 SF
Olympia Dedication:	36,150 SF
Lot 1 Net:	444,744 SF

South Area A

Gross:	613,639 SF
Sandersson Dedication:	32,080 SF
Olympia Dedication:	36,150 SF
Lot 3 Net:	550,409 SF

Manufacturing - Area B

North Area B

Gross:	339,675 SF
Whittier Dedication:	26,136 SF
Olympia Dedication:	55,040 SF
Lot 2 Net:	318,499 SF

South Area B

Gross:	435,607 SF
Olympia Dedication:	19,122 SF
Lot 4 Net:	416,485 SF

Commercial - Area A

- Multiple Tenant
- Anchor Tenant
- Major Tenant
- Financial
- Restaurant

Manufacturing - Area B

- Two Story
- Single Story

GRAPHIC SCALE

80' 0 40' 80' 160'

SCALE: 1" = 80'-0"

Maple Dell + McClelland Architects, LLP
380 Stevens Avenue, Suite 308
Solana Beach, CA 92075
Tel: 858-755-5848 Fax 858-755-5850 www.mdm-architects.com

CONCEPT SITE PLAN

Scale: 1"=80'-0"

SANDERSON SQUARE

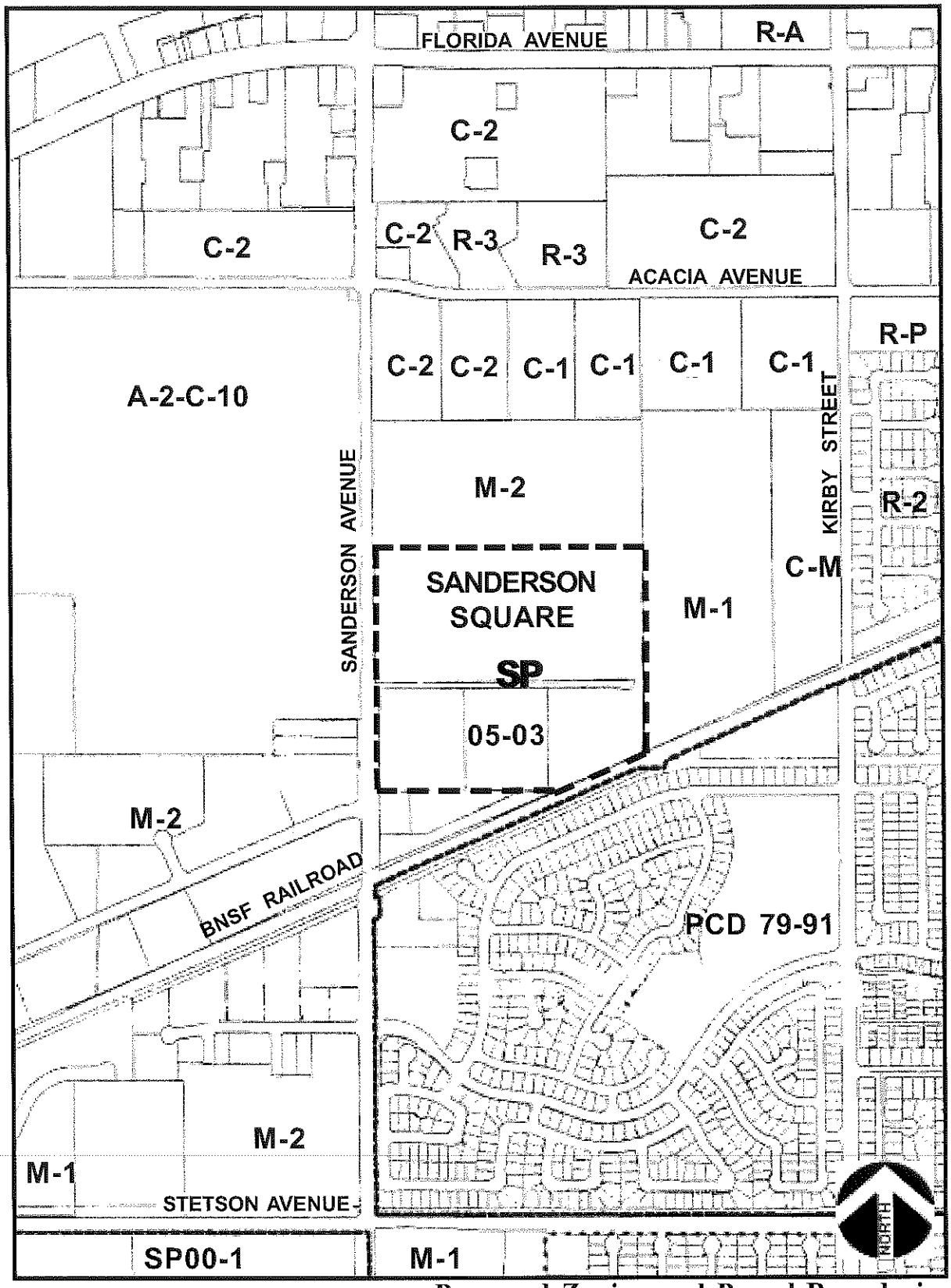
23 Acres Retail – 17 Acres Business Park

555 E. Fruitvale Avenue, Suite 216, Hemet, CA 92543
Tel. 951-775-2771 Fax. 951-765-3021 Email: dh@netzon.net

Figure 3.1

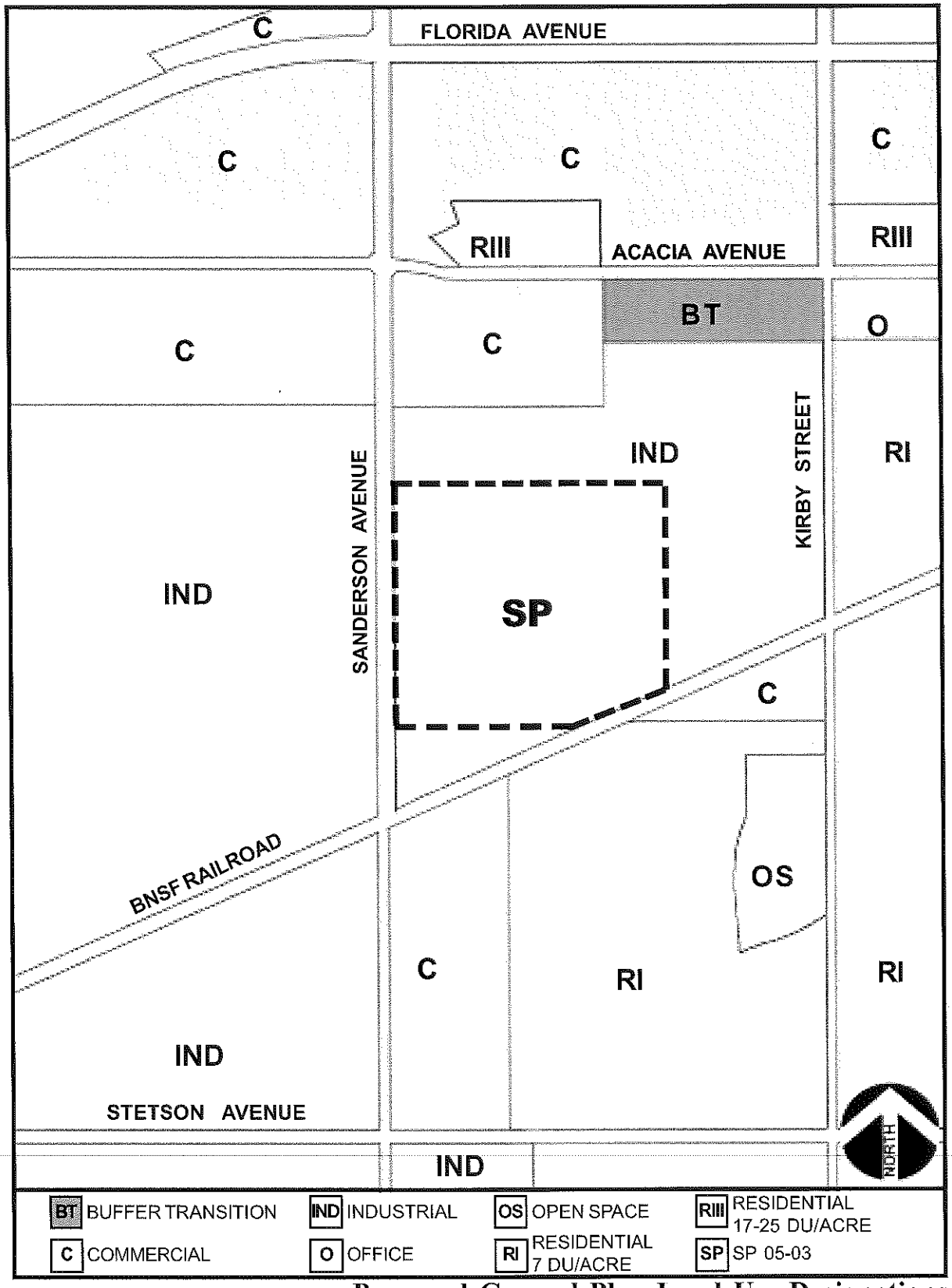
Retail- Planning Area A
Figure 3.2

Industrial- Planning Area B
Figure 3.3



Proposed Zoning and Parcel Boundaries

Figure 3.4



Proposed General Plan Land Use Designations

Figure 3.5

Concept Landscaping Plan

- DRIVE AISLE PARKING LOT TREE
- SCREEN TREE
- PARKING FIELD TREE
- STREET TREE
- FLOWERING ACCENT TREE
- DRIVE AISLE PARKING LOT TREE

For specific species see section 3.5.1 Landscaping Standards.

N

GRAPHIC SCALE

150 0 75 150 300

SCALE: 1" = 150'

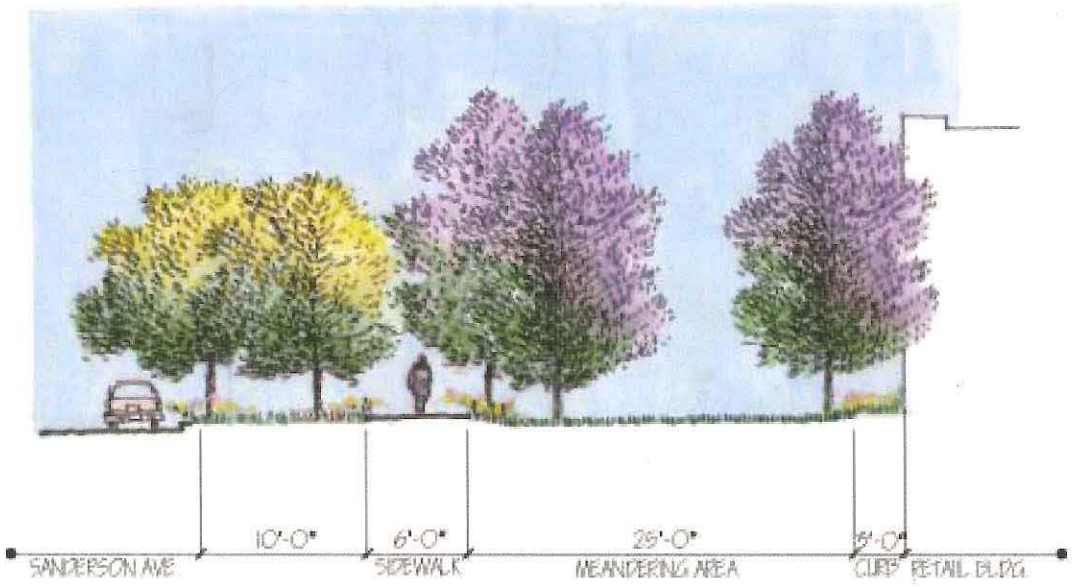
LandShapes
2445 Honolulu Ave.
Montrose
California 91020
818/249-6400
FAX 818/249-6646

Sanderson Square

Sanderson Avenue

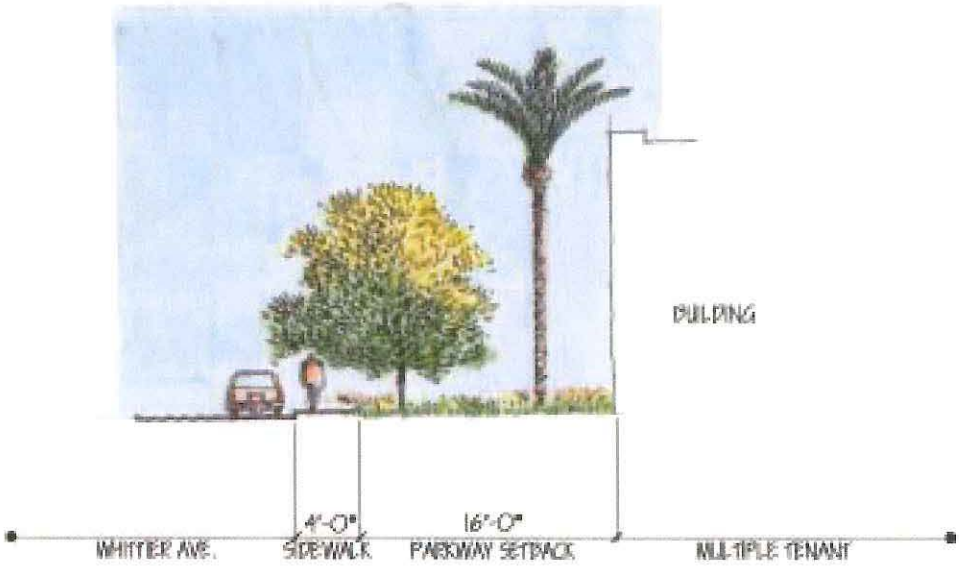
Figure 3.6

Section A-A
Sanderson Avenue



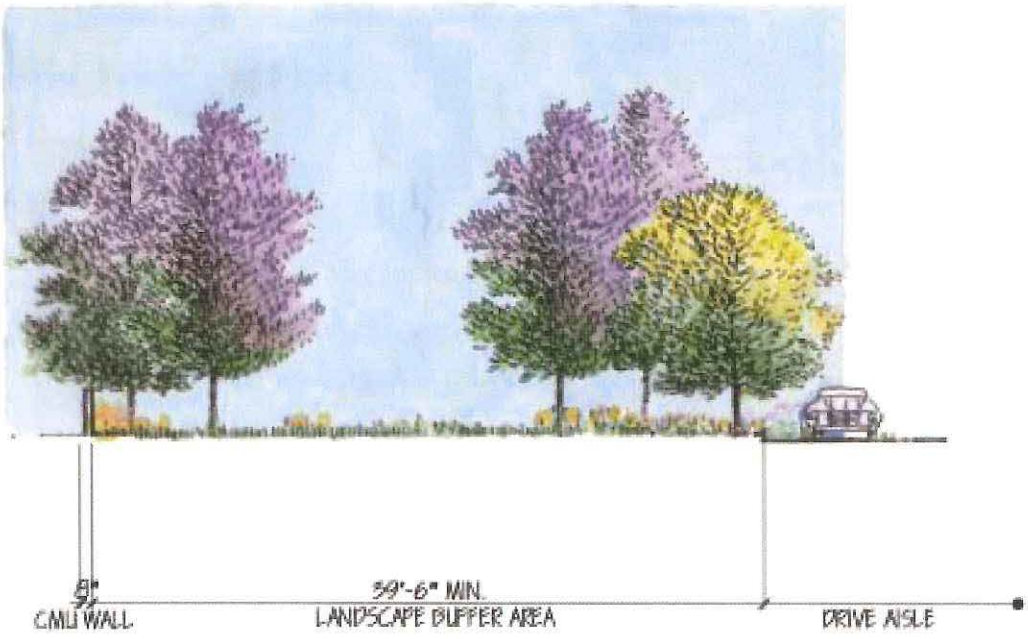
Section AA
Figure 3.7

Section B-B
Whittier Avenue



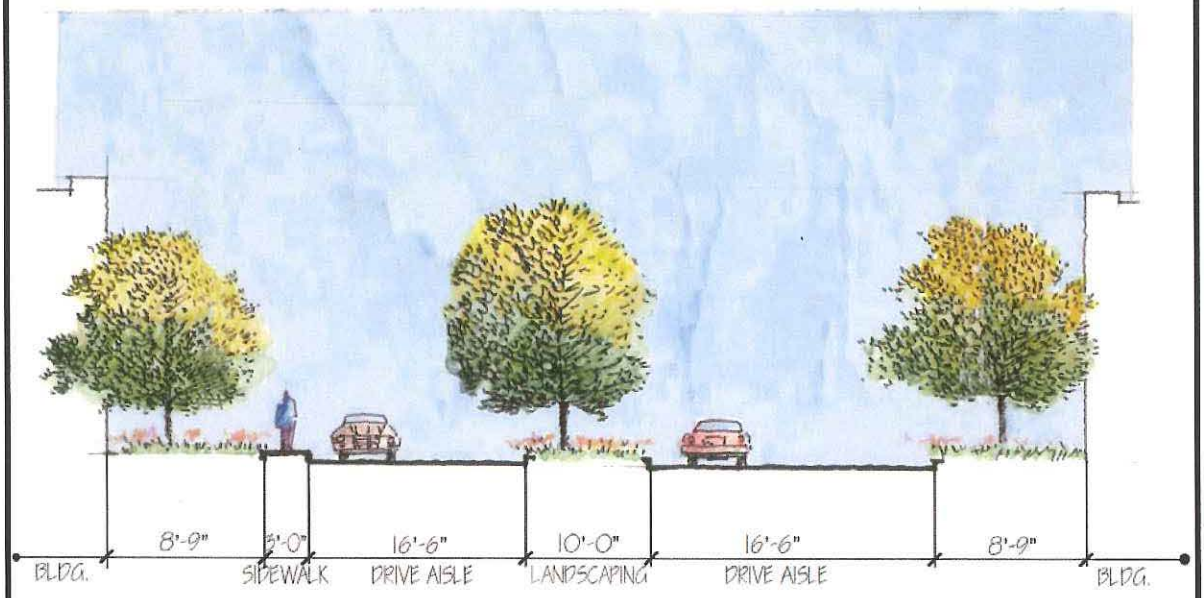
Section BB
Figure 3.8

Section C-C
Retention Basin at Industrial Site



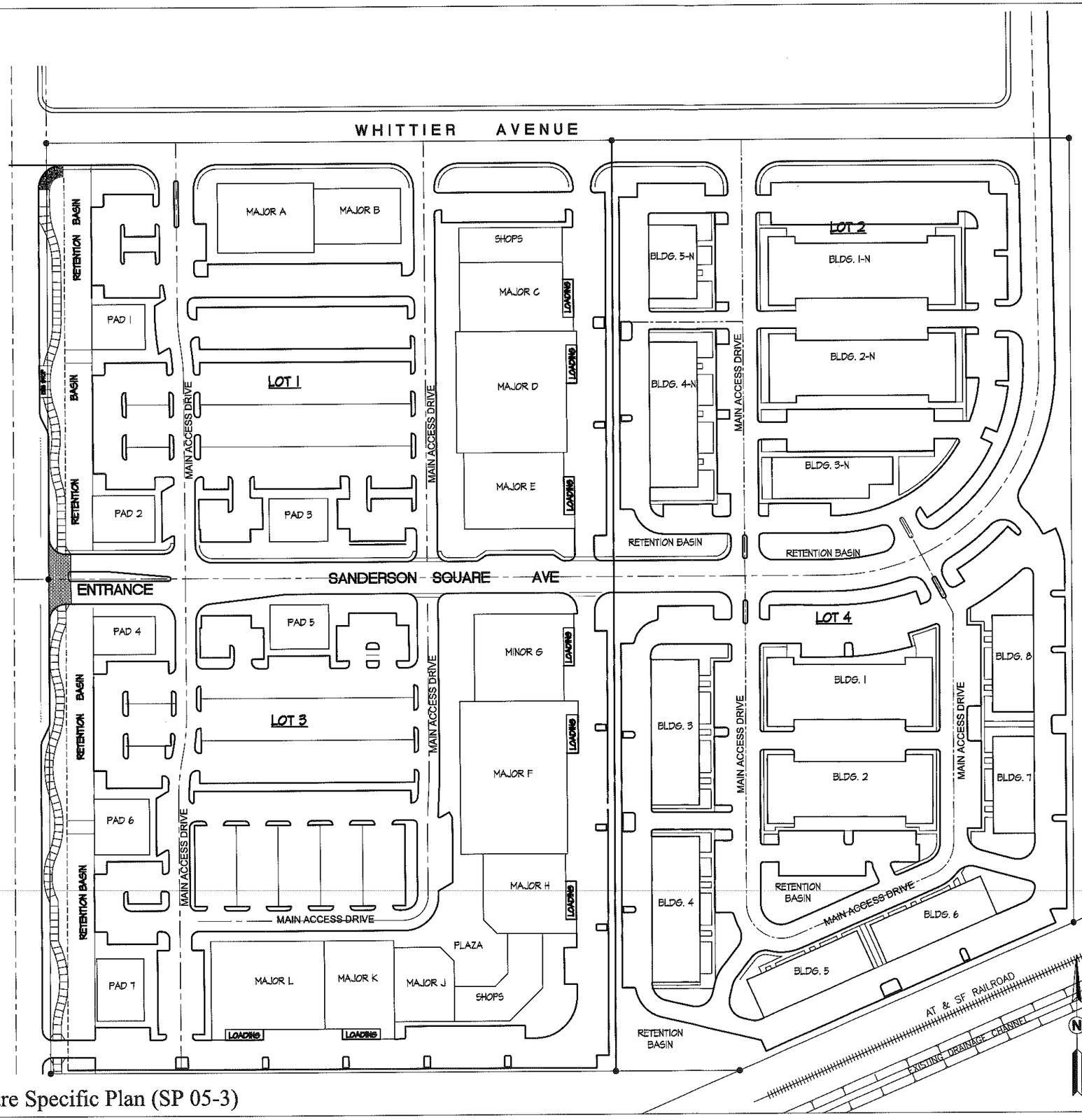
Section CC
Figure 3.9

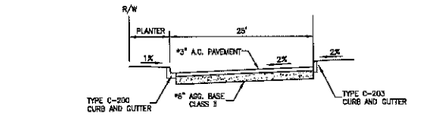
Section D-D
Main Entry to Retail Site



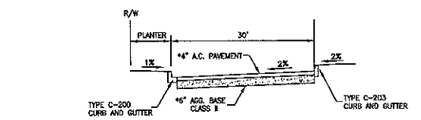
Section DD
Figure 3.10

Circulation Exhibit

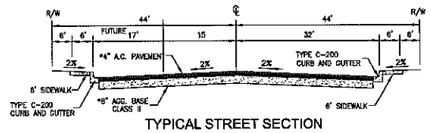




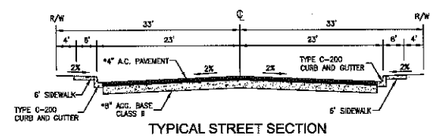
MINOR ACCESS DRIVE
N.T.S.



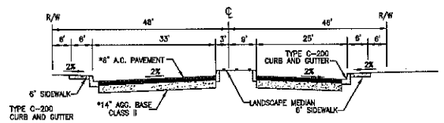
MAIN ACCESS DRIVE
N.T.S.



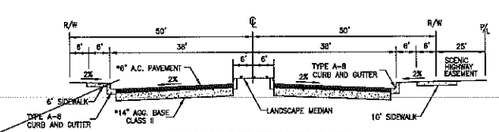
TYPICAL STREET SECTION
WHITTIER AVENUE
C.O.H. STD. NO.102
N.T.S.
* FOR ESTIMATE PURPOSES ONLY ACTUAL STREET SECTIONS TO BE DETERMINED BY SOILS ENGINEER



TYPICAL STREET SECTION
SANDERSON SQUARE AVE
N.T.S.
* FOR ESTIMATE PURPOSES ONLY ACTUAL STREET SECTIONS TO BE DETERMINED BY SOILS ENGINEER



TYPICAL STREET SECTION
SANDERSON SQUARE AVENUE (ENTRANCE)
N.T.S.
* FOR ESTIMATE PURPOSES ONLY ACTUAL STREET SECTIONS TO BE DETERMINED BY SOILS ENGINEER



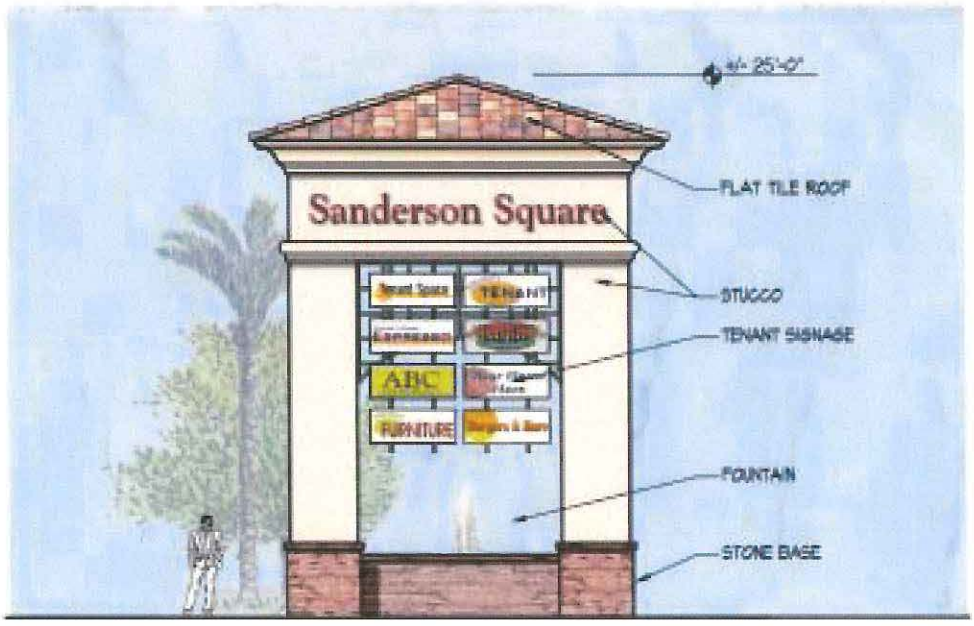
TYPICAL STREET SECTION
SANDERSON AVENUE
C.O.H. STD. NO.101 (MODIFIED)
N.T.S.
* FOR ESTIMATE PURPOSES ONLY ACTUAL STREET SECTIONS TO BE DETERMINED BY SOILS ENGINEER

GRAPHIC SCALE

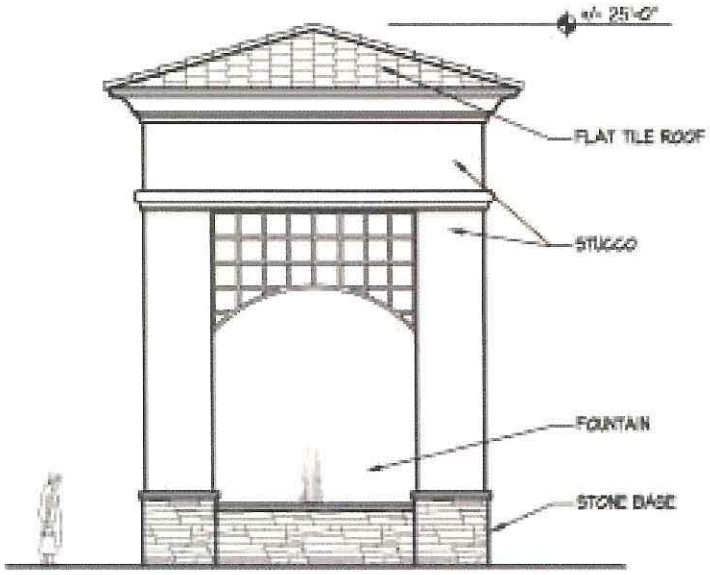
GW ENGINEERING
CIVIL ENGINEERS
800 E. Florida Ave. Ste. 201
Hemet, CA 92543
Phone: (951) 766-8777
Fax: (951) 766-8778

PROJECT
Sanderson Square
Sanderson Avenue
Hemet, California

Figure 3.11

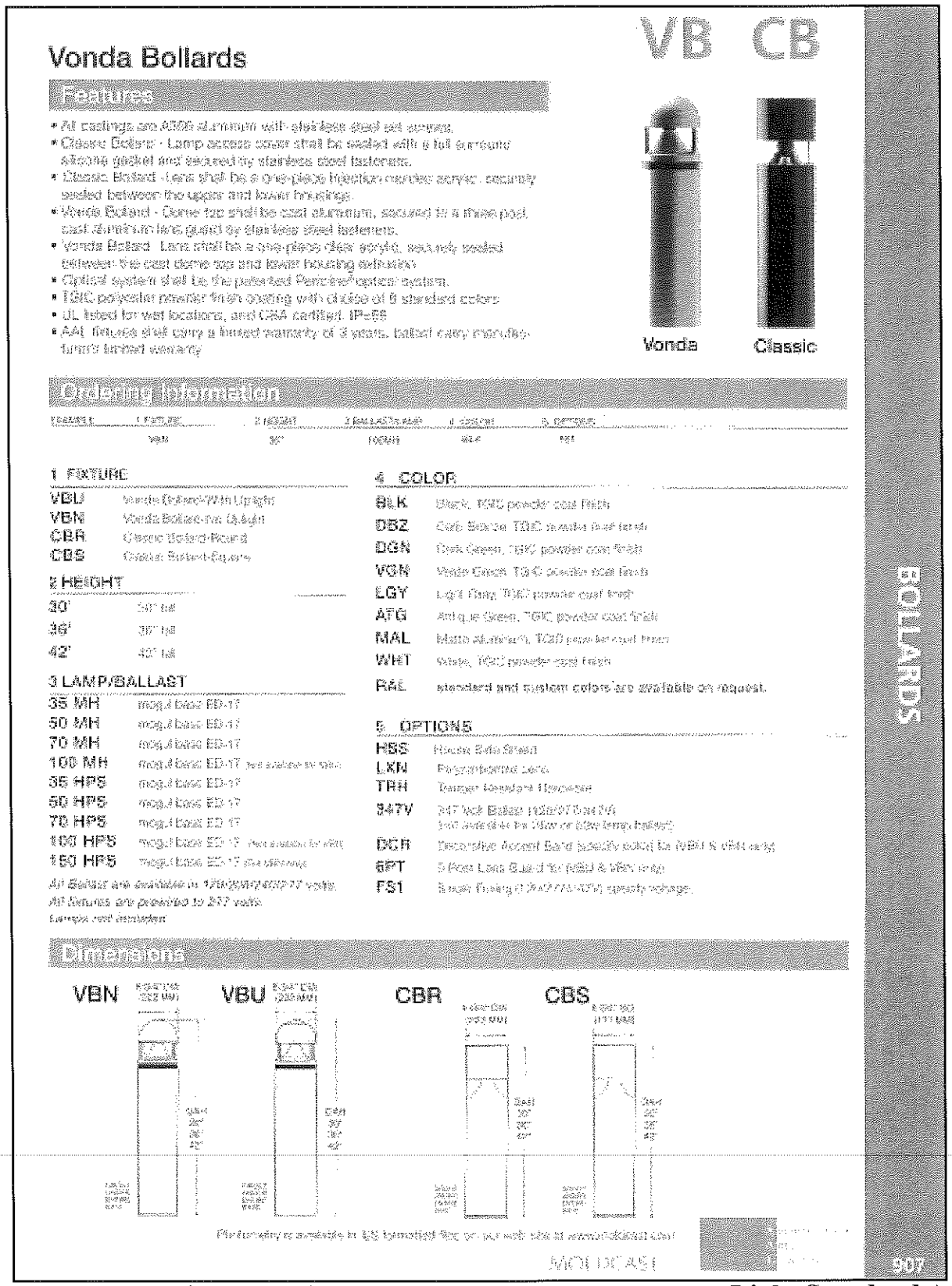


PORTAL STRUCTURE - SIDE ELEVATION
SCALE: N.T.S.



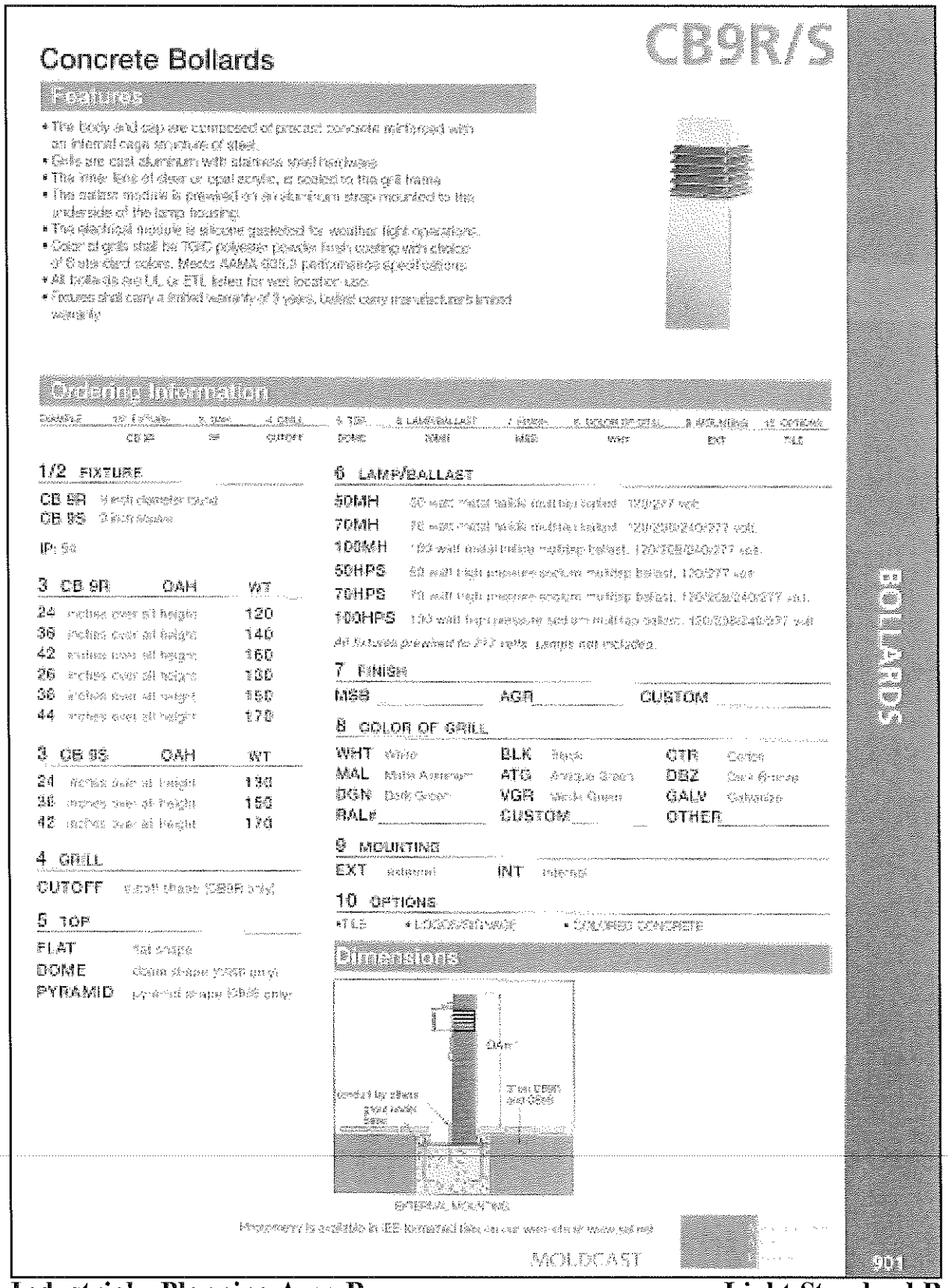
PORTAL STRUCTURE - STREET ELEVATION
SCALE: N.T.S.

Signage
Figure 3.12



Retail - Planning Area A **Light Standard A**

Figure 3.13



Industrial - Planning Area B **Light Standard B**

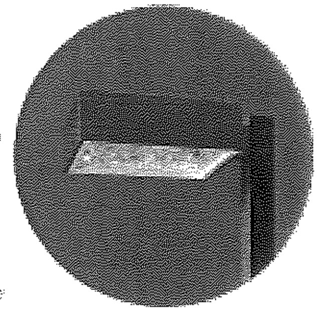
Figure 3.14

OAKLAND - LPS

SINGLE LAMP

Features

- Formed and welded aluminum housing with optional embossed decorative band and color vinyl trim stripe.
- Extruded aluminum door with clear, flat polycarbonate lens, fully gasketed to housing. Concealed hinge secures door to housing and two, spring loaded latches allow tool-less access to lamp.
- Specular, anodized aluminum reflectors provide Type IV or V light patterns. Type V reflector incorporates segmented side reflectors positioned parallel with lamp. Parallel mount luminaires available with Type IV only. Optical assembly secured with quarter-turn fasteners for access to ballast compartment.
- LAMP and lamp support device INCLUDED.
- Extruded aluminum arm provided for pole mount. Yoke mount has two square arms attaching housing to square slipfitter for 2 3/8" OD tenon. Parallel pole mount luminaire flush mounts to pole. Parallel wall mount includes 1" deep mounting bracket.
- Enclosed socket, with nickel plated brass contact for single ended, bayonet base LPS lamp.
- HR type ballast, HPF, starting rated at -20°F. Ballast components mounted on removable panel and provided with in-line disconnects.



Ordering Information

Example: OK3 - YT - L18 - H5 - F - 5 - PS - F5

Series, Mount, Lamp/Watts, Orient./Dist., Lens, Volts, Color, Options

Series
- OK3 Single Lamp

Mounting
- A Arm Mount (arm not included, order separately)
- YT Yoke Mount (2 3/8" tenon)
- PP Parallel Pole Mount
- PW Parallel Wall Mount

Lamp Type/Wattage[1]

Low Pressure Sodium
- L90 90W (T-21)
- L13 135W (T-21)
- L18 180W (T-21)

Lamp Orientation/Distribution
- H4 Horiz. IV
- H5 Horiz. V (square)

Lens
- F Flat

Voltage
- 1 120V
- 2 208V
- 3 240V
- 4 277V
- 5 480V
- 6 347V

Color
- DB Dark Bronze
- BL Black
- WH White
- GR Grey
- PS Platinum Silver
- RD Red (Premium Color)
- FG Forest Green (Premium Color)
- CC Custom Color (Consult Factory)

Options
- F1 Fusing - 120V
- F2 Fusing - 208V
- F3 Fusing - 240V
- F4 Fusing - 277V
- F5 Fusing - 480V
- F6 Fusing - 347V
- PR1 Photo Cell Receptacle - 120V
- PR2 Photo Cell Receptacle - 208V
- PR3 Photo Cell Receptacle - 240V
- PR4 Photo Cell Receptacle - 277V
- PR5 Photo Cell Receptacle - 480V
- PR6 Photo Cell Receptacle - 347V
- EB Embossed Band
- RDB Reveal (Dark Bronze)
- RBL Reveal (Black)
- RWH Reveal (White)
- RGR Reveal (Grey)
- RPS Reveal (Platinum Silver)
- RRD Reveal (Red)
- RFG Reveal (Forest Green)

Arm Logic - Order Separately

Series
- ARM Rigid Arm

Luminaire Shape
- S Square

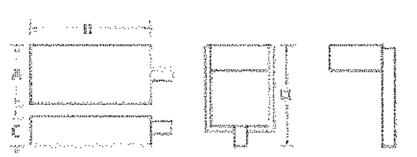
Arm Length
- 6 6" Arm (EPA = 0.24 ft², 3.5 lbs) (0.02 m², 1.5 kg)

Pole Shape
- S Square
- R4 Round Straight (4-4.5")
- R5 Round Straight (5")
- R6 Round Straight (6")
- T2 Round Tapered (2.5")
- T3 Round Tapered (3")
- T35 Round Tapered (3.5")
- T4 Round Tapered (4")

Color
- DB Dark Bronze
- BL Black
- WH White
- GR Grey
- PS Platinum Silver
- RD Red (Premium Color)
- FG Forest Green (Premium Color)

1 Lamps and lamp support device included
Note: See page 890 for photocell offering

Dimensions



Arm Mount (RPM) | Yoke Mount (YAP-S T) | Parallel Pole Mount (PP W)

	A	B	C	D	EPA	Weight
L90	14 1/4" 362 mm	24 1/2" 622 mm	7 1/2" 191 mm	26 3/4" 679 mm	1.4 ft² 0.1 m²	25 lbs. 15.1 kg
L13	14 1/4" 362 mm	34 1/2" 876 mm	7 1/2" 191 mm	26 3/4" 679 mm	2.1 ft² 0.2 m²	37 lbs. 16.8 kg
L18	14 1/4" 362 mm	48" 1219 mm	7 1/2" 191 mm	26 3/4" 679 mm	3 ft² 0.3 m²	40 lbs. 18.1 kg

Note: Weights and EPA for fixture only.
Note: Yoke mount adds 1.45 EPA (7 lbs)

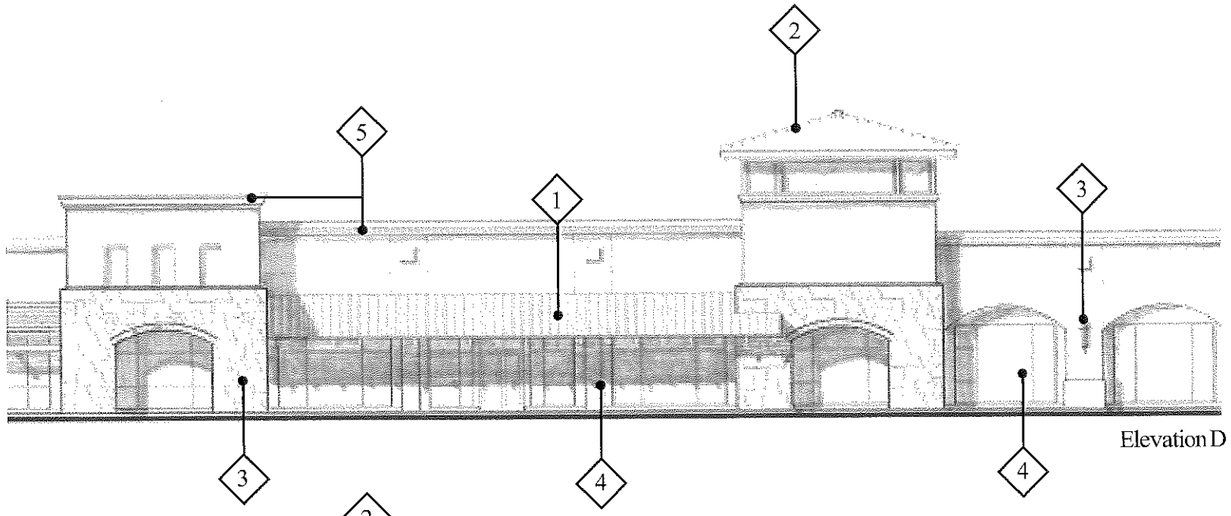
LOW PRESSURE SODIUM LUMINAIRES

SPAULDING LIGHTING

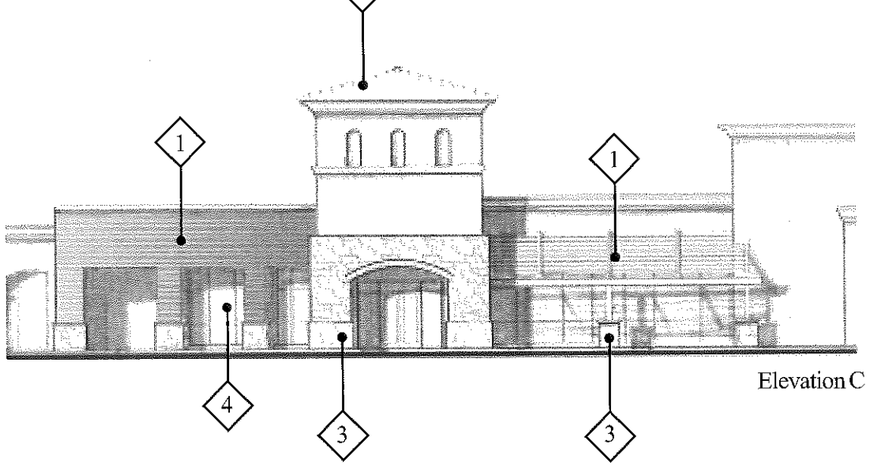
759

Typical for all Parking Areas **Light Standard C**

Figure 3.15



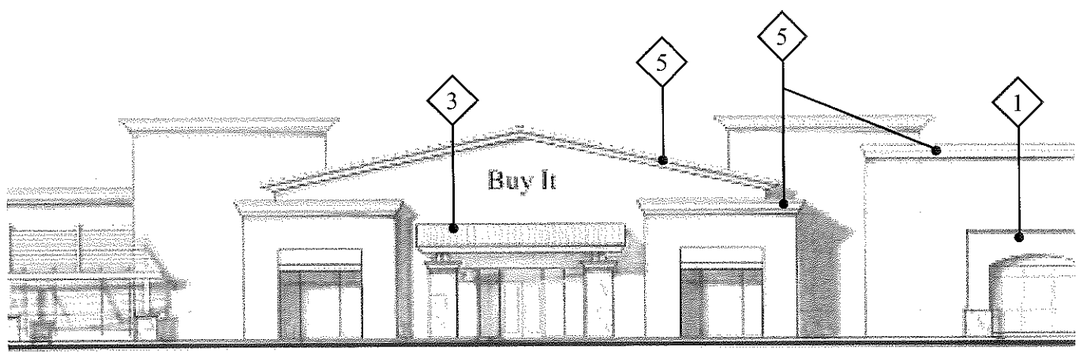
Elevation D



Elevation C

KEYNOTES:

1. Horizontal shade device to protect pedestrian walkways, shade storefronts and/or protect pedestrian plaza at food court.
   - Deep standing seam metal roof
   - Colored fabric canopy
   - Wood Trellis
2. Three-dimensional tower element with architectural accents detailed on all four sides.
   - Spanish or flat tile roofing at tower element
3. Stylized elements at retail entries such as decorative lighting fixtures and natural stone column bases.
4. Recess storefront into wall plane for visual interest
   - Aluminum storefront with display glazing
5. Higher roof and parapet line at major anchor tenants. Vary parapet and roof edge profiles. Vary parapet heights for equipment screening and visual interest. Pre-cast concrete fretwork below cornice



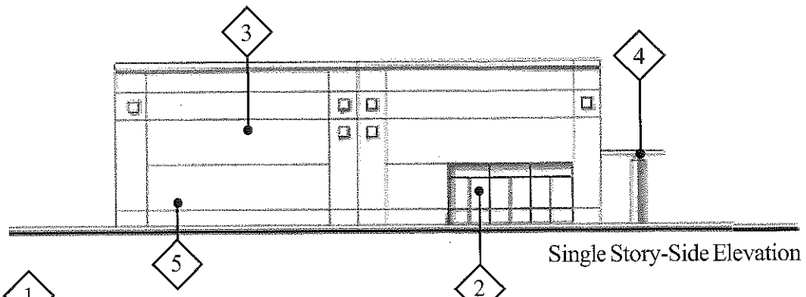
Elevation B

Elevation A

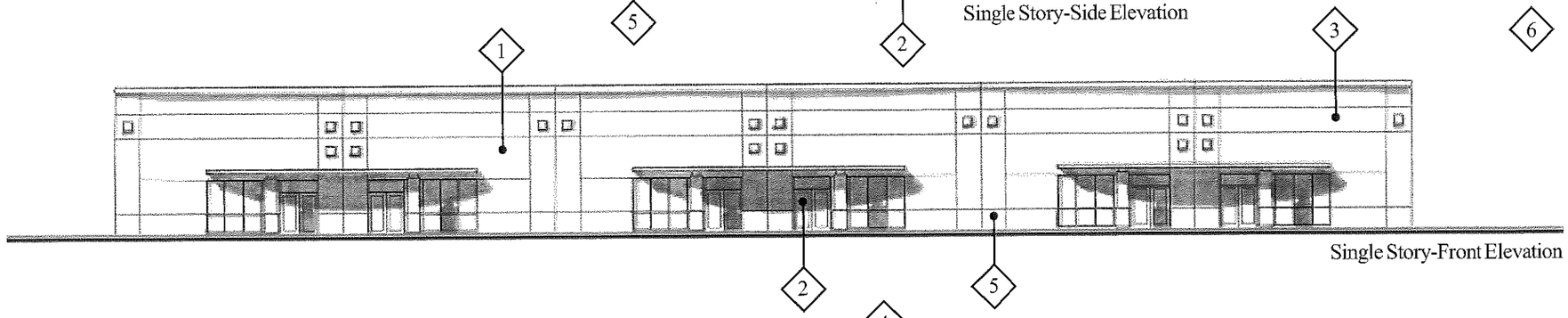
Conceptual ElevationsRetail - Planning Area A
Figure 3.16

KEYNOTES:

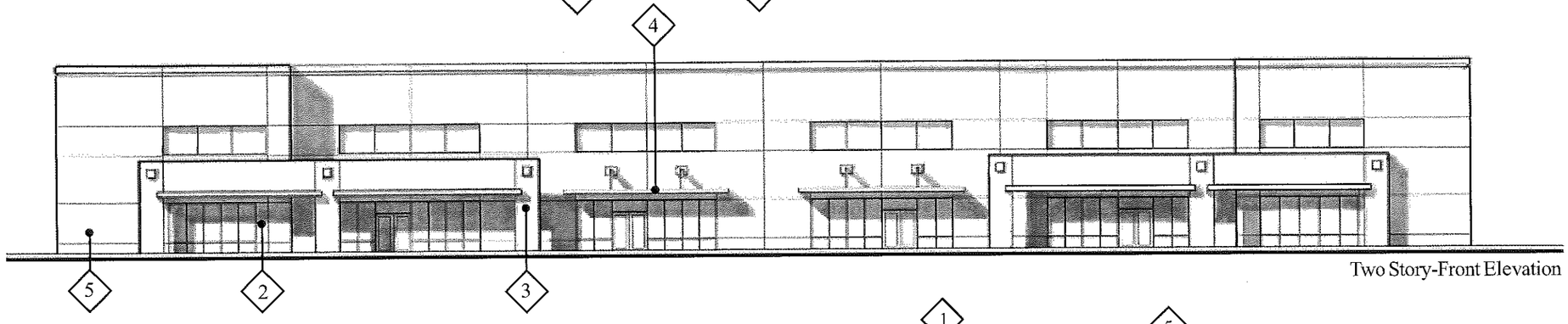
1. Painted Concrete
2. Colored Storefront System
3. Painted Accent
4. Metal (Color) Trellis
5. Natural Concrete with Formliner Texture
6. Painted Roll-up Door



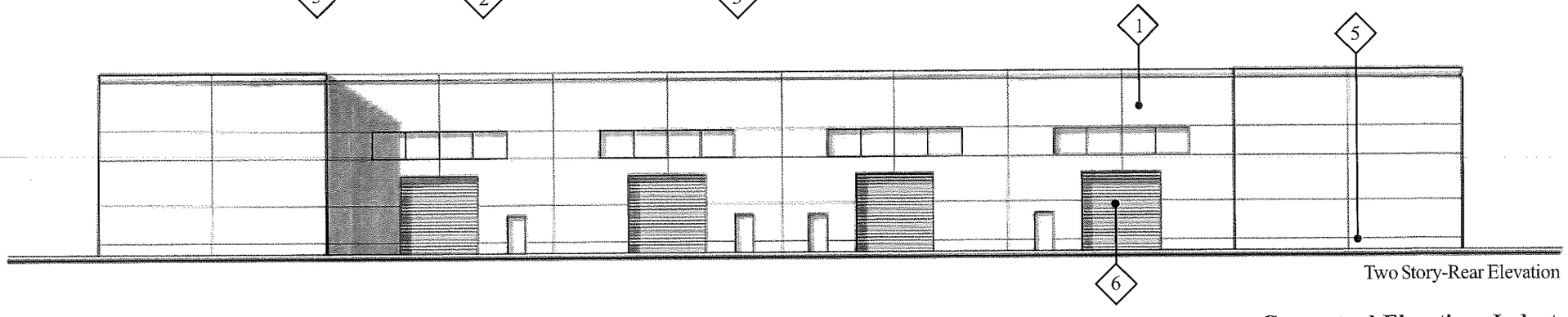
Single Story-Side Elevation



Single Story-Front Elevation

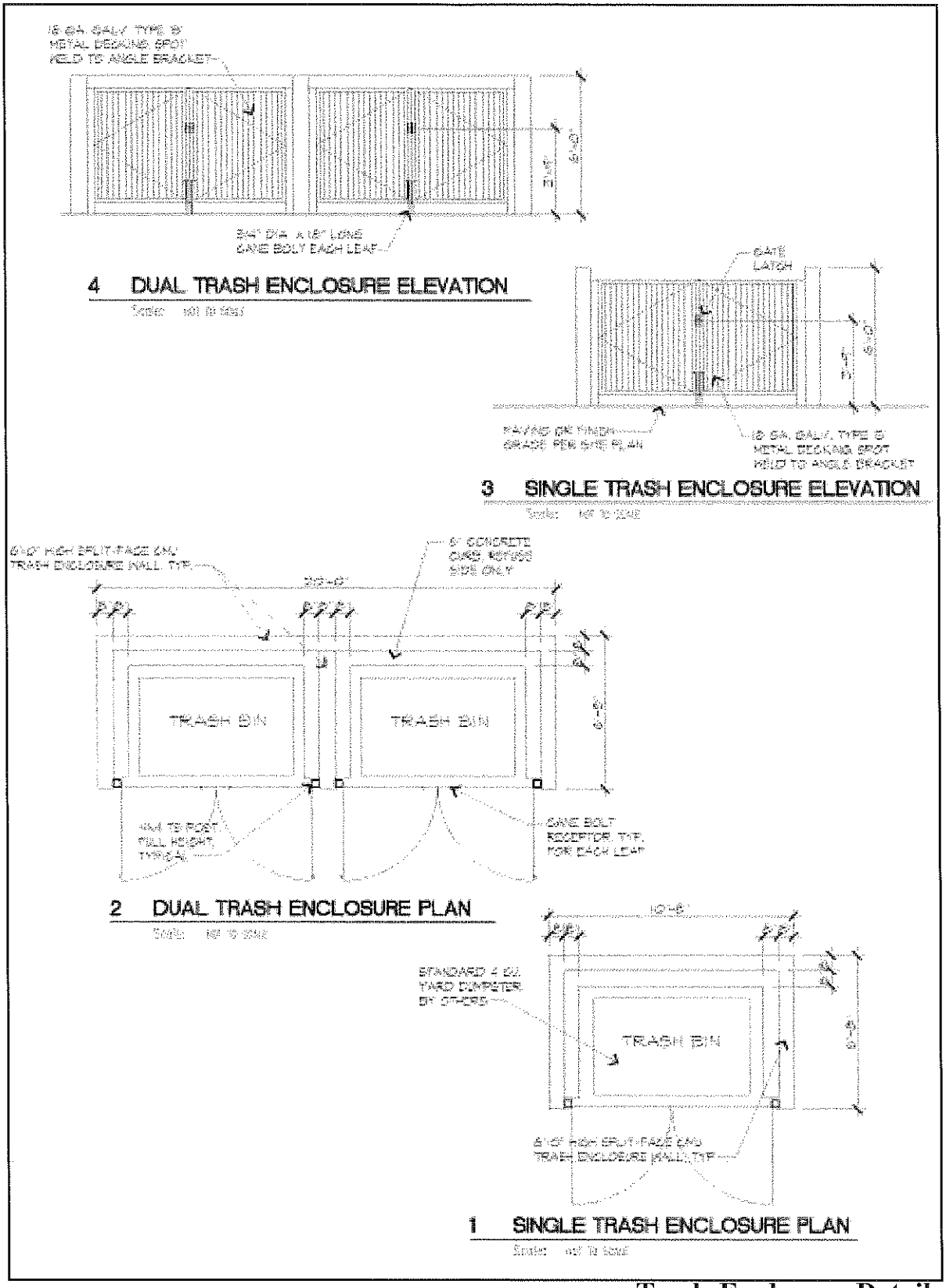


Two Story-Front Elevation

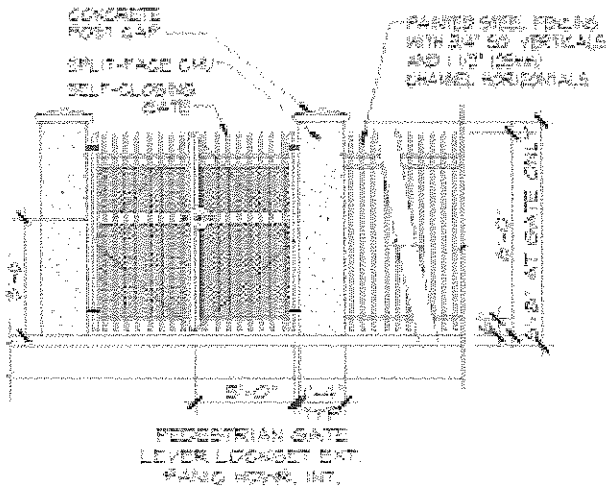


Two Story-Rear Elevation

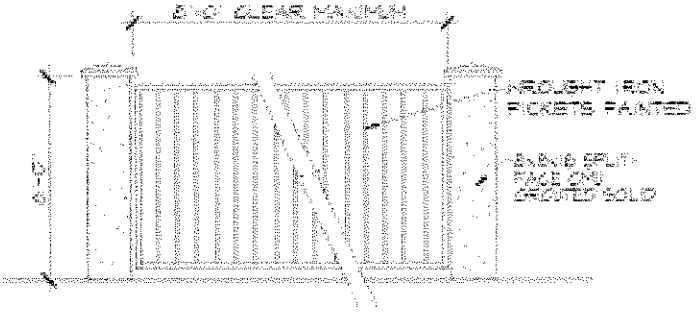
Conceptual Elevations Industrial - Planning Area B
Figure 3.17



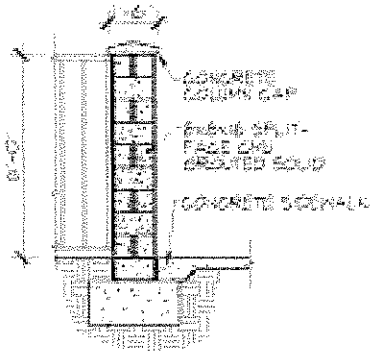
Trash Enclosure Details
Figure 3.18



3 PEDESTRIAN GATE DETAIL



2 FENCE AND PILASTER DETAIL



1 PILASTER DETAIL

Fence and Gate Details
Figure 3.19

4 Infrastructure and Grading

In accordance with California code requirements, The Sanderson Square Specific Plan identifies those facilities that will be required to serve development of the project site. Infrastructure master plans address the potential for development of the various Planning Areas within the site. The following sections describe the backbone infrastructure systems required to serve the project site.

4.1 Utilities

4.1.1 Water Facilities

An existing 12-inch water line is located within Sanderson Avenue along the entire frontage of the specific plan. The project is proposing to connect to this line and construct 12-inch water lines within Whittier Avenue and Sanderson Square Drive.

An onsite-looped system is proposed for each of the planning areas of the specific plan. These looped systems will consist of both 12-inch and 8-inch lines as necessary to meet the fire flow needs of the project area. *See Figure 4.1 Sewer and Water Exhibit*

The water system will be designed to meet Eastern Municipal Water District and the City of Hemet's standards and specifications.

Based on maximum building area, land use, and water consumption factors, it is estimated that the proposed project will require 71,327 gallons of water per day (gpd) (Table 4.A).

Table 4.A Estimated Average Daily Water Use (TO BE VERIFIED WITH EMWD)

Land Use Type	Average Water Demand (gallons per square foot per day)	Daily Water Consumption (gallons per day)
Major Anchor Tenants (127,000 square feet)	0.04	5,080
Divisible Retail Space (80,100 square feet)	0.06	4,806
Freestanding Pads (10,000 square feet)	0.27	2,700
Restaurants (28,500 square feet)	0.4	11,400
Industrial/Commercial/Office (186,705 square feet)	0.2	37,341
Landscaping (200,000 square feet)	0.05	10,000
Project Total		***71,327***

4.1.2 Wastewater Facilities

An 8-inch sewer main is located in Wentworth Drive approximately 700 feet west of Sanderson Avenue. Wentworth Drive is located approximately 100 feet south of the specific plan boundary. This existing line may need to be up-sized to meet the needs of this project.

An onsite sewer system is proposed to meet the needs to serve each building within the specific plan. An 8-inch pipe is proposed within drive lanes. *See Figure 4.1 Sewer and Water Exhibit.*

The sewer system will be designed to meet Eastern Municipal Water District and the City of Hemet's standards and specifications.

4.1.3 Storm Drains

Sanderson Square Specific Plan contains both surface and subsurface drainage facilities. Natural topography drains from east to west in a sheet flow pattern.

The Hemet storm drain channel maintained by the Riverside County Flood Control District (RCFCD) is located approximately 75 feet south of the southeast property line of the specific plan. This trapezoidal channel is approximately 9 feet deep and 38 feet wide with a bottom width of 10 feet. RCFCD also maintains a 6 foot diameter reinforced concrete pipe located in Sanderson Avenue. The pipe drains south to the Hemet Channel south of the specific plan.

Offsite drainage from the east is proposed to be collected along the eastern property line and conveyed through the project in a series of surface and subsurface storm drain facilities and detention basins, ultimately outletting into the 6 foot diameter storm drain in Sanderson Avenue.

Onsite drainage will be carried by surface drainage facilities, collected by catch basins then carried by subsurface storm drainpipes to various detention basins. The basins ultimately outlet into the storm drain located in Sanderson Avenue.

The detention basins are located throughout the specific plan. The basins are to be designed to mitigate all additional flows generated by the development of the specific plan. Each planning area contains detention basins to mitigate that area's additional drainage quantities and flows.

The detention basins will also serve as post construction storm water pollution prevention facilities. The basins will be designed using appropriate landscape features to minimize down stream pollution. *See Figure 4.2 Drainage and Hydrology Exhibit.*

4.1.4 Solid Waste Disposal

The City of Hemet Public Works Refuse and Sweeping Division provides solid waste collection service within the City's limits. Refuse is delivered to the Riverside County Lamb Canyon and Double Butte Landfills.

4.1.5 Natural Gas

Existing 8" Natural Gas Line is in Sanderson Avenue. Onsite Natural Gas to be located per ultimate needs of user. See Figure 4.1 Sewer and Water Exhibit.

4.1.6 Electricity

Southern California Edison (SCE) will provide electrical service to the project site. Please see the "will serve" letter included in the Appendix.

4.1.7 Telephone

Telephone service to the project site will be provided by Verizon. Please see the "will serve" letter included in the Appendix.

4.2 Grading

See Figure 4.5 Conceptual Grading Exhibit.

4.3 Fire Systems

The project site proposes a system of fire access lanes to allow for emergency vehicles to access the buildings and parking areas. Fire hydrants will be located no further than 300 feet apart and no portion of any building will be more than 150 feet from a fire hydrant as dictated by the City of Hemet Fire Department standards.

The fire flows will meet the City's standards for the proposed land uses. The water system will be designed to allow for all buildings to have sprinkler fire systems. The size and use will determine if a sprinkler fire system is required. *See Figure 4.6 Fire System Exhibit.*

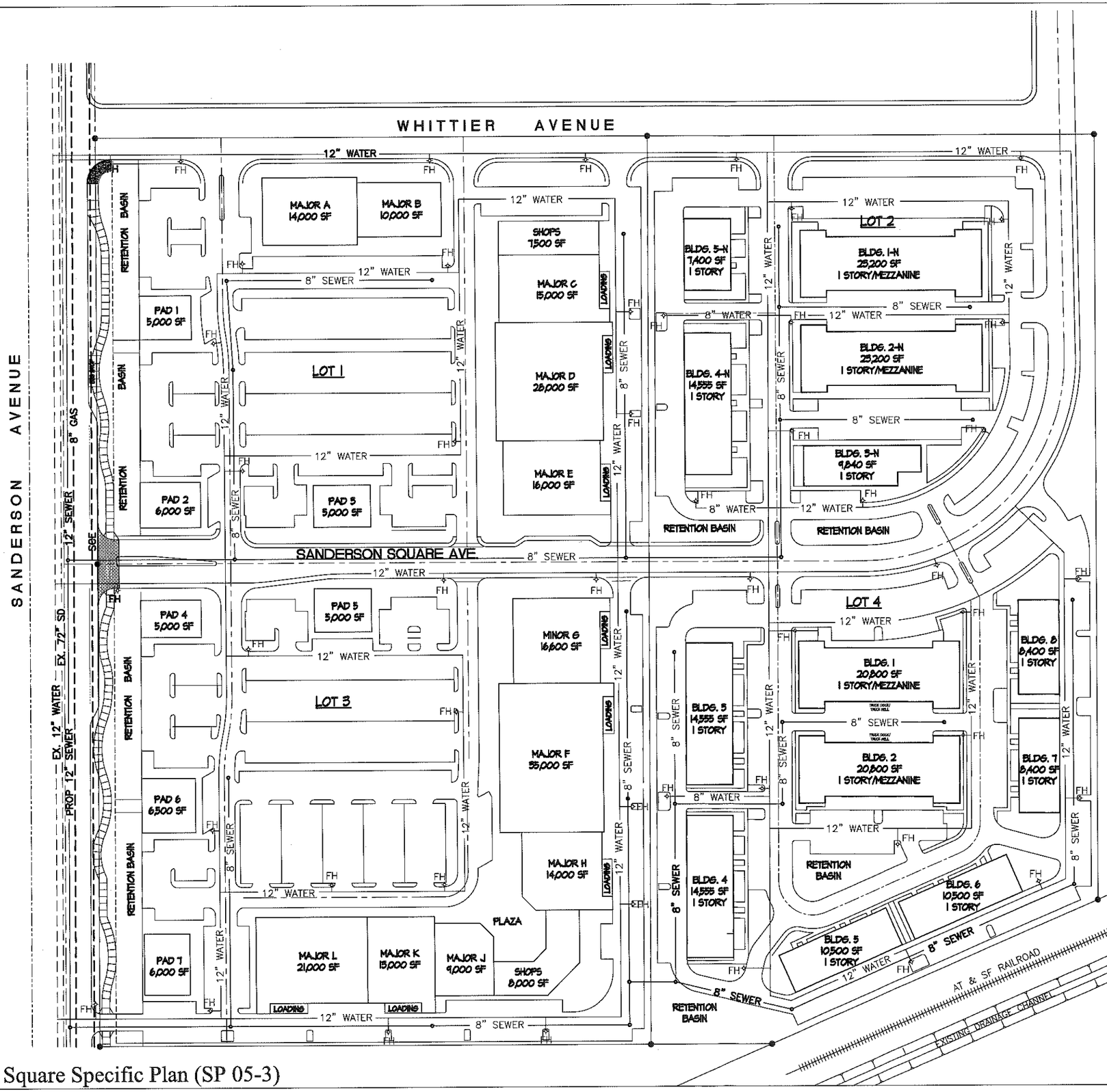
4.4 Phasing

Implementation of the Sanderson Square Specific Plan will require improvements to Sanderson Avenue and Whittier Avenue.

Phase 1-Planning Area B. Phase 1 consists of Planning Area B.

Phase 2-Planning Area A. Phase 2 consists of Planning Area A.

Sewer and Water Exhibit



LEGEND

- 8" SEWER
- 12" WATER
- FH FIRE HYDRANT
- MANHOLE
- 8" GAS LINE

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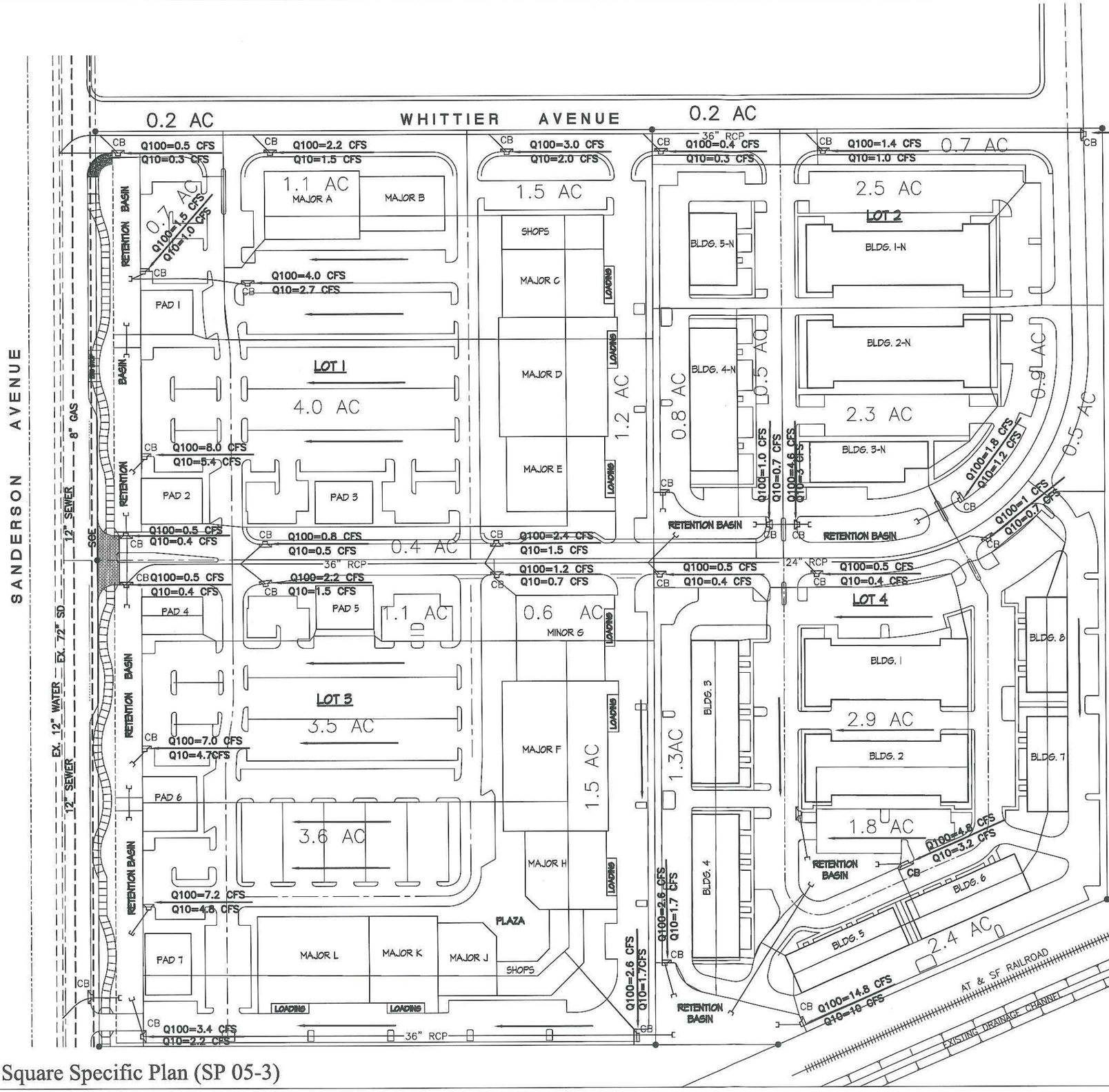
Figure 4.1

Drainage & Hydrology Exhibit



LEGEND

CB	CATCH BASIN
24" RCP	STORM DRAIN
	INLET/OUTLET STRUCTURE
Q100=0.5 CFS / Q10=0.4 CFS	STORM WATER FLOWS
	DRAINAGE BOUNDRY
2.3 AC	DRAINAGE BOUNDRY AREA

GRAPHIC SCALE

150 0 75 150 300

SCALE: 1" = 150'

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PROJECT

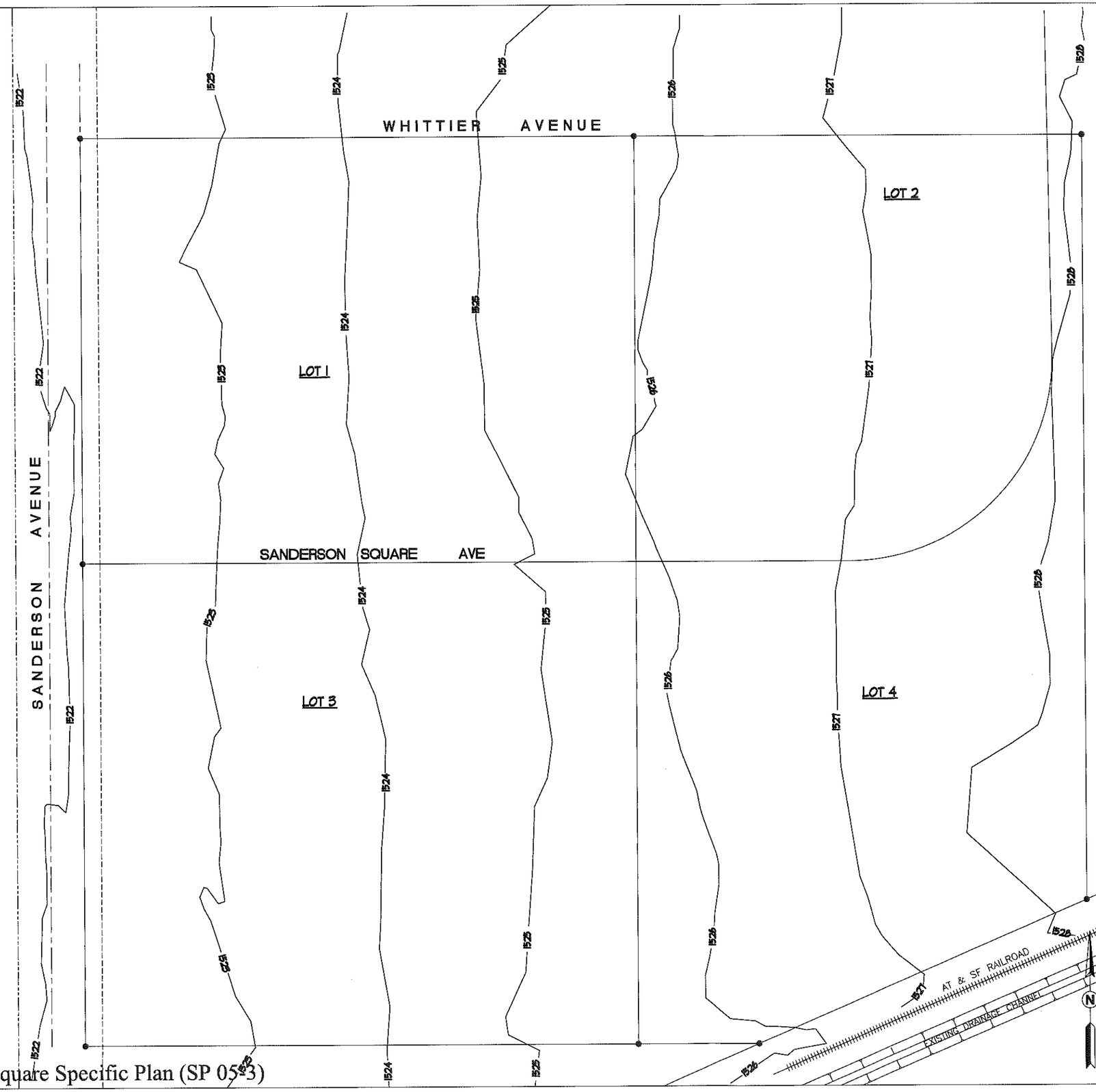
Sanderson Square

Hemet, California

Sanderson Avenue

Figure 4.2

Existing Topography Exhibit



LEGEND

1521 EXIST. ELEVATION

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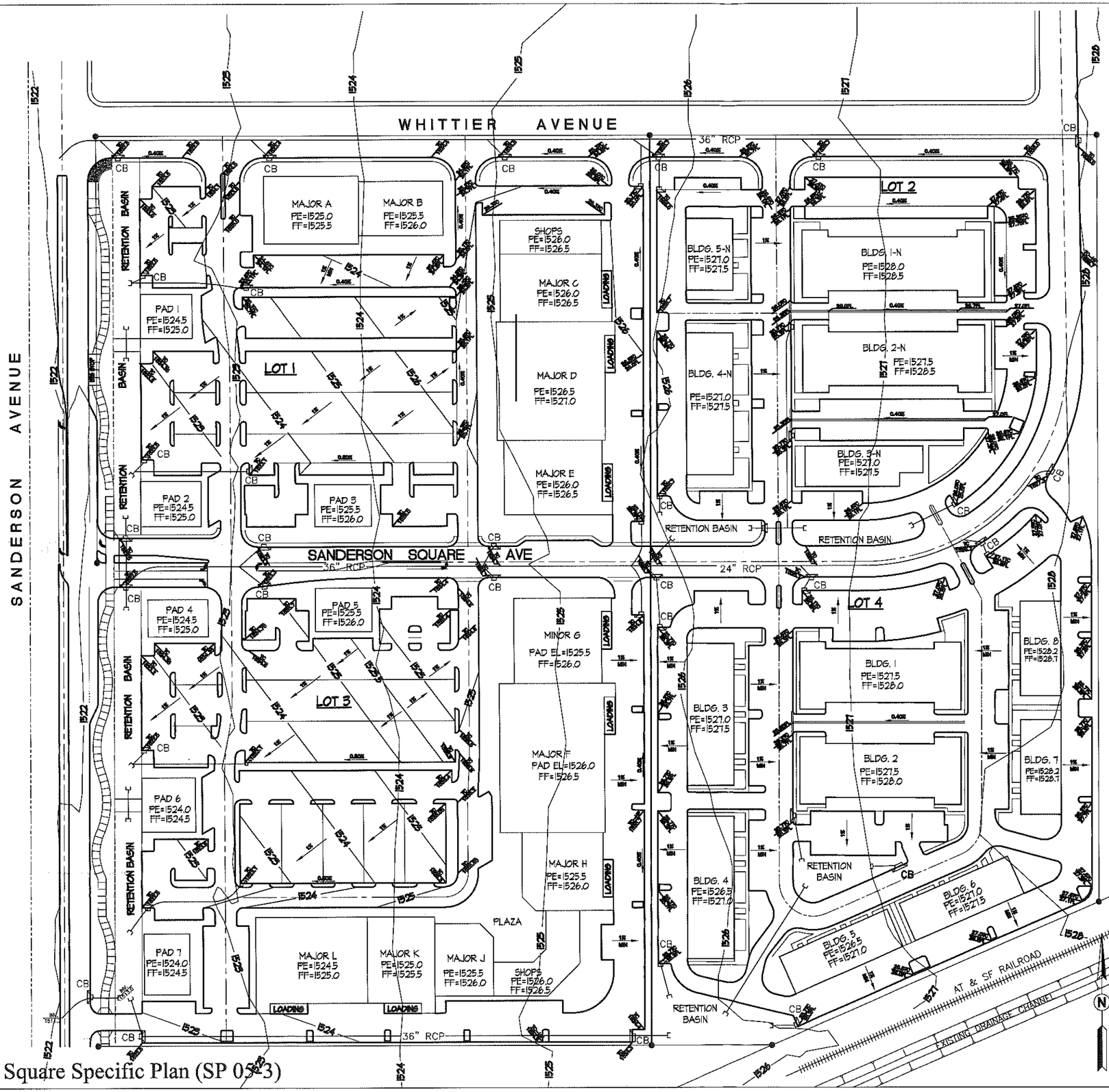
PROJECT
Sanderson Square
Hemet, California
Sanderson Avenue

Figure 4.3

Conceptual Grading Exhibit



LEGEND

- CB — CATCH BASIN
- STORM DRAIN
- INLET/OUTLET STRUCTURE
- 1521 — EXISTING TOPO
- 1526 — PROPOSED TOPO

GRAPHIC SCALE

150 0 75 150 300

SCALE: 1" = 150'

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Fax: (951) 766-8778

PROJECT: Sanderson Square
Hemet, California
Sanderson Avenue

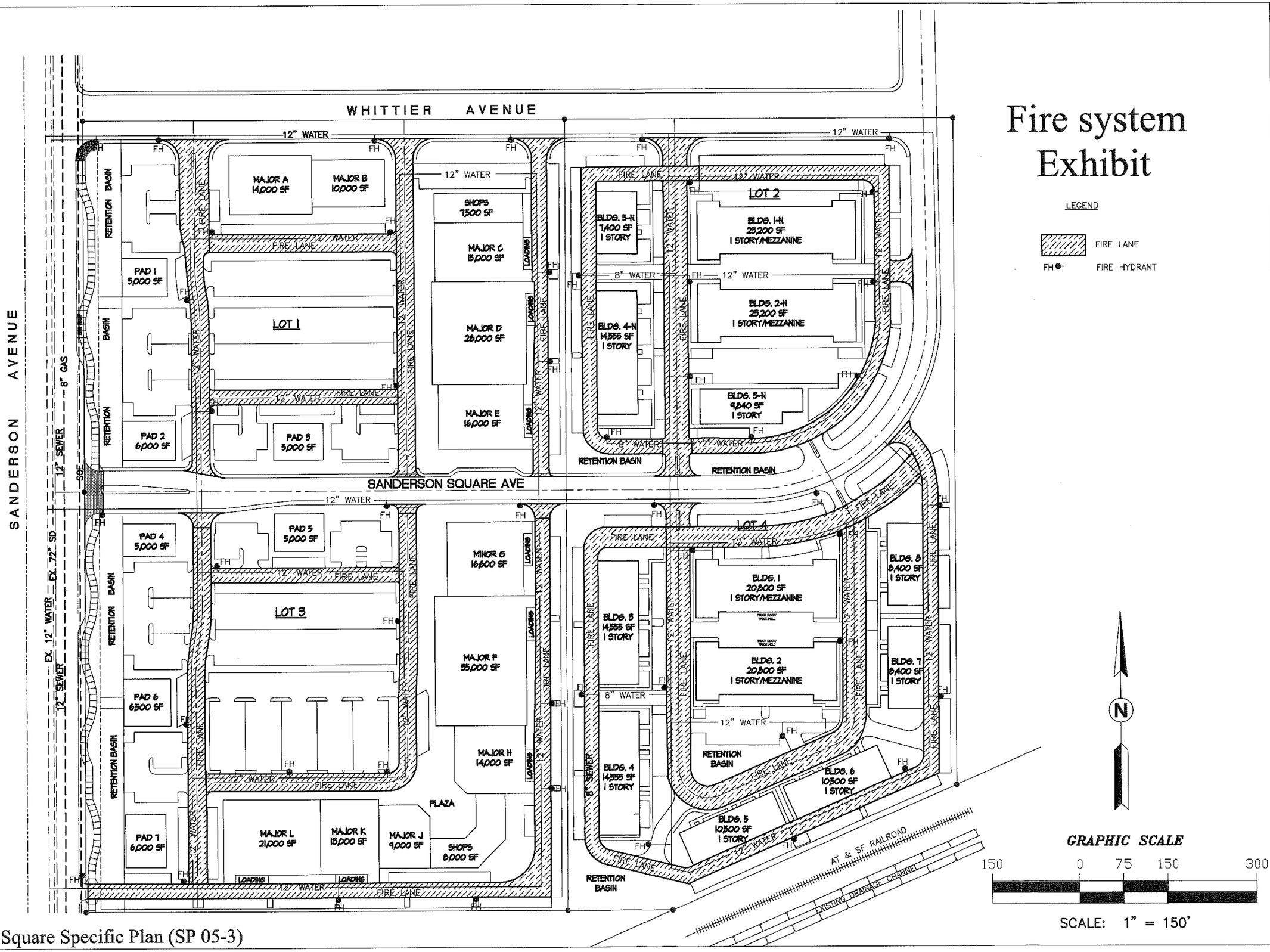
Figure 4.4

Fire system Exhibit

LEGEND

FIRE LANE

FH FIRE HYDRANT



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PROJECT
Sanderson Square
Sanderson Avenue
Hemet, California

Figure 4.5

5 Administration

5.1 Master Development Plan

A 24" X 36" enlarged site plan attached at the end of this document contains the Master Development Plan for the Sanderson Square Specific Plan site. Development of the entire project site or any portion thereof which is consistent with the provisions of this document and with the Master Development Plan may proceed directly to Site Development Review and Design Review by the Planning Commission. Upon adoption, the Master Development Plan, which is contained in Appendix A, and is consistent with the Specific Plan, will be deemed to be consistent with the City of Hemet Development Code.

Construction of the first phase of development of the Specific Plan area shall be commenced within five (5) years of the effective date of this Specific Plan. If such first development increment encompasses less than the entire project site, each subsequent increment of development shall be commenced within one (1) year of the start of construction of the previous increment. If construction work is not begun within the required time frames and carried diligently to completion, the Master Development Plan shall become voidable at the option of the Planning Department. The reviewing authority shall have the authority to extend the time limit in the case of unavoidable delay. The applicant must submit a written request to the reviewing body for a time extension before the original time limit expires.

The reviewing authority for subsequent modifications of the Master Development Plan shall be the Planning Commission.

5.2 Substantial Conformance

The purpose of substantial conformance is to provide a mechanism which provided for interpretation of the Specific Plan, and which would allow flexibility in implementing the Specific Plan and developing the site pursuant to the Master Development Plan. Substantial Conformance allows for determining the appropriateness of land uses not listed in Table 3.A- Land Use Types as well as for non-substantial modifications to the approved Specific Plan and Master Development Plan, which do not modify the effect of the approval on surrounding property. Substantial Conformance is not required for uses listed as permitted in Table 3.A- Land Use Types. Substantial Conformance may include, but is not limited to, inclusion of land uses not listed in Table 3.A- Land Use Types of the Specific Plan; modifications that might be necessary to comply with Final Conditions of Approval; or modifications affecting infrastructure, public services and facilities, landscape palette; minor adjustments to the Master Development Plan, and other issues except those affecting compliance with adopted development regulations.

Except as otherwise provided below, substantial conformance shall not include modifications in the basic design of the project, significant changes to the height or bulk of the approved uses, or increases in the density or intensity of the approved uses.

5.3 Project Objectives

The objectives of the Sanderson Square Specific Plan are as follows:

1. Augment the City's economic base by providing a variety of tax generating uses.

2. Allow for the development of the site in a manner that will provide a productive mix of commercial and industrial opportunities.

3. Provide guidelines and procedures to govern development and the installation of the infrastructure that supports it.

4. Ensure the consistent and rational development of the site in accordance with functional and aesthetic standards established by the City.

5. Create employment generating opportunities for the citizens of Hemet and surrounding communities.

6. Expand the retail and service options for local consumers by providing daytime and nighttime shopping opportunities and daytime business opportunities in a safe and secure environment.

7. Recognizing that a portion of the project site is within the Hemet- Ryan Airport Comprehensive Land Use Plan, the project will provide adequate and appropriate safeguards to minimize potential impacts to future occupants of the proposed on-site uses.

8. Recognize the proximity of residential and school uses and provides adequate design measures to minimize potential impacts on these uses.

9. Implement applicable provisions of the Hemet General Plan.

5.4 Guidelines for Determination of Substantial Conformance

Determination of substantial conformance shall be made by the Director of Planning or designee.

5.5 Permitted Land Uses

Land uses not listed as permitted in Table 3.A of this Specific Plan may be permitted, subject to a determination of Substantial Conformance, provided that:

1. The proposed use is compatible with the uses permitted described in Table 3.A of this Specific Plan.

2. The proposed use will not create any significant environmental impacts which were not previously addressed in the Initial Study/ Mitigated Negative Declaration for the Sanderson Square Specific Plan.

3. The proposed use will not substantially increase the severity of any significant environmental impacts, which were previously addressed in the Initial Study/Mitigated Negative Declaration for the Sanderson Square Specific Plan.

4. The proposed use is similar to, and results in no greater environmental impact than the other permitted uses within the Specific Plan area.

5.6 Master Development Plan

Specific provisions of the Master Development Plan Review; architectural details; landscape palette; building size, height, bulk, and orientation; parking lot layout; and other plan details may be revised utilizing substantial conformance provisions. In making such determination, the Planning Commission or designee shall be required to find that the revisions requested under substantial conformance are consistent with the provisions of the Specific Plan, and do not create impacts which were not recognized and addressed in the original approval. Modifications to lot coverage, dimensions or area; setbacks; floor area (other than maximum allowable with the project site); antenna development standards; fence and wall heights; required parking spaces; and provision of open space shall not exceed the limits set forth in The City of Hemet Zoning Ordinance.

5.7 Infrastructure

Modifications to the alignment of interior access roads; parking lot configurations, or adjustments to individual infrastructure facilities such as drainage, sewer and water shall be subject to substantial conformance determinations. Prior to approval of substantial conformance modifications of Specific Plan infrastructure, the Director of Planning or designee shall confer with the Public Works Department, and shall make the finding that the proposed modification will not result in any significant impacts which were not previously addressed and resolved in the processing of the Specific Plan.

5.8 Landscaping

Revisions to the Plant Palette, provided in Section 3.0- Land Use Plan, may be approved by the Planning Director or designee as a Substantial Conformance item.

5.9 Amendments to the Master Development Plan

5.9.1 Projects Requiring Development Plan Review

All proposed development within the Specific Plan area which is consistent with the provisions of this Specific Plan, but is not consistent with the Master Development Plan, and for which a finding of Substantial Conformance cannot be made, shall require an amendment to the Master Development Plan. Such an amendment shall be subject to the following procedures.

5.10 Application

Applications to amend the Master Development Plan shall be made on forms provided by and shall be accompanied by a filing fee, as established by the City of Hemet. The owner of the property for which the approval is sought, or an authorized agent shall make applications.

5.11 Findings

Amendments to the Master Development Plan may be approved if they are found to meet the following requirements:

1. The amended Master Development Plan will comply with all development requirements set forth in the Sanderson Square Specific Plan as well as the City of Hemet Development Code, as modified by this Specific Plan, and development standards adopted by the City Council, as modified by this Specific Plan.

2. The physical characteristics of the site have been adequately assessed in the amendment Master Development Plan, and proposed building sites are of adequate size and shape to accommodate proposed uses and all other features of development.

3. There is supporting infrastructure, existing or available, consistent with the designated improvement level and requirements of the Sanderson Square Specific Plan, to accommodate the proposed amended Master Development Plan without significantly lowering service levels.

4. The proposed amendment Master Development Plan, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area.

5. The improvements required per the conditions of the Master Development Plan, as amended, and the manner of development adequately address all natural and

man-made hazards associated with the proposed development and the project site including, but not limited to, flood, seismic, fire, and slope hazards.

5.12 Conditions of Approval

Conditions of Approval may be required by the reviewing authority, to ensure that any amendments to the Master Development Plan meet the development standards of the Sanderson Square Specific Plan and the purpose and intent of this section.

5.13 Specific Plan Amendments

Any revisions to the Specific Plan, beyond the scope of substantial conformance determinations and any changes to the Master Development Plan shall require a Specific Plan Amendment. California Government Code, Section 65500 and the City of Hemet Development Code regulate such changes. Review by the City of Hemet Planning Commission and approval of the Hemet City Council, are required for any amendments to the Sanderson Square Specific Plan.

5.14 Design Review

To ensure that the development will meet the requirements of the Sanderson Square Specific Plan and applicable provisions of the City's Municipal Code, a review of the design and manner of proposed development will undergo Design Review by Planning Commission. A Design Review of site plan and building elevations is required prior to authorization of the construction, alteration, or expansion of every use in Table 3.A Land Use Types of this Specific Plan.

5.15 Implementation (Actions reviewed by City of Hemet)

The City of Hemet will be involved with the progress of the entitlement process for all right-of-way and public improvements. These will include, but not be limited to the following:

1. The public improvements within Sanderson Avenue and Whittier Avenue rights of way.

2. Street widening to City master plan design.

3. Scenic Highway landscaping and sidewalk design criteria along Sanderson Avenue.

4. Electrical power relocation and extensions.

5. Natural gas main line extensions.

6. Sewer and water facilities (offsite extension of sewer is anticipated).

7. Storm drain facilities and extensions to storm drain.

8. Traffic signal installation at Whittier Avenue and Sanderson Avenue.

9. Reclaimed water may be utilized if facilities are available through EMWD. Reclaimed water lines are not available or planned for this area at this time.

5.16 Summary

Sanderson Square is an integrated retail and industrial project located on 44 acres in the growing community of west Hemet. This new development will serve as a node along Sanderson Avenue and provide retail and business uses to the surrounding residential neighborhood. Specific Plan 05-003 defines the design criteria for both the retail and industrial sites. The development of this project will facilitate the creation of Whittier Avenue and the Scenic Highway improvements along Sanderson Avenue.

Appendices

Commercial - Area A

North Area A

Gross:	545,302 SF
Sandersson Dedication:	28,350 SF
Whittier Dedication:	36,058 SF
Olympia Dedication:	36,150 SF
Lot 1 Net:	444,744 SF

South Area A

Gross:	613,639 SF
Sandersson Dedication:	32,080 SF
Olympia Dedication:	36,150 SF
Lot 3 Net:	550,409 SF

Manufacturing - Area B

North Area B

Gross:	339,675 SF
Whittier Dedication:	26,136 SF
Olympia Dedication:	55,040 SF
Lot 2 Net:	318,499 SF

South Area B

Gross:	435,607 SF
Olympia Dedication:	19,122 SF
Lot 4 Net:	416,485 SF

Commercial - Area A

- Multiple Tenant
- Anchor Tenant
- Major Tenant
- Financial
- Restaurant

Manufacturing - Area B

- Two Story
- Single Story

GRAPHIC SCALE

80' 0 40' 80' 160'

SCALE: 1" = 80'-0"

MASTER DEVELOPMENT PLAN

Scale: 1" = 80'-0"

Maple Dell + McClelland
Architects, LLP
380 Stevens Avenue, Suite 308
Solana Beach, CA 92075
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SANDERSON SQUARE®

23 Acres Retail – 17 Acres Business Park

555 E. Fruitvale Avenue, Suite 216, Hemet, CA 92543
Tel. 951-775-2771 Fax. 951-765-3021 Email: dh@netzon.net

June 1, 2006

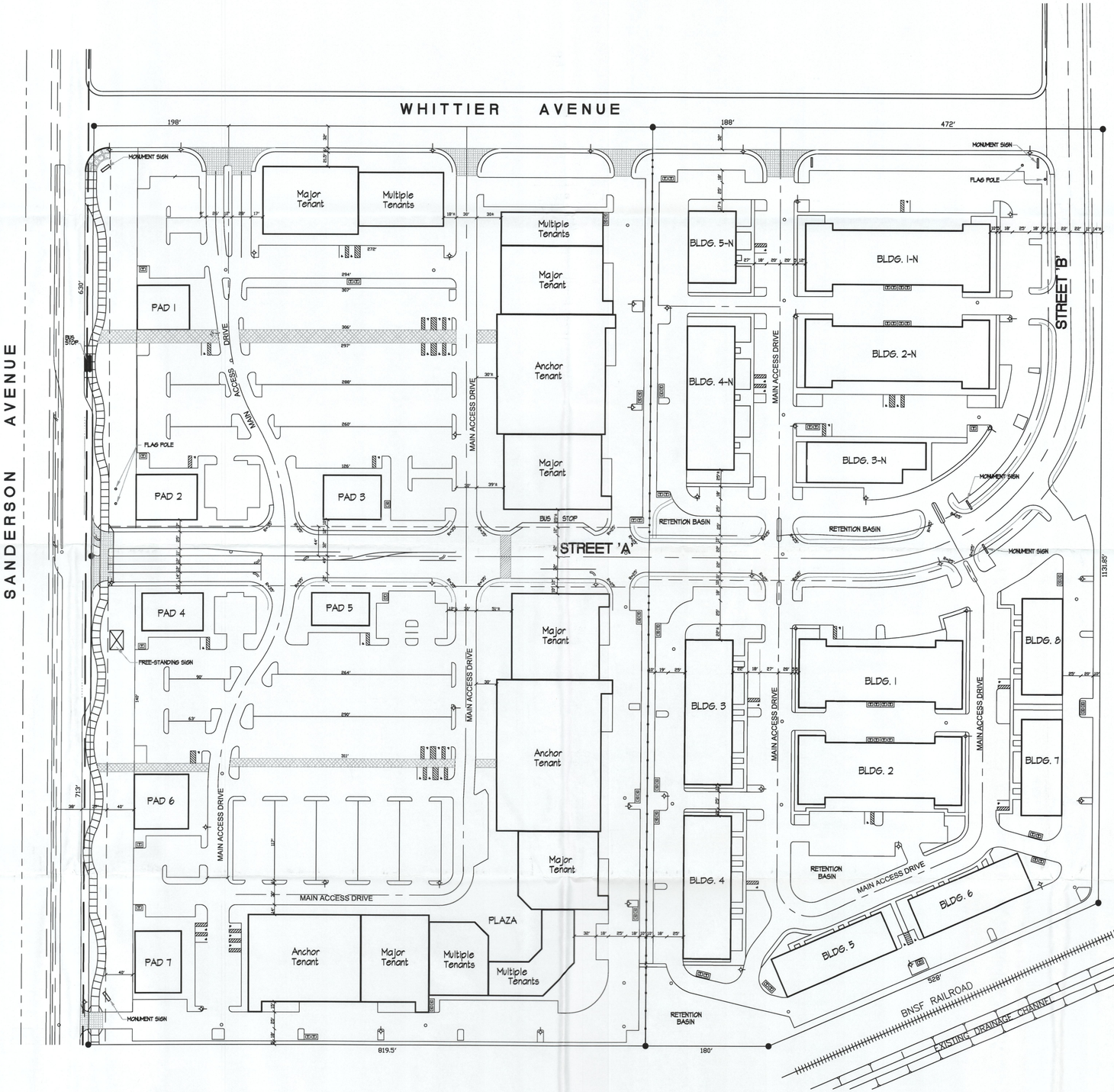
COMMERCIAL

North Area - A — Lot 1

GROSS:	545,302 S.F.
SANDERSON DEDICATION:	28,350 S.F.
WHITTIER DEDICATION:	36,058 S.F.
OLYMPIA DEDICATION:	36,150 S.F.
LOT 1 NET:	444,744 S.F.

South Area - A — Lot 3

GROSS:	613,639 S.F.
SANDERSON DEDICATION:	32,080 S.F.
OLYMPIA DEDICATION:	36,150 S.F.
LOT 3 NET:	550,409 S.F.



MANUFACTURING

North Area - B — Lot 2

GROSS:	339, 675 S.F.
WHITTIER DEDICATION:	26,136 S.F.
OLYMPIA DEDICATION:	55,040 S.F.
LOT 2 NET:	318,499 S.F.

South Area - B — Lot 4

GROSS:	435,607 S.F.
OLYMPIA DEDICATION:	19,122 S.F.
LOT 4 NET:	416,485 S.F.

NORTH

GRAPHIC SCALE

80 0 40 80 160

SCALE: 1" = 80'

Maple Dell + McClelland
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380 STEVENS AVENUE
SUITE 308
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T 858.755.5848 F 858.755.5850

STAMP

CONSULTANT

CLIENT

PROJECT

Sanderson Square

Hemet, California

Sanderson Avenue

NO.	DESCRIPTION	DATE

SHEET TITLE

CONCEPT DIMENSION SITE PLAN

Owner Approval:	-
Plancheck Submittal:	-
Issued for Bid:	-
Final Approval:	-
Project No.:	258.0401.01

Scale:	1"=80'-0"	SHEET NUMBER
Drawn by:	REM	
Checked by:	JMM	
Date:	6/01/06	