

PAGE COMMUNITY PLAZA SPECIFIC PLAN

(SP00-1)

May 1, 2001

Prepared for

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Page Community Plaza Specific Plan

May 1, 2001

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I. Introduction

A. Executive Summary

Page Community Plaza is an upscale community shopping center project in southwest Hemet which will be developed pursuant to enhanced development standards of the Page Community Plaza Specific Plan. This nearly 40-acre development is based on the concept of well-designed commercial in-line stores on the south and west portions of the site with good visual access from both Sanderson and Stetson Avenues. The site has approximately 1,300 linear feet of frontage on Stetson Avenue and 1,400 linear feet along Sanderson Avenue. The frontages will be landscaped consistent with the design standards in the Specific Plan. Freestanding businesses that do not restrict the view of the in-line shops will be located on pads adjacent to Sanderson and Stetson Avenues. Total building coverage is anticipated to be up to 432,000 square feet, making this center a community-scale center, versus a neighborhood center.

Permitted uses and development standards will be consistent with the overall General Commercial C-2 zoning for the City of Hemet. The Page Community Plaza permitted uses and development standards are further described in the Zoning Section V.

The architectural character will significantly enhance the quality of the Stetson and Sanderson streetscapes. Significant landscape design elements will be utilized along streetscapes as well as the entire off-street parking area. Perimeter landscaping on the south and west property lines will provide a soft-edge transition of plant materials adjacent to neighboring residential development. The Page Community Plaza architecture and landscaping program are further described in the Design Guidelines Section VI.

B. Purpose and Goals

The purpose of The Page Community Plaza Specific Plan is to allow the Developer to proceed with the phased development of the entire 40-acre project under upgraded development standards. Each phase of the project will be constructed in a manner consistent with the Page Community Plaza Specific Plan zoning, design guidelines, and implementation program.

Subsequent to the adoption of the Page Community Specific Plan, the Developer will participate in an ongoing permitting process as each Phase of the Project is presented for site design review. The final design standards of each Phase of Page Plaza will be subject to further discretionary review by the planning commission to determine consistency with the Page Community Plaza Specific Plan.

The Page Community Plaza Specific Plan will result in the development of high-quality commercial uses in this portion of the Page Ranch and the City of Hemet. Goals of the Page Community Plaza Specific Plan include:

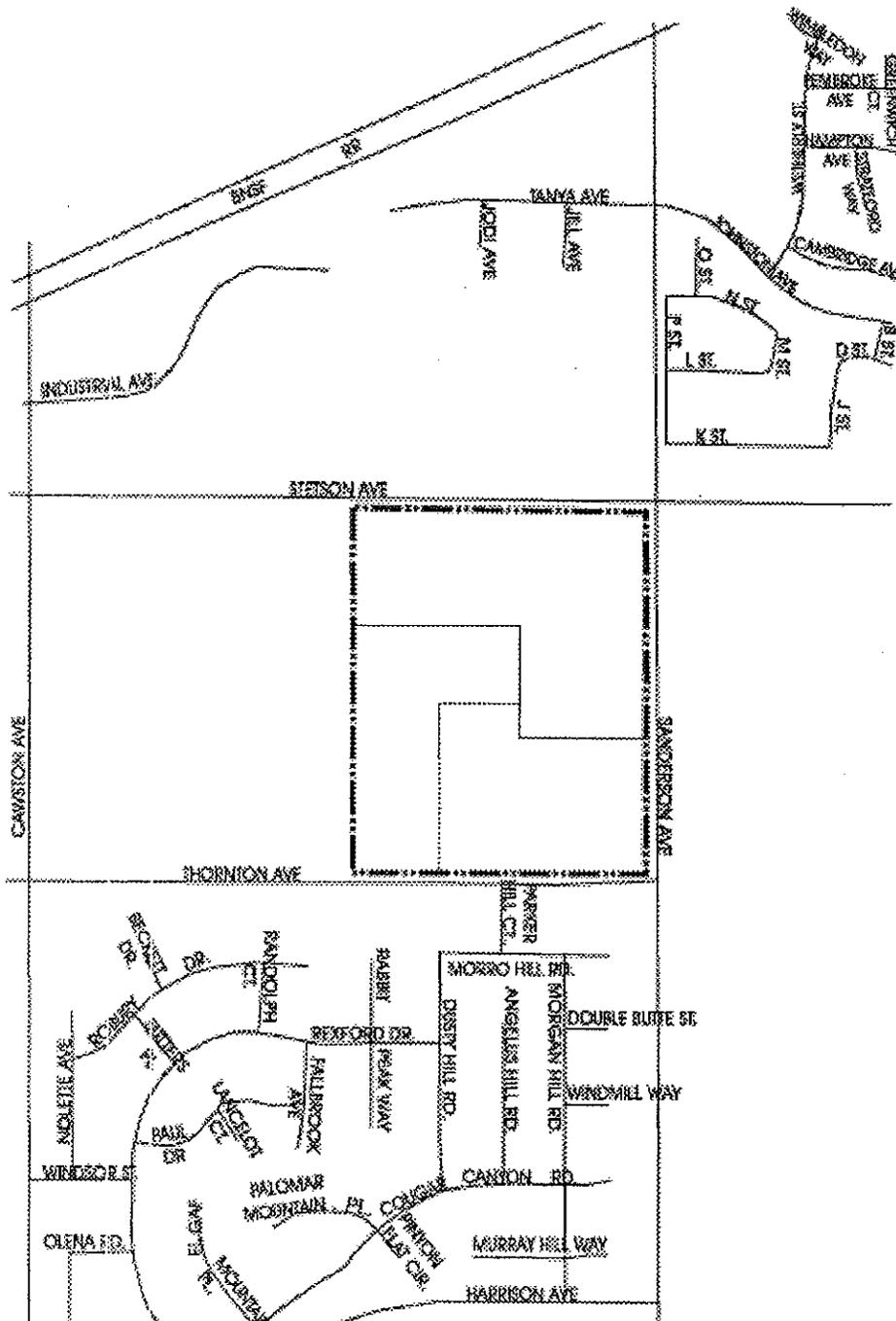
1. Establish a new community-scale commercial node at Stetson and Sanderson Avenues that will serve the current residents, future residents, and visitors to the region.
2. Establish a resort service facility for future visitors to this region related to the regional recreational facilities at Diamond Valley Lake.
3. Provide a variety of service-related facilities to enhance the community.
4. Provide neighborhood convenience services to the surrounding residential neighborhoods.
5. Provide uses that generate employment for local residents.
6. Provide a circulation system that permits easy access to and from the development, and facilitates local and regional access.
7. Provide a Scenic Highway landscaped pedestrian and open

space system that enhances existing streetscapes and vistas.

8. Establish an orderly development plan in harmony with existing land uses in the vicinity.
9. Establish a development plan, which is consistent with, and implements, the Hemet Ryan Airport Comprehensive Land Use Plan and the State of California Aeronautics Act (PUC21670).

Location Map

Figure 1



C. Action Items

The Page Community Plaza project includes the following action items:

1. A General Plan Amendment (GPA00-1)
2. The creation and adoption of a Specific Plan to allow for upgraded design standards (SP00-1).
3. Rezoning of the two south parcels from Agricultural/ Residential to Commercial
4. A separate development agreement.
5. The vacation of all previous easements and dedications within all three parcels.

Future City of Hemet actions necessary for development of Page Community Plaza include:

1. Building Elevation Review and approval
2. Site Plan Review and approval
3. Commercial Tentative Parcel Map approval
4. Final Map approval
5. Infrastructure plan approvals
6. Permitting
7. Inspection

Development Review by the Planning Commission to review parcel maps, site plans, and building elevations for compliance with the requirements of the Specific Plan is required prior to any grading or construction.

II. Environment

A. Geopolitical

The site is part of the Page Ranch Planned Community Development (PCD). Most recent development in the Page Ranch has been residential tracts. The subject property consists of three parcels within the PCD:

1. Parcel # 1-79
2. Parcel # 2-80
3. Parcel # 3-81

The Page Community Specific Plan is an amendment to the Page Ranch Planning Community Development (PCD 79-93).

The current General Plan designations for the property consist of Commercial on the north and R-II Residential seven to seventeen dwelling units per acre (7-17 DU/Ac) on the south. Surrounding General Plan designations are as follows:

- North: Industrial (Hemet-Ryan Airport)
- South: R-I Residential, seven dwelling units per acre (7 DU/Ac)
- East: Industrial and R-II Residential (7-17 DU/Ac)
- West: Commercial and R-II Residential (7-17 Du/Ac)

Relationship to the General Plan

Community Structure

The General Plan identifies Stetson Avenue at Sanderson Avenue as a neighborhood commercial node. The Page Community Plaza Specific Plan implements the General Plan strategy for this location:

Cluster commercial development and support the development of specialty clusters of related and mutually supportive commercial/residential activities in appropriate locations.

The Specific Plan conforms to the General Plan Maximum Land Use Intensity of a maximum lot coverage of forty percent (40%) and a Floor Area Ratio maximum of 0.40.

Southwest Hemet Neighborhood Planning Area

The Page Community Plaza is within the Southwest Hemet Neighborhood Planning Area. The Specific Plan is within one of the major projects for this area: Page Ranch, a 1,210-acre planned community featuring a mixture of residential and commercial uses. Other major projects include Seven Hills Planned Community, a 239-acre golf resort community serving primarily senior residents; and Terra Linda, a 293-acre residential development. This area is also the site of the Hemet City Corporate Yard.

Major determinants of Southwest Hemet's character include:

- Hemet-Ryan Airport and surrounding industrial lands;
- Salt Creek and the Domenigoni mountains to the south;
- Diamond Valley Lake
- The Seven Hills Planned Community;
- Conversion of agriculture to urban uses; and
- Southwest Park and High School

The Southwest Hemet General Plan Land Use Summary targets one hundred fifteen acres (115 ac) of General Commercial. An anticipated buildout of 1,402,632 square feet represents seventy percent (70%) of the maximum buildout of 2,003,760 square feet (based on 40% coverage). The Page Community Plaza assists in realizing the General Plan targeted commercial development for Southwest Hemet. The estimated 432,000 square-foot Page Community Plaza represents approximately twenty-one percent (21%) of the maximum General Commercial area.

Aerial Photography

Figure 3



South View

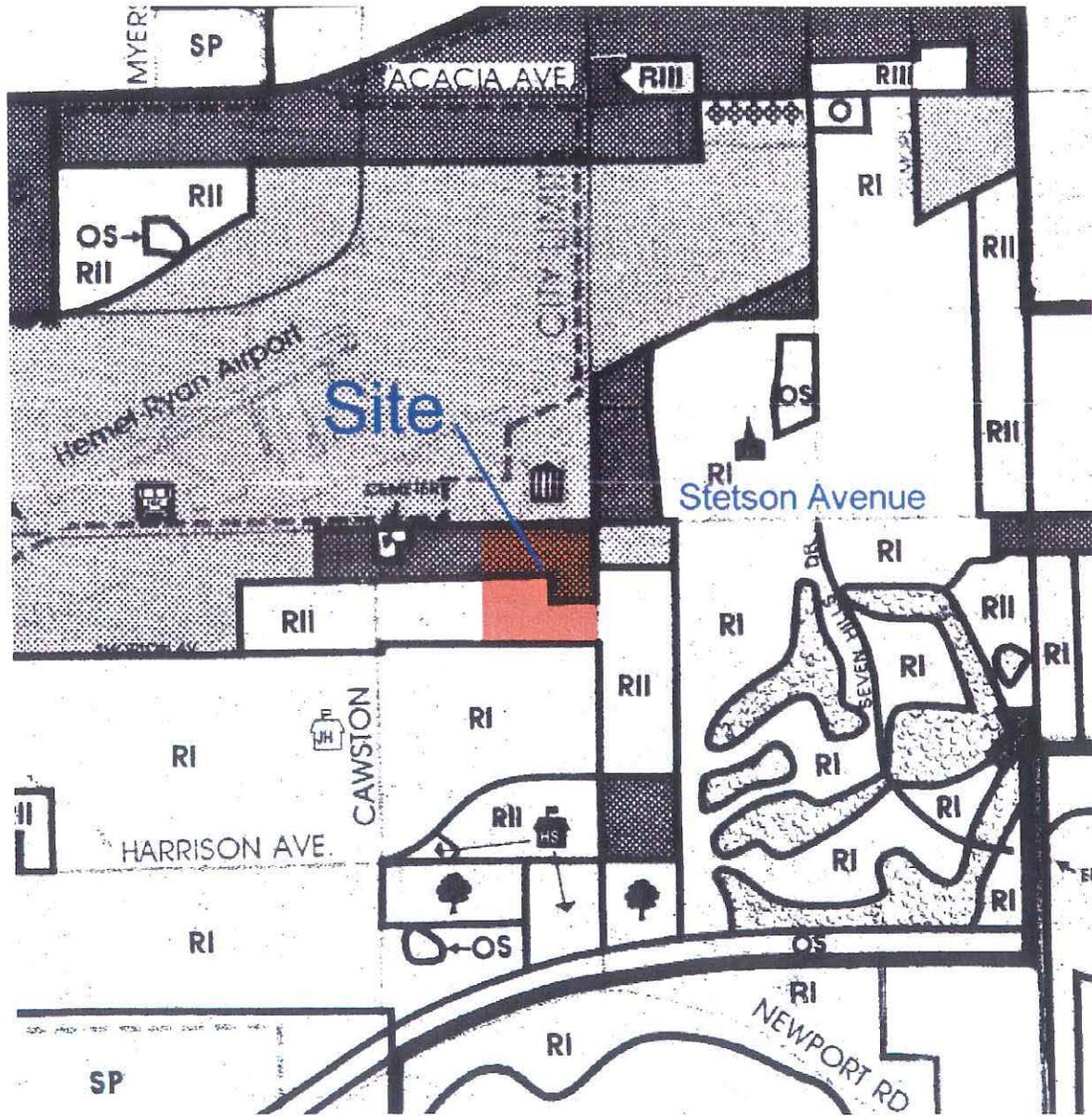


North View

20 November 2000

General Plan

Figure 5



B. Topography/Geology

The site is flat with less than one percent (1%) slope downward to the west. The highest elevation is at the northeast intersection at 1525, and the lowest elevation is approximately 1520 along the western edge of the property. [See Topography Figure 6]

The subject property is vacant agricultural with a small area of vegetation surrounding an abandoned residential site. There are no significant topographic or geologic features. [See Aerial Photography Figure 3]

There are no known seismic hazards or erosion problems associated with this site.

C. Hydrology

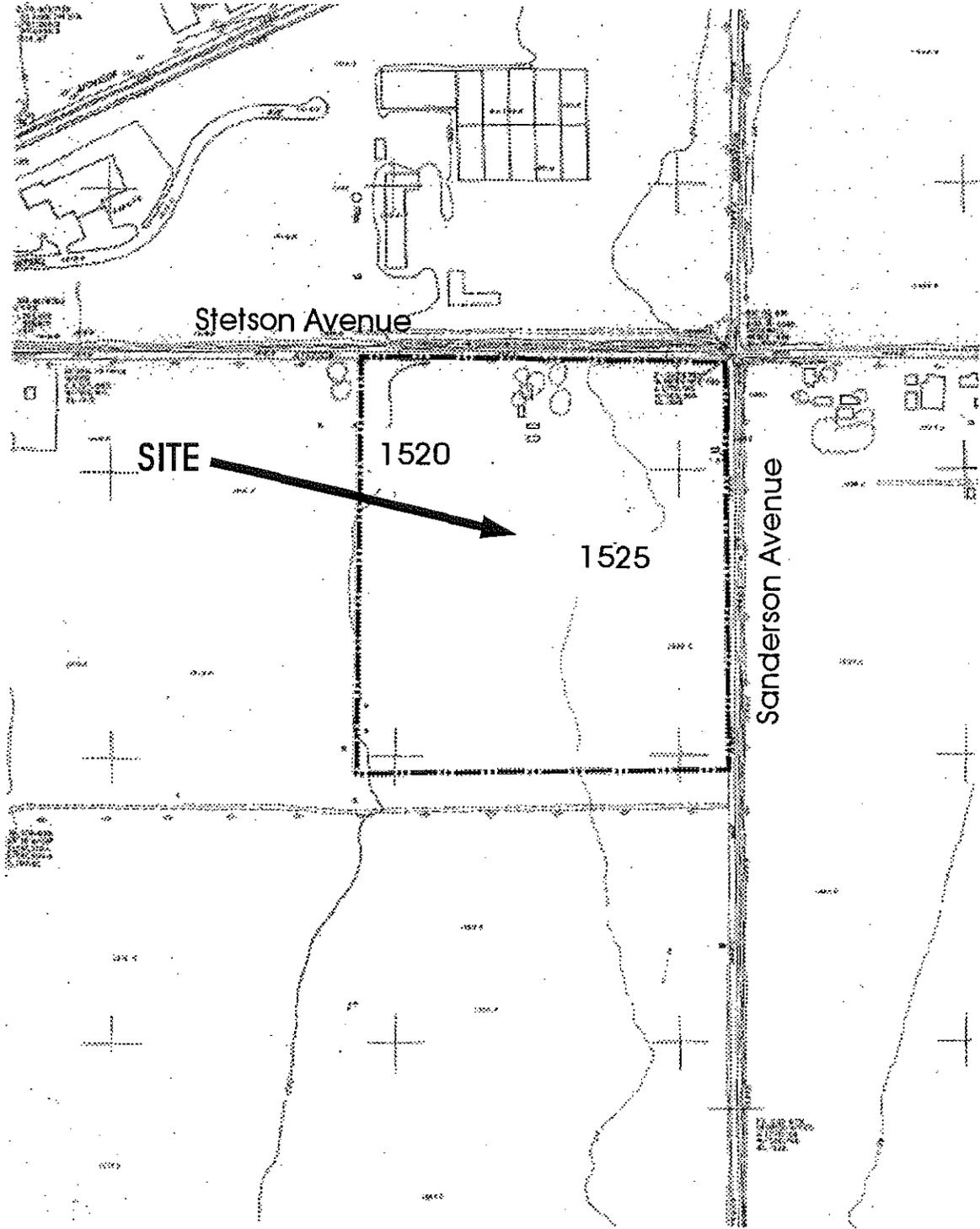
There are no "blueline" streams on this property nor any "waters of the U.S." classified wetlands. The existing drainage pattern is sheet flows, and surface storm water run-off flows to the southwest corner of the property. The project is not within a 100-year floodplain.

The proposed development will:

1. Be consistent with water quality standards and National Pollution Discharge Elimination Systems (NPDES) water discharge requirements.
2. Have no adverse effect on groundwater supplies.
3. Comply with the City of Hemet Master Drainage Plan and will not substantially alter the existing storm water drainage pattern.
4. Comply with all Federal Emergency Management Agency (FEMA) requirements.

Topography

Figure 6



D. Biology

The project area presently consists of vacant agricultural lands that have been routinely disked for weed control and have previously been cultivated with agricultural crops.

The wildlife found on the site include the following:

1. Burrowing mammals such as ground squirrels, gophers and mice.
2. Raptors such as owls and hawks.

Several mature trees on-site will be evaluated for possible relocation. No rare, threatened or endangered species are known to inhabit the site.

E. Cultural Resources

No known sites of paleontological, archeological, or historical significance are known to be within the 40-acre subject parcel. The site has been highly disturbed agriculturally for many years and no surface or sub-surface cultural resources have been found.

III. Land Use Plan

A. Existing Setting

The existing land use is vacant agricultural. Previous dedications and/or vacations for the south two agricultural/residential parcels are to be vacated and the configuration of the parcels is to remain except as noted.

The subject property is within the 1,210-acre Page Ranch Planned Community Development (PCD 79-93). This PCD is a portion of the General Plan "Southwest Hemet Neighborhood Planning Area" with a Commercial designation on the north parcel and Residential designation for the southern two parcels.

The surrounding land uses are:

- North: Hemet Ryan Airport and City of Hemet Corporate Yard
- South: Single-family detached residential development
- East: Vacant land, Ametek Manufacturing Plant, and manufactured homes in the Seven Hills development.
- West: Single-family detached residential development, and multi-family development (apartments)

Significant uses in the vicinity of Page Commercial Plaza are:

- North: Hemet Ryan Airport Industrial Area (Florida Neighborhood Planning Area)
- South: West Valley High School and Diamond Valley Lake (Domenigoni/Diamond Valley Neighborhood Planning Area)
- East: Hemet Downtown Business District and West-side Diamond Valley Lake recreation development (Domenigoni/Diamond Valley Neighborhood Planning Area)
- West: Highway 79 Corridor and East-side Diamond Valley Lake recreation development (Domenigoni/Diamond Valley Neighborhood Planning Area)

B. Design Concept

The design intent of Page Community Plaza is to offer the local community a variety of opportunities to live, work, and shop in their local environment. These uses may include anchor tenants, specialty shops, commercial activities, and restaurants.

Page Community Plaza typifies the scale and mass of similar community retail centers serving trade areas within a 20-minute drive of their sites. A cohesive design concept based on a contemporary Southern Californian life style is emphasized in the Page Community Plaza Specific Plan. Pedestrian access is encouraged through the enhancement of meandering paths and parkways to continue the rhythm established for public usage to and from the scenic highway along Sanderson Avenue. These pathways will extend into the center to encourage pedestrian access from adjacent housing and business communities. Parking ratios exceed current city standards, allowing for peak demands and tenant requirements with parking areas designed in consideration of the user.

Page Community Plaza incorporates the following elements characterizing a well-planned shopping center:

- A unified architectural treatment, concept, and theme for the buildings, providing space for tenants that are selected and managed as a unit for the benefit of all tenants.
- A unified site, suited to the type of center called for by the market.
- An easily accessible location within the trade area with adequate entrances and exits for vehicular and pedestrian traffic as well as transit passengers.
- Sufficient on-site parking to meet demand generated by the retail uses. Parking should be arranged to enhance pedestrian traffic flow to the maximum advantage for retail shopping and to provide acceptable walking distances from parked cars to center entrances and to all individual stores.
- Service facilities (screened from customers) for the delivery

of merchandise.

- Site improvements, such as landscaping, lighting, and signage, that create a desirable, attractive, and safe shopping environment.
- A tenant mix and grouping that provide synergistic merchandising among stores and the widest possible range and depth of merchandise appropriate for the trade area.
- Comfortable surroundings for shopping and related activities that create a strong sense of identity and place.

The Page Community Plaza will project a strong overall image and a clearly identifiable lifestyle orientation for customers and tenants alike.



Illustrative Site Plan
Figure 7

SITE SUMMARY:

LAND AREA: 39.844 AC. (1,735,605 S.F.)
 BUILDING AREA: 430,272 S.F.
 LAND TO BLDG. RATIO: 24.8%

BUILDING SUMMARY:

MAJORS: 302,872 S.F.
 OFFICE: 57,200 S.F.
 RETAIL: 29,450 S.F.
 RESTAURANT: 18,000 S.F.
 FAST FOOD: 9,000 S.F.
 GAS: 3,000 S.F.
 DAY CARE: 10,750 S.F.
 TOTAL: 430,272 S.F.

PARKING REQUIRED: 1,721 STALLS
 PARKING PROVIDED: 2,140 STALLS

IV. Infrastructure

A. Circulation

Vehicular Circulation

The vehicular circulation around the project will access the project via Sanderson and Stetson to a large degree with the more minor access off of Thornton.

Street Designations

The street rights-of-way and designations are as follows:

- Sanderson Avenue—100' R/W Major Highway (150' with Scenic Highway Setback)
- Stetson Avenue—88' R/W Secondary Highway
- Thornton Avenue—66' R/W Collector

Signalization

The present signalized intersection at Stetson and Sanderson will remain but will be enhanced in accordance with the Traffic Study. A new signalized intersection will occur, when warranted, midpoint of the parcel along Sanderson between Stetson and Thornton. Two right-ins and right-outs will occur between that signalized intersection and the present two adjacent intersections along Sanderson. The intersection of Thornton and Sanderson will remain with the reconstruction of Sanderson unsignalled until future developments warrant such. Access off of Stetson will be via an intersection at the midpoint or slightly west of the midpoint and will be signalized only when traffic counts warrant such. Two right-ins and right-outs, one on each side of the aforementioned signalized intersection will also provide access to the north side of the site. One, two or three points of non-signalized access will be provided off of Thornton, as shown on the attached Site Plan.

Phasing

Phasing of the construction of on-site and adjacent streets will occur as the build-out continues. The development of standards

for the vehicular and pedestrian circulation will be as follows:

1. All heavy traffic will access the site off of Sanderson and Stetson, per the attached plan.
2. Landscaping requirements for all of these vehicular access ways will be in accordance with the streetscape treatments as described by the Page Community Plaza Specific Plan Design Guidelines. Landscaping along Sanderson shall be in accordance to the City guidelines for the Scenic Highway Setback area.
3. All private access routes will be constructed in accordance with pavement cross sections and contained herein.
4. On-site vehicular access ways will be constructed as follows:
 - Two- and four-lane streets similar to City standards using 32 and 42-foot wide curb configurations.
 - Medians and major vehicular access points will be properly landscaped without restricting visual continuity and appropriate right-of-way at intersection points and will meet all of the requirements of the City of Hemet Public Works Department.

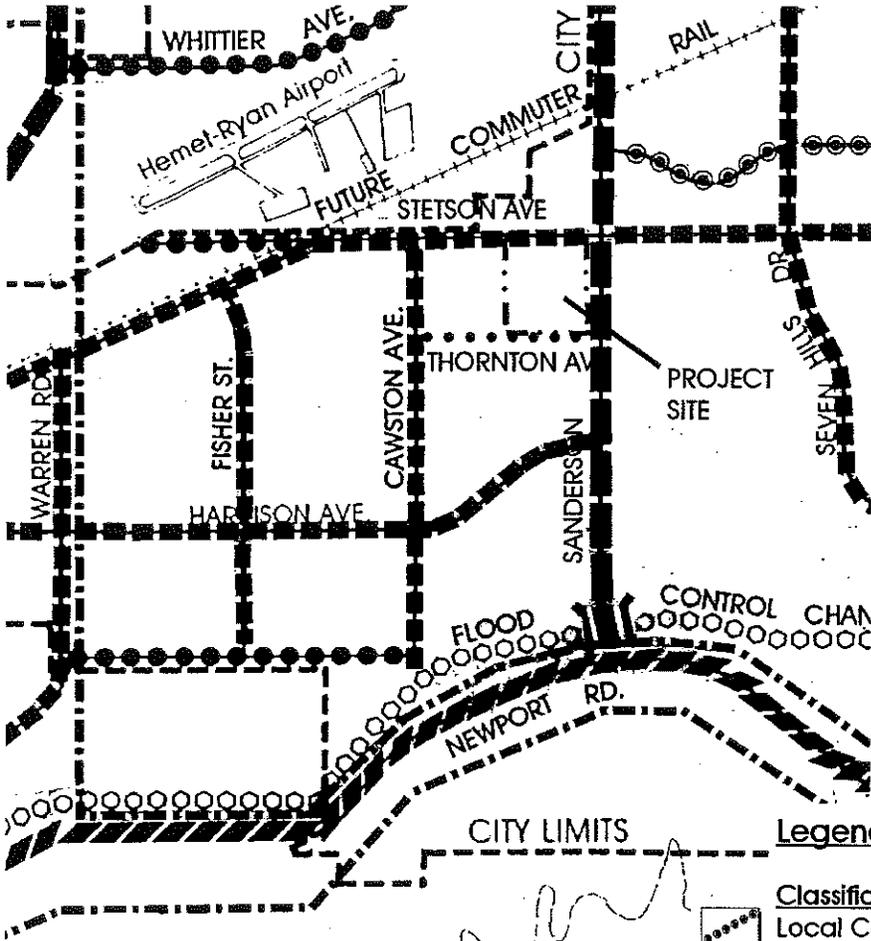
Pedestrian Circulation

All development within the Specific Plan shall incorporate pedestrian and bicycle facilities including the appropriate walk ways and assembly areas. Such facilities should include bicycle racks and dual use walk ways, where appropriate.

1. Appropriate shade will be provided along the storefronts as well as in each appropriate courtyard and/or business grouping.
2. Transit stop locations are to be provided for the bus system as outlined herein.
3. Pedestrian walkways will connect all elements of the Master Plan, including the public transit stops.
4. Loading areas are to be restricted to less than public areas of the façades where possible.

Circulation Plan

Figure 8

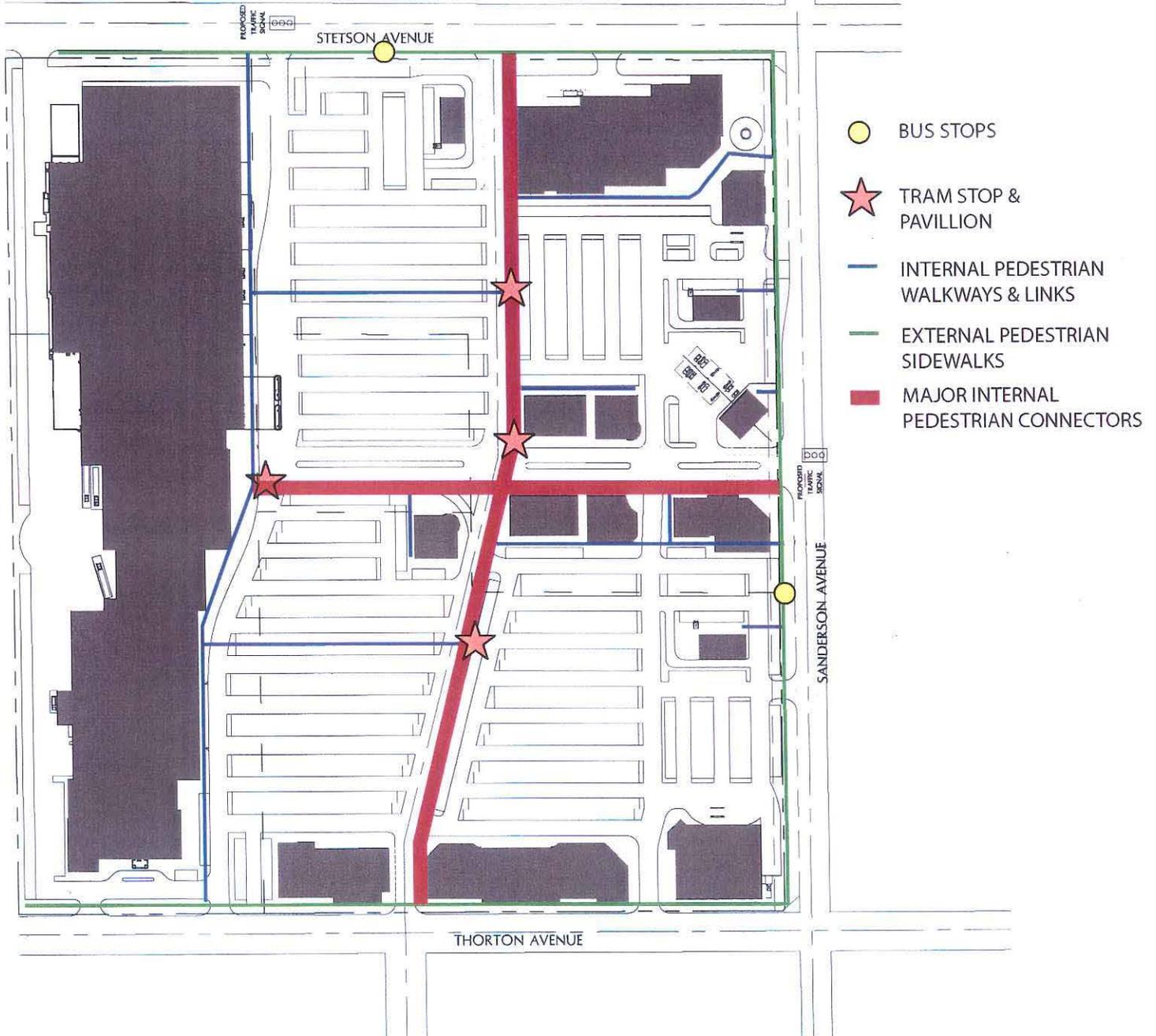


Legend:

Classification	Right-Of-Way
Local Collector	60' R.O.W.
Collector	66' R.O.W.
Secondary Highway	88' R.O.W.
Major Highway	100' R.O.W.
Arterial Highway	110' R.O.W.
Expressway	134' R.O.W.
Major Bridge Crossing	
Enhanced R.O.W.	100'-134' R.O.W.
Grade Separated Crossing	
Possible Metrolink Station Location	

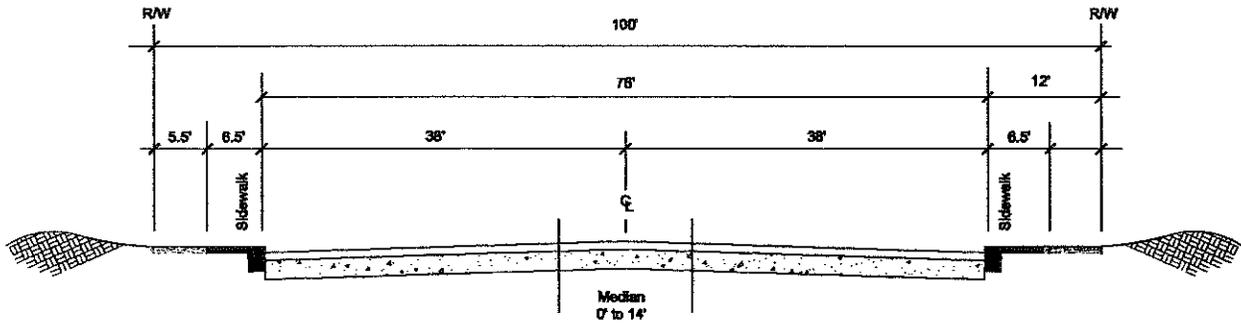
Internal Circulation Plan

Figure 9

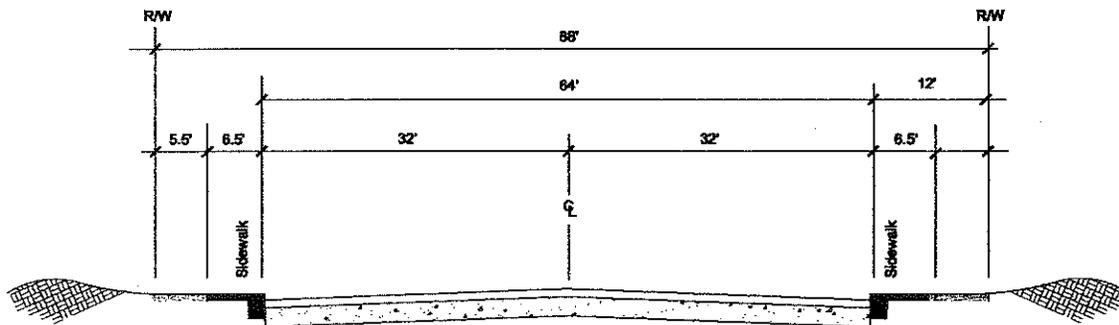


Street Sections

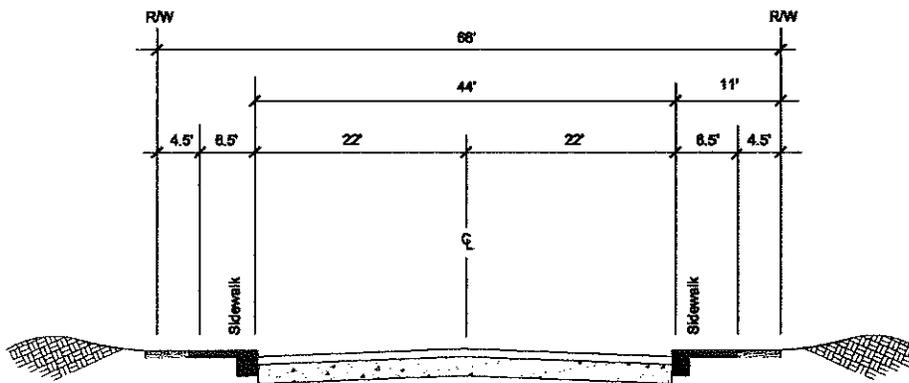
Figure 10



Sanderson Avenue
Major Highway



Stetson Avenue
Secondary Highway



Thornton Avenue
Collector

B. Water and Sewer

Water and Sewer Service

Water and sewer services will be provided by Eastern Municipal Water District (EMWD). There is an eighteen inch (18") water line in Sanderson Avenue and an eight inch (8") water line in Thornton Avenue. There is a twenty-one inch (21") sewer line in Stetson Avenue and an eight inch (8") sewer line in Thornton Avenue.

C. Drainage

Surface drainage on the site presently flows toward the southwest. Page Community Plaza will comply with all requirements for the Santa Ana Regional Water Quality Control Board (SARWQCB) , National Pollution Discharge Elimination System (NPDES), and Storm Water Pollutant Prevention Plan (SWPPP).

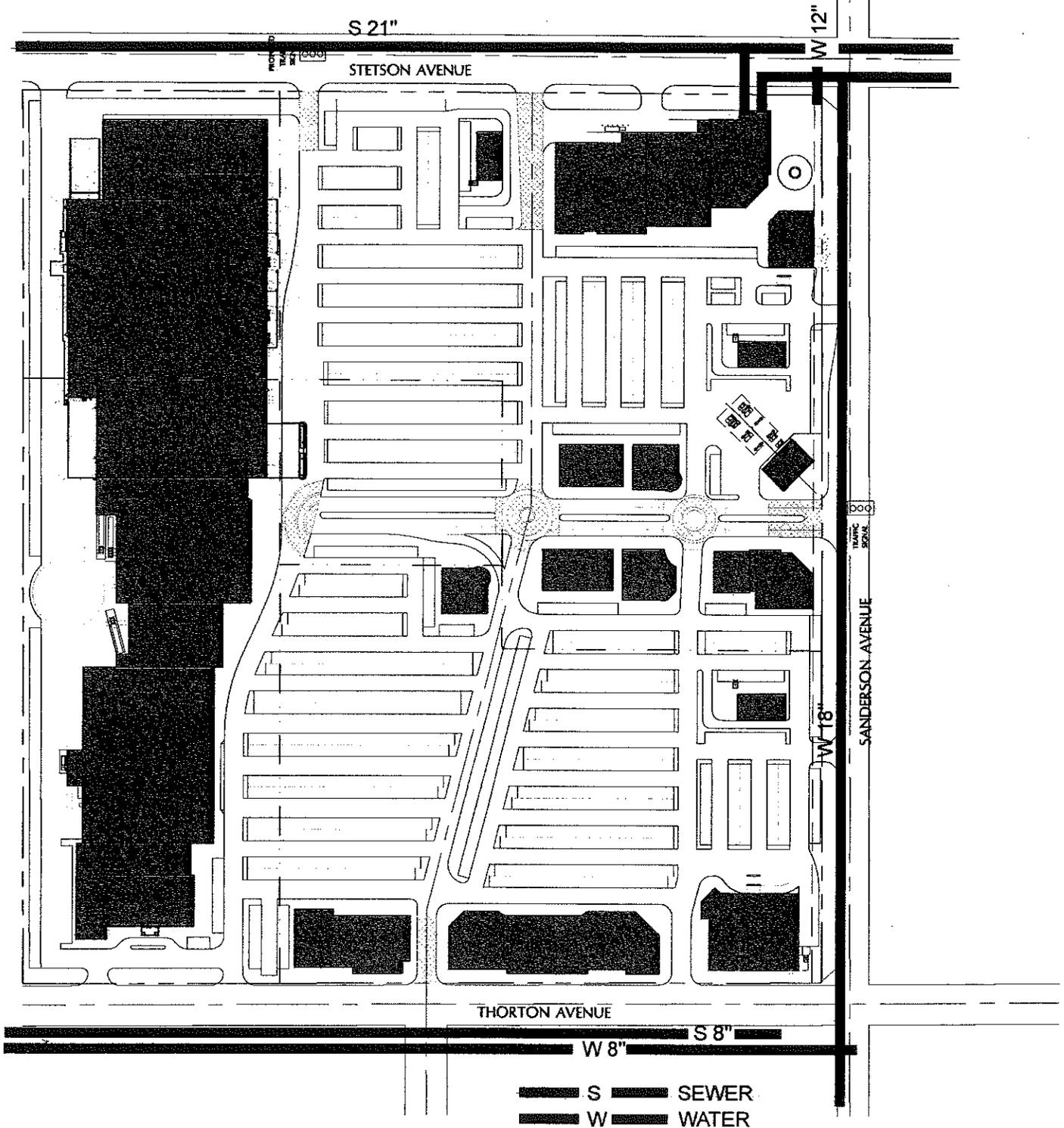
Project will make use of the storm sewer service along Thorton by stubbing into the existing storm sewer as approved . Via a Development Agreement (DA) surface and below grade storm sewer discharge at the southwest corner of the site will be conveyed to City of Hemet flood control facilities including on/off-site retention facilities, if required.

Drainage Plan Development Standards include, but are not limited to the following:

1. All work shall be in accordance with the City of Hemet and other jurisdictional requirements.
2. On site retention, if required, will be provided and maintained by the Developer, until such time as the City resolves current drainage issues along Thorton Avenue & under Cawston Avenue.

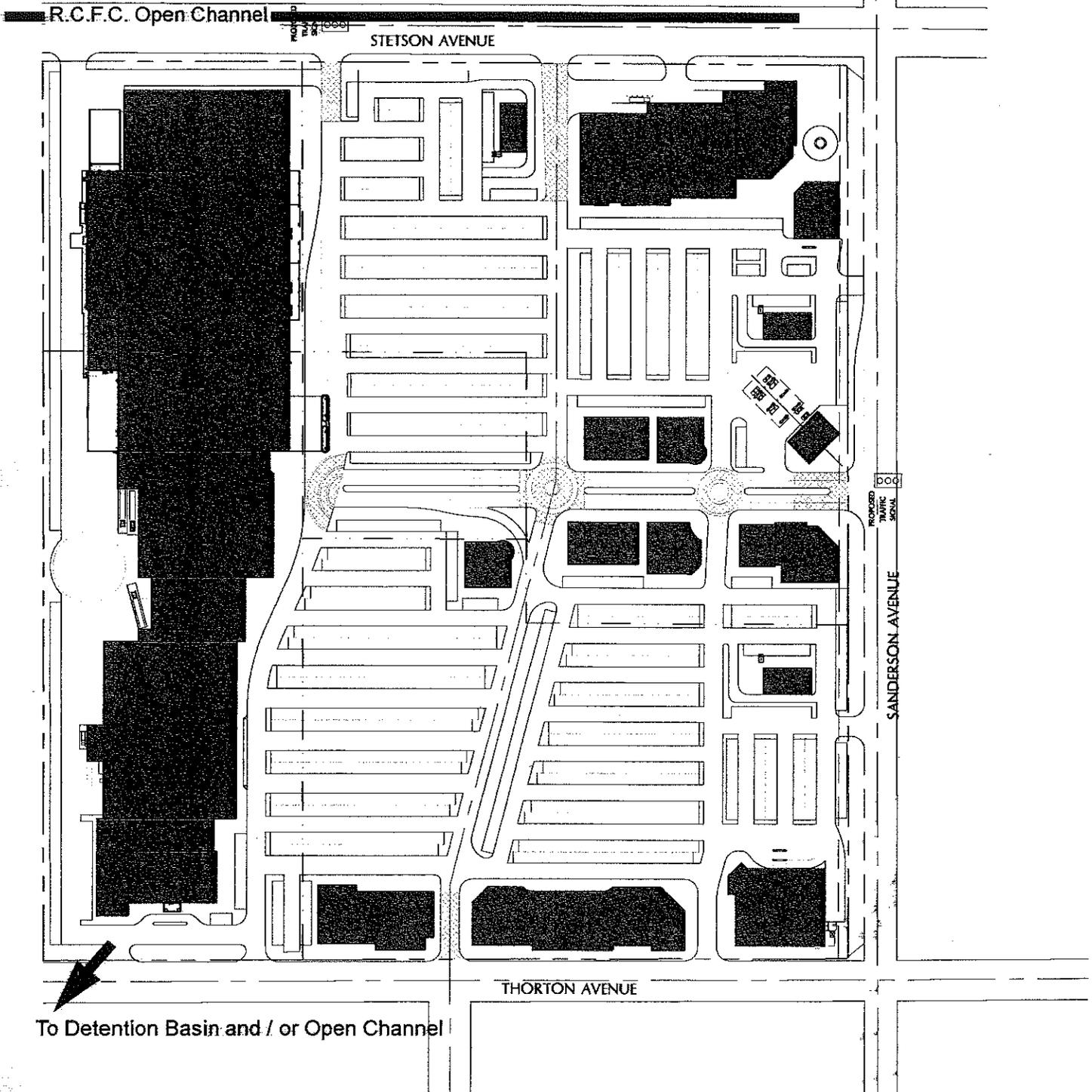
Water/Sewer Plan

Figure 11



Drainage Plan

Figure 12



D. Grading

The existing grade will be modified to provide drainage in accordance with the storm sewer requirements previously outlined herein.

Additional fill will be provided so that the building pad sites will meet or exceed the 500-year flood plain requirements.

All grading shall be done in accordance with the mitigation requirements of the Page Community Plaza technical studies.

Since there are no significant existing original natural landforms, no new earthwork will be planned around such. However, new earth berms will be created along the streetscapes of Stetson and Sanderson, as well as throughout the parcel to create more interesting visual variety.

Landscaped berms will be constructed along Thornton to provide both a sound and visual barrier between Page Community Plaza and the adjacent residential development.

Grading Plan standards for future development will include, but not be limited to the following:

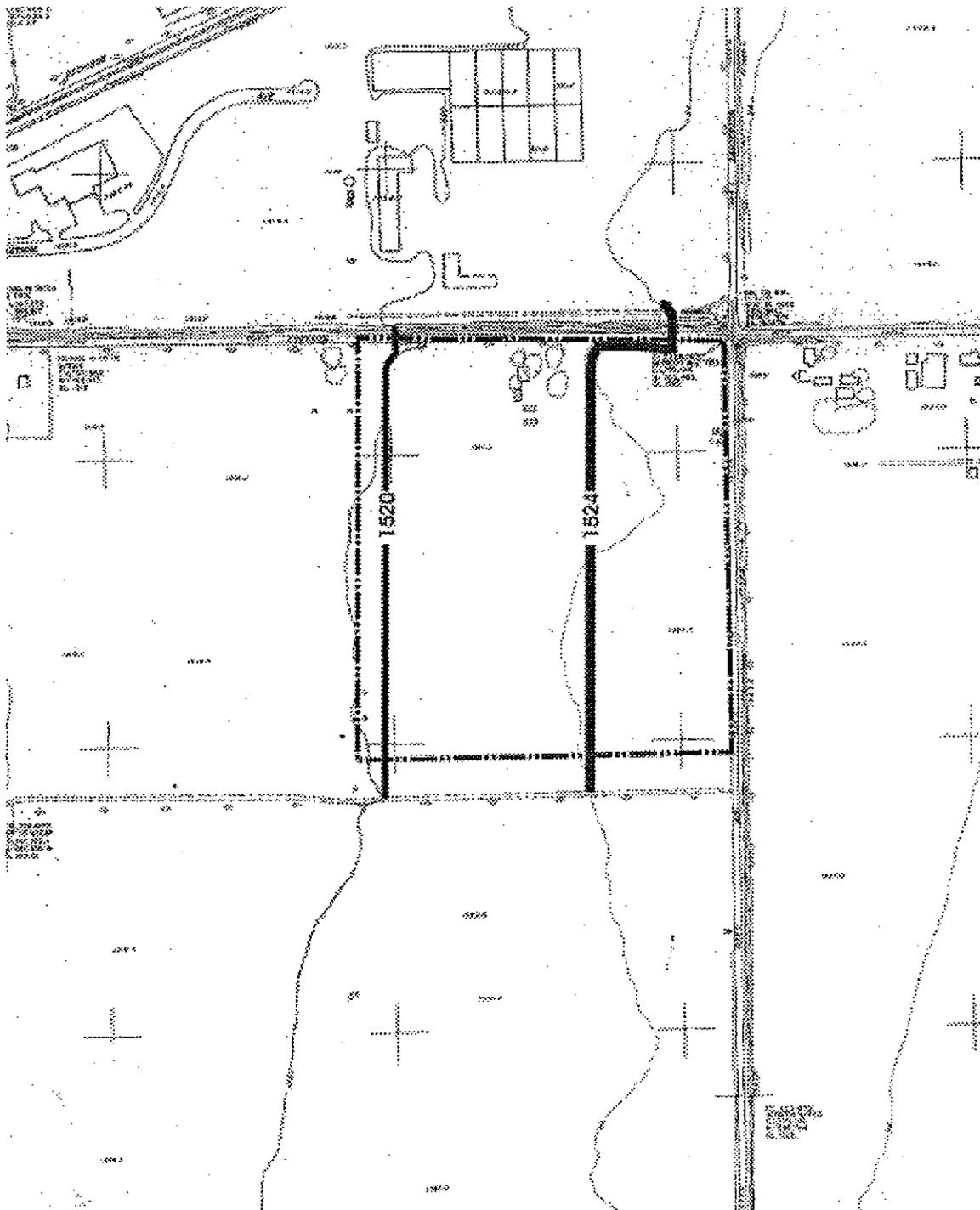
1. All grading work and subsequent construction activities will be in accordance with the City of Hemet's grading policies and guidelines and shall be in accordance with the Page Community Plaza Design Guidelines.
2. Overall construction work will be in accordance with the Page Community Plaza technical studies.
3. Prior to construction in any land pad of the proposed development, the overall conceptual grading plan shall be submitted to the City for review and approval, if it substantially differentiates between that of the previously approved Page Community Plaza Plan.
4. The appropriate soil erosion control elements will be

constructed in all areas in accordance with the City of Hemet's requirements.

5. Any ditches or minor swales will be appropriately lined with natural erosion control materials and/or concrete, if required.
6. All cut and fill slopes will be constructed with slopes no greater than two feet horizontal to one foot vertical (2:1), unless otherwise approved herein or by the City of Hemet.

Conceptual Grading Plan

Figure 13



E. Utilities

Verizon will provide phone service to the project site. Electric service will be provided by Southern California Edison, and natural gas will be provided by Southern California Gas. With the appropriate improvements and extensions, all purveyors will be capable of providing suitable levels of service to the project site. All utilities will be installed underground.

F. Public Facilities & Services

Fire Protection

Fire protection services for incorporated territory are provided by the City of Hemet Fire Department, with the nearest fire station located at Stetson and Palm.

Police Protection

Police protection and law enforcement services for the project site are provided by the City of Hemet Police Department stationed at the City Civic Center on Latham.

Emergency Services

Paramedic and emergency medical services to the project site are provided by Hemet Valley Ambulance Service, with medical facilities and services available at Hemet Valley Medical Center.

Public Transit

The city system of bus and other service transportation will be enhanced via the installation of bus turn-outs and pedestrian amenities provided along the Stetson/Sanderson right-of-way in accordance with the design standards in the Specific Plan.

Project Services and Facilities

Enhancements of such facilities on-site will be consistent with the above-mentioned facilities. These may include, but not be limited to:

1. Areas of exterior assembly
2. Pocket parks
3. Pedestrian resting areas

V. Zoning

A. Purpose and Objective

The purpose of the Page Community Plaza Zone is: To provide appropriate areas in the locations as shown on the general plan for the development of commercial districts having a wide range of offices, services, retail stores, recreation and transient accommodations.

The Page Community Plaza Zone is based on the Hemet Municipal Code for the General Commercial (C-2) Zone. The Page Community Plaza Zone further refines and replaces the C-2 Zone to specifically address the project development program.

All other development requirements not stated within the Page Community Plaza Commercial Zone shall be per Hemet Municipal Code General Commercial (C-2) standards.

B. Permitted Uses

The following uses are permitted in the Page Community Plaza Specific Plan:

- Accessory structures and uses located on the same site as a permitted use
- 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, (prohibited adjacent Thornton Ave)
- Bakery
- Banks, savings and loan, credit unions
- Barber and/or beauty shop
- Counseling center
- Day care facility
- Department store
- Drug store

- Flood control facilities including, but not limited to detention and retention basins, flood control channels
- Graphics production
- Grocery store including, bulk food outlets
- Library
- Medical and/or dental lab
- Museum
- Newspaper printing
- Nurseries, greenhouses and gardening
- Offices
- Parking lot
- Pharmacy
- Photographic studio
- Radio station
- Recording studio
- Small Recycling facility – resource collection center
- Restaurant
- 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.
- Retail and/or shops including but not limited to books, stationery, 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, fire arms, sporting goods, firewood, glass, nursery, clothing, ice cream, antique, stained and/or leaded glass

- Tire sales, repair, balancing, alignment, (prohibited adjacent Thornton Ave)

When the Planning Director determines, in accordance with Section 90-3(c) of the Hemet Municipal Code, that a use is similar in nature to a permitted use, it shall be deemed to be a permitted use.

Whenever a business is conducted, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

C. Conditionally Permitted Use

The following uses are permitted in the Page Community Plaza Specific Plan with a Conditional Use Permit:

- Antennas for microwaves, cellular phones and the like
- Bowling Alley
- Car wash
- Car and truck rental
- Gas station
- Hotel or motel
- Nightclub or dancehall with alcoholic beverage service
- Satellite dish antennas
- Urgent care facility
- Drive through facilities
- 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 American 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, or by a railing, or other barrier e) not utilizing parking required pursuant to article XL. off-street parking and loading.

Whenever a business is conducted, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

Hemet Ryan Airport Considerations

Any Conditionally Permitted Use allowed within the Specific Plan, and subsequently applied for with the city of Hemet shall not be subject to further review by Riverside County Airport Land Use Commission (ALUC), with the following exception:

Should any antenna, for microwaves, cellular phones and the like, be applied for which exceed thirty-five feet (35') in height, review by the ALUC shall be required prior to approval by the City of Hemet.

Any institutional uses and critical facilities, within the project, may be more appropriately placed at a greater distance from the airport. Such uses would include telephone exchanges, electrical transformer relays, radio/TV studios, hotel/motel, clinics, and day care.

D. Development Standards

Coverage

Maximum lot coverage shall be forty percent (40%).

Net Lot Area

Minimum net lot area shall be six thousand five hundred square feet (6,500 sf).

Lot Width

Minimum lot width shall be sixty feet (60').

Lot Depth

Minimum lot depth shall be one hundred feet (100').

Front Setback

Minimum landscaped setback shall be seven feet (7') for each twelve feet (12') of building height, with the exception of Sanderson Avenue. On Sanderson Avenue, the enhanced 25' Scenic Highway parkway treatment is required.

Rear Setback

Minimum landscaped setback shall be ten feet (10').

Side Setback

Minimum landscaped setback for street and side corner shall be ten feet (10'). [There is no minimum setback for interior sides]

Thorton Avenue Setback

The minimum landscaped setback as measured from face of curb

shall be thirty feet (30') and shall include a meandering sidewalk, berms and other landscape components which provides for heavy buffering of the center from nearby residential uses.

Building and Structure Height

The maximum height for buildings and structures shall be thirty-five feet (35'). Height exceptions shall be per Section 90-895 of the Hemet Municipal Code. The highest pad site for any structure is at 1525 MSL. A FAA 7460 review shall be completed for any structures exceeding 1545 MSL and any conditions shall be met.

Parking

Parking shall be developed in accordance with the Hemet Municipal Code as defined by Article XL unless otherwise stipulated within the Page Community Plaza Specific Plan.

Exceptions shall be granted per the following:

1. A shared parking analysis report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, due to substantially different operating hours or peak parking characteristics, will allow joint use of the same parking facilities.
2. The shared parking analysis report indicates the presence of public transit facilities and/or pedestrian circulation opportunities that justify the requested reduction of parking spaces.
3. The granting of a reduction in the number of parking spaces will still provide a sufficient number of off-street spaces for the use or uses in question.

Loading and Outdoor Storage

Loading and outdoor storage areas serving establishments shall be designed and oriented in accordance with the following standards:

1. Loading areas shall not encroach into required front building setbacks.
2. Loading areas shall be designed to provide for backing and maneuvering of trucks on-site.
3. Screening of refuse containers, service areas, and loading areas may be achieved with decorative walls, lush landscaping, or other up-scale materials in order to not only achieve a complete screening of views from public areas such as streets, parking lots, and sidewalks, but to maintain the architectural integrity of the project.
4. Loading area screening shall be no less than eight feet (8') in height and shall incorporate the architecture into the design.
5. Refuse container screening shall be not less than six feet (6') in height.
6. Block walls should be used for screening purposes where necessary to provide noise attenuation between loud commercial/industrial activities and adjacent residences.
7. Outdoor storage areas shall be screened with a wall or fence and landscaping. The total height of the required screening shall be in accordance with wall and landscape buffer for yards adjoining certain uses per Hemet Municipal Code as defined in Article XXVI.

Signing

Signing shall be permitted per Article XXXVI of the Hemet Municipal Code. [See Page Community Plaza Design Guidelines, Section VI]

Lighting

The City shall review and approve all project lighting plans per the requirements of The County of Riverside Airport Land Use Commission and The City of Hemet General Plan and Zoning ordinance.

VI. Design Guidelines

A. Theme

Purpose and Objectives

The purpose of the Page Community Plaza Design Guidelines is to establish an overall design quality and series of guidelines to serve as a base line for the improvements within the public and private sector areas. The design guidelines are intended to identify this project as a unique, upscale retail destination.

As a means of establishing the base line quality, the Design Guidelines will be implemented in a cooperative manner both with the City of Hemet and the Developer.

The Design Guidelines establish a mechanism by which the design quality of improvements can be maintained over the life of the development project. The City of Hemet Design Guidelines, as well as Planning and Zoning Requirements, serve as a minimum basis which will be enhanced by the Page Community Plaza Design Guidelines.

The purpose of the Design Guidelines indicates to prospective tenants the level of physical improvements for each land pad parcel. The Developer is responsible for establishing and maintaining this while each individual tenant will be responsible for their overall coordination and implementation with assistance from the City of Hemet

It is the intent of the Developer that all tenants meet or exceed these design guidelines in building layout, design, and signage.

The project design guidelines are developed to:

1. Establish an overall "contemporary Southern California" theme.
2. Create common use areas with cross-easements and public use spaces throughout.
3. Determine common architectural elements and material uses.

General Theme

The general theme established for Page Community Plaza is contemporary Southern Californian architecture with enhanced pedestrian and landscape zones throughout the center. The architectural design draws its inspiration from the Spanish / Mediterranean architecture and natural materials incorporated in Southern California centers. Design features may include natural materials such as stone accents, tile roofs, trellises and enhanced sidewalks to compliment the varying architectural features created in this mixed-use environment. Pedestrian activity is encouraged through public plazas and landscaped walkways with links to the existing Sanderson pedestrian walkway to the scenic highway.

Corporate expression is encouraged for individual businesses within the parameters established in the design criteria for the center. These regulations will further be maintained by the Page Community Plaza Design Review Committee (DRC) administered by the owner and as reviewed by the city for adherence to the design guidelines.

Opportunities and Features

Design opportunities and features include, but are not limited to the following:

1. Major landscaped buffers at each perimeter
2. Bus stops along Sanderson & Stetson Avenues, if so required.
3. Interior Tram stops placed at strategic areas within the Plaza
4. Architectural focal points, including movement sculpture or fountain at the intersection of Sanderson and Stetson
5. Graphic, greeting areas adjacent to the newly signaled intersection
6. Numerous gathering spaces and/or pedestrian & transit nodes throughout the development

7. Interior and exterior courtyards
8. Small shops with covered façades and walkways

Site Planning Criteria

Site planning criteria include but are not limited to the following:

1. Orient entries and front façades toward streets and/or plazas or courtyards.
2. The architectural treatment of any façade facing a street should contain detailing and architectural character consistent with the entry of the business.
3. Most buildings should be grouped together to create pedestrian plazas and courtyards.
4. Provide solar orientation when siting pedestrian areas to create pleasant outdoor spaces.
5. Less noise-sensitive uses should be encouraged near major roadways as buffers for noise-sensitive uses, such as outdoor dining or pedestrian courtyards.
6. Noise and light sensitive uses shall be encouraged to be in more private spaces within the development.
7. The creation of pedestrian scale outdoor spaces adjacent to and between buildings should be encouraged.
8. Whether free-standing or part of a building's first floor architecture, awnings, arcades (architectural features that cover a sidewalk), colonnades or patio covers over outdoor seating and pedestrian areas should be encouraged as weather protection and as a way of adding human scale to larger structures. Appropriate landscaping can be used to achieve the same shading effect.
9. Site lighting systems will provide for low-profile, downward directed lighting at illumination levels adequate for security and public safety. Lighting will be designed to minimize sky glow. Carefully designed accent lighting will be provided for landscape areas and signs.

Vehicular Design Elements

1. Large surface parking lots shall be divided into smaller areas by the placement of landscaping, buildings, transit stops, plazas, walkways or other design features.
2. Minimize situations where pedestrians must cross parking aisles at right angles.
3. Design parking areas to reduce the distance pedestrians must walk to reach a building or a pedestrian walkway system that links buildings or businesses.
4. Appropriate sub-grouping of parking will permit direct access to some of the businesses.
5. Adequate stacking room for vehicles waiting to exit a site shall be provided in relationship to the size of the parking lot and the peak hour characteristics of the land use.
6. Vehicular ingress and egress shall be limited along Thorton Avenue so as to minimize impacts to surrounding residential uses. At the time of site design review, a vehicular circulation plan shall be submitted which shall include provisions for limiting access which may include features such as reduced number of driveways, traffic calming features or other considerations which either separately or in conjunction with each other significantly reduce the Center's vehicular impact on Thorton.

Pedestrian Design Elements

Pedestrian design elements shall include:

1. A change in materials, or colored or textured concrete shall be used at points where people will gather such as plazas, courtyards and corners.
2. Pedestrian waiting and visual focal point activity areas will be provided throughout the center, providing pedestrian areas and access to transportation. Transit stop locations shall be placed within Page Plaza.

3. Shade shall be provided along walkways by the use of landscaping or shade structures.
4. Appropriate landscaping and exposure on each building should create a pleasant walking experience to and from each facility and its appropriate parking area..
5. Benches, trash receptacles, bike racks, news stands, planters, orientation signs, light posts and other street furnishings shall be used throughout the commercial areas of the plan to create a pedestrian scale along sidewalks, walkways, and within plaza or courtyard areas among buildings.
6. Decorative frames will carry a consistent theme throughout the project, providing design integrity of store fronts, free-standing buildings, and signs.

Airport Noise

The Project will grant an avigation easement to the Hemet Ryan Airport. Certain "noise sensitive" uses may require greater noise insulation. Those noise sensitive uses may include: counseling center, day care facility, library, museum, offices, radio station, recording studio, fine arts center, hotel/motel, and health facilities.

B. Architecture

Building design guidelines shall encourage innovation and creativity in order to create a visually varied and stimulating environment. It is not intended to limit the design to one architectural style, but to create a unique mix of "contemporary Southern Californian" theme elements.

The following general architectural design guidelines address the overall theme and base line requirements:

1. Masonry, stucco, steel, and shall be the primary building materials
2. Pedestrian friendly spaces and scale shall be incorporated where appropriate
3. Building forms that vest and define visually interesting interior and exterior spaces shall be created where appropriate
4. Asymmetrical façades shall be encouraged
5. Continuous environmentally harmonious color theme to be established by Developer
6. Create roof types and colors compatible with adjacent structures
7. Windows and doors shall be recessed and decorative in native styles where appropriate
8. Gutters and downspouts shall be concealed or integrated into the building façade
9. Roof slopes and parapet walls shall conceal mechanical units
10. Landing and/or service areas shall be screened from the public view
11. Use of exterior wood shall be discouraged
12. Long, tall, straight wall façades shall be discouraged along any façade facing a street or main gathering area.

Building Massing and Scale

The mass and roof forms or roof heights of buildings should be varied. Different heights may be used to communicate different

uses or shops. Window treatments and stepped buildings also create added visual interest and relate directly to the pedestrian environment. An arcade provides another means of connecting varied masses and a more comfortable experience along pedestrian routes. Higher tower elements or similar features are encouraged at focal points, such as plazas, major entrances, or where walkways meet streets.

1. Large flat wall planes and the use of repetitive elements are to be avoided.
2. A range of roof forms, heights or pitches shall be used to add visual interest to the community streetscape.
3. A mix of one- and two-story components shall be used along with the use of focal vertical elements where possible.

Materials and Colors

Building façades should not be monotonous or have a flat, shadowless appearance on any façade highly visible from a street or main gathering area. No wall should have a blank, for any extraordinary length without including one of the following: change in texture, change in plane, window (excluding clerestory windows and glass block), lattice, tree or equivalent element. Façades that are visible from adjacent streets or walkways should display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, porticos, and other architectural features.

1. The generous use of natural materials (stone, marble, etc.) shall be used to provide texture and scale to wall surfaces.
2. Architectural detailing such as windows and doors shall be used to break up large expanses of stucco surfaces.
3. All roofing materials shall be of a fire-retardant material, including treated shingles.
4. Subdued colors, not specifically limited to earth tones, shall be used. Use of bright, vibrant colors and primary colors is

- not recommended, except as limited accent or focal elements.
5. Colors shall be coordinated throughout each plaza area.

Articulation of Architectural Elements

1. Recessed doors and window openings shall be used to add articulation to the wall surface.
2. Projections, overhangs, and recesses shall be utilized to provide shadows, articulation, and scale to the building elevation. Terracing of building elevation is encouraged.
3. Accessory structures related to a commercial use shall be designed in a style and of materials consistent with the style and materials of the primary commercial structure(s).
4. Fences and walls may vary in height and materials. Where fully or semitransparent fencing is required, steel may be used.
5. Every front building elevation should have shadow relief, overhangs and recesses; all may be used to produce effective shadow interest areas. Larger buildings require more shadow relief than smaller buildings.
6. Patio structures, trellises, sun shades, gazebos and any other appurtenant improvements shall be consistent with the colors, materials and forms, and shall be integral to the architecture of the adjacent building.
7. Skylights, if employed, shall be designed as an integral part of the roof. Skylight glazing shall be clear, solar bronze or gray only. Skylight framing materials shall be bronze anodized or colored to match adjacent roof material. All glazing and frame materials shall be composed of materials which will not allow sunlight to be reflected toward an aircraft engaged in an initial straight climb or straight final approach at the Hemet Ryan Airport.
8. All flashing, sheet metal, downspouts, vent stacks and pipes shall be colored to match adjacent materials and colors and concealed wherever possible.

Small Shop Concepts
Illustrative A
Figure 14



Major Tenant Concept
Illustrative B
Figure 15



C. Landscape Architecture

The streetscapes along Sanderson and Stetson will include architecture and landscaping which will "invite" passersby to enter into this neighborhood/destination shopping area from the adjacent right-of-ways. The existing Scenic Highway along Sanderson to the south of the project is to be continued along Page Plaza with the meandering walkway and landscaping, providing for pedestrian convenience, safety, and access to public transportation. The enhancement will be in accordance to City guidelines including transit shelters and seating areas. Enhancing that walkway area will include additional landscaping and small berms inviting people to have visual glimpses into the shopping center while maintaining visual and effective sound separation from the intersections and at all vehicular access points while providing some degree of visual control in the other areas.

Buffers

The intent of the Page Community Plaza Site Plan and Design Guidelines is to establish an architectural buffer on all sides of the project. Additionally, landscaping along Thornton will provide a continuous buffer of berms not to exceed 36" in height and trees to separate this project from the adjacent residential development. All landscaping shall conform to City guidelines for specific areas of visibility and for corner cut-off areas.

The buffer along the west side of the parcel includes fencing and landscaping to provide visual screening and a sound buffer between the service areas and the adjacent residential development in accordance with City of Hemet zoning requirements.

Appropriate landscaping materials will include not only deciduous trees, but also appropriate palm trees and 'water hearty' vegetation with minimum maintenance required. Some

areas along the right-of-ways will have grass with an appropriate irrigation system, while flower landscaped areas will highlight the project throughout.

Connecting Walkways

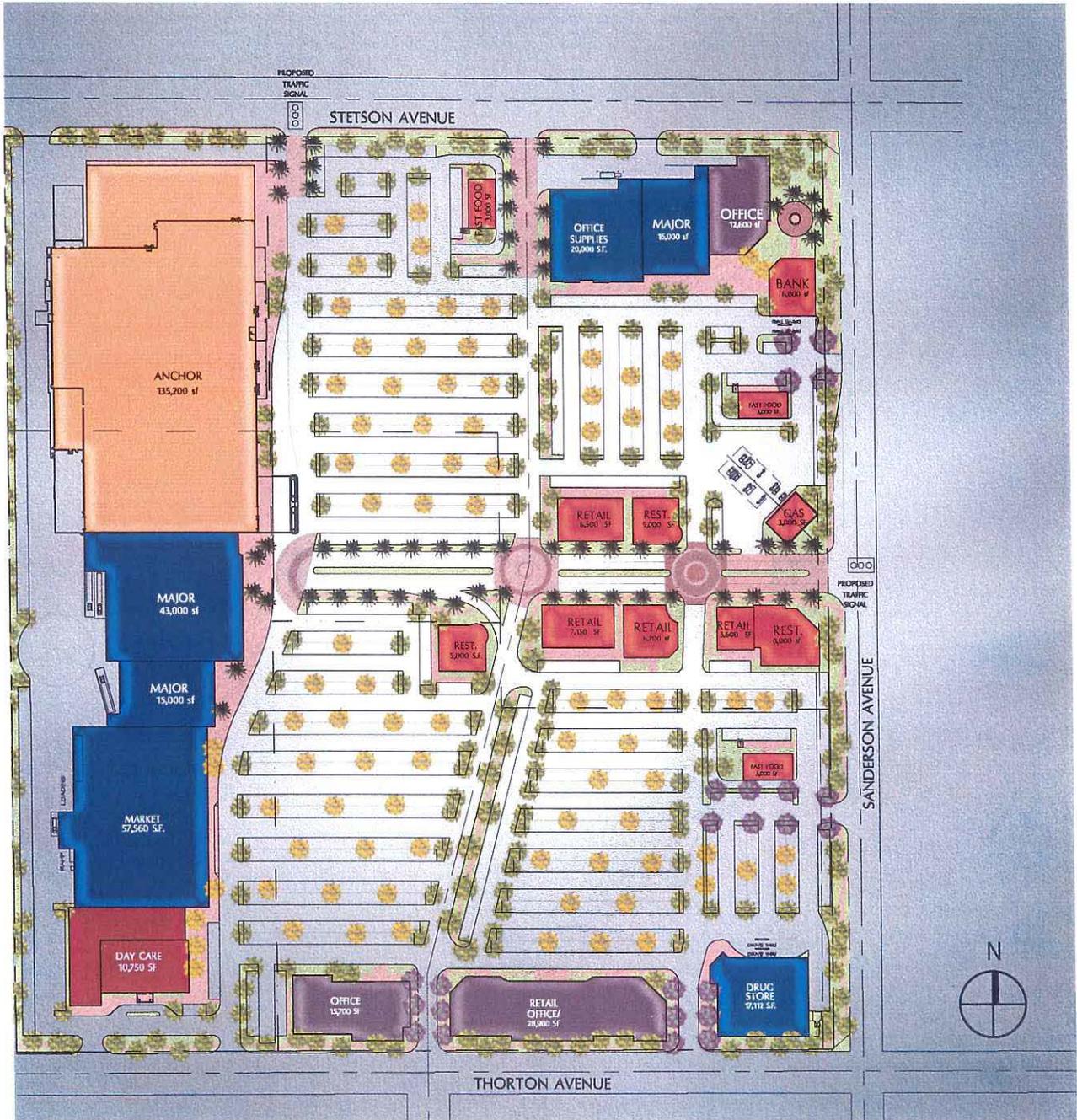
Where possible, connecting walkways should follow an alignment that connects building entries and should be at least eight feet (8') wide. Where connecting walkways pass through parking lots, they should be at least five feet (5') wide (excluding car overhangs) and should be accompanied by a minimum of five foot (5') landscape buffer with trees planted at least every thirty feet (30') on-center when possible. Walkways should consist of special pavers or scored concrete with modules that should not exceed three feet (3') in width.

Plazas

If accompanied by a building entry, plazas may occur within front or corner setbacks, however trellises and other structures are not allowed in the setback areas unless part of the Hemet Scenic Highway Plan. Outdoor seating, tables and umbrellas, water features, landscaping, gazebos, or other "place-making" features are encouraged in plazas and should be consistent with the architectural style of the project. Shaded areas should be provided.

Conceptual Landscape Plan

Figure 16



MAIN ENTRY &
PLAZA PALM



SECONDARY ENTRY &
ACCENT TREE



PARKING
FIELD TREE



STREET &
CORRIDOR TREE



PARKING AISLE
END TREE

Landscape Palette

Table 2

Botanical Name	Common Name
----------------	-------------

Deciduous Trees

<i>Albizia julibrissin</i>	Mimosa Tree
<i>Bauhinia variegata</i>	Purple Orchid Tree
<i>Cercis occidentalis</i>	Redbud
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Jacaranda acutifolia</i>	Jacaranda
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Platanus racemose</i>	California Sycamore

Evergreen Trees

<i>Acacia bowline</i>	Bailey Acacia
<i>Ceratonia siliqua</i>	Carob
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Eucalyptus citriodora</i>	Lemon Scented Gum
<i>Eucalyptus sideroxylon</i> 'Rosea'	Red Iron Bark
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Pinus canariensis</i>	Canary Island Pine
<i>Podocarpus gracilior</i>	Fern Pine
<i>Quercus species</i>	Oak
<i>Rhus lancea</i>	African Sumac
<i>Schinus species</i>	Pepper Tree

Palms

<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm

Landscape Palette

Continued

Table 2

Botanical Name	Common Name
----------------	-------------

Shrubs

<i>Agapanthus africanus</i>	Lily of the Nile
<i>Agave americana</i>	Century Plant
<i>Arctostaphylos species</i>	Manzanita
<i>Atriplex semibaccata</i>	Creeping Saltbush
<i>Callistemon citrinus</i>	Lemon Bottlebrush
<i>Ceanothus species</i>	California Lilac
<i>Dendromecon rigida</i>	Bush Poppy
<i>Cistus species</i>	Rockrose
<i>Cocculus laurifolius</i>	Snailseed
<i>Coprosma kirkii</i>	Creeping Coprosma
<i>Cotoneaster species</i>	Cotoneaster
<i>Cordyline australis</i>	Cordyline
<i>Echium fastuosum</i>	Pride of Madeira
<i>Eleagnus pungens</i>	Silver Berry
<i>Fremontia californicum</i>	California fremonita 'California
<i>Grevillea 'Canberra'</i>	Grevillea
<i>Hebe coed</i>	Veronica
<i>Hemerocallis species</i>	Day Lily
<i>Hibiscus rosa-sinesis</i>	Chinese Hibiscus
<i>Ilex species</i>	Holly
<i>Juniperus species</i>	Juniper
<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Mimulus cardinalis</i>	Monkey Flower
<i>Moraea bicolor</i>	Fortnight Lily

Landscape Palette

Continued

Table 2

Botanical Name Common Name

Shrubs (continued)

<i>Myoporum parvifolium</i>	Myoporum
<i>Myrtus communis</i>	True Myrtle
<i>Nerium oleander</i> varieties	Oleander
<i>Penstemon</i> species	Beard Tongue
<i>Phormium tenax</i>	Flax
<i>Photinia fraseri</i>	Photinia
<i>Pittosporum tobira</i>	Mock Orange 'Wheeler's Dwarf'
<i>Plumbago capensis</i>	Cape Plumbago
<i>Pyracantha</i> 'Santa Cruz'	Pyracantha
<i>Raphiolepis indica</i>	Pink Indian Hawthorne
<i>Rhamnus alaternus</i>	Italian Buckthorn
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Ribes sanguineum</i>	Pink Winter Current
<i>Rosmarinus officinalis</i> 'Prostrate'	Rosemary

Vines

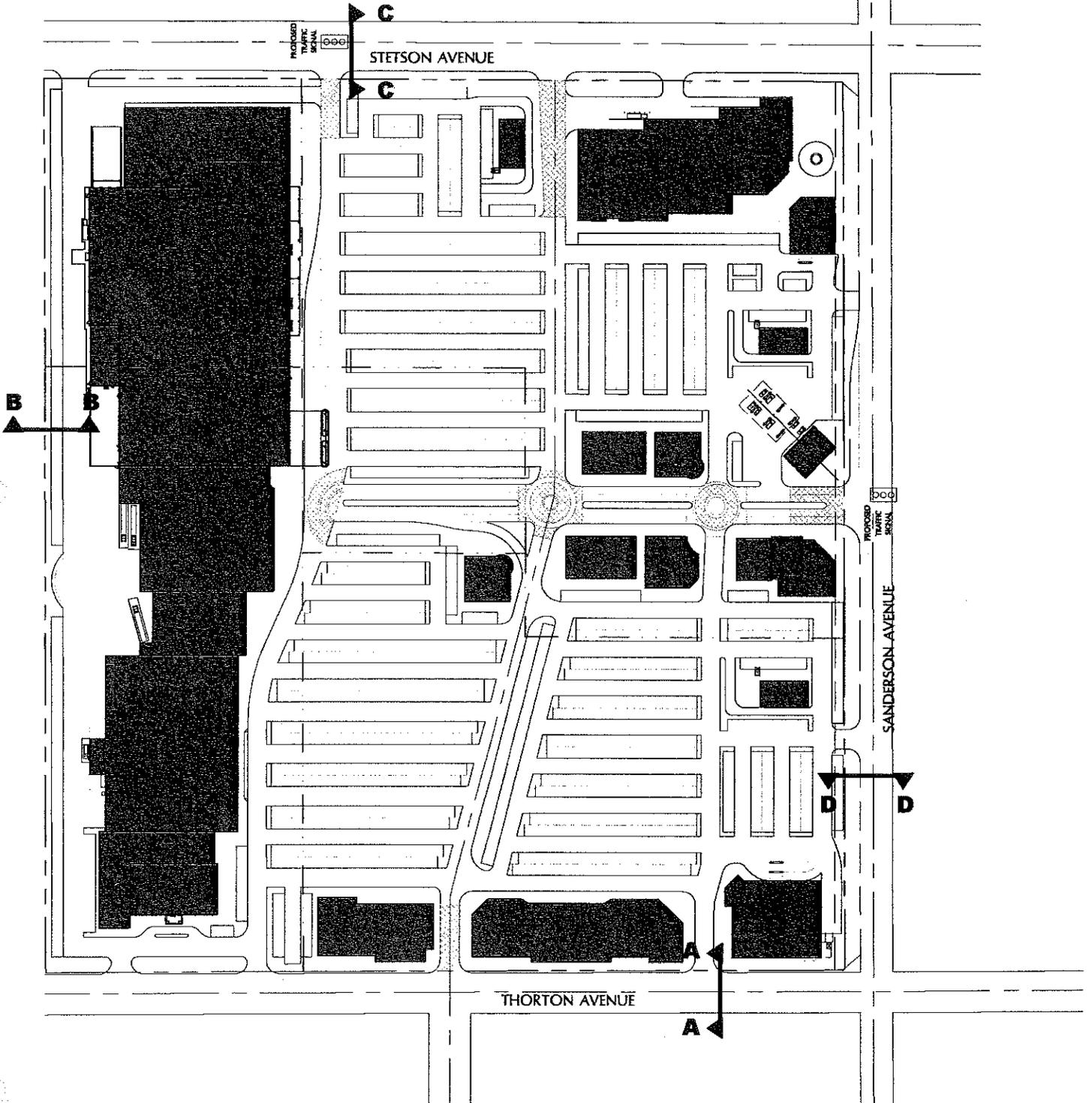
<i>Ficus pumila</i>	Creeping Fig
<i>Jasminum polyanthum</i>	Pink Jasmine
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Pathenocissus tricuspidata</i>	Bosom Ivy

Ground Covers

<i>Baccharis pilularis</i> 'Twin Peaks'	Coyote Brush
<i>Duchesnea indica</i>	Indian Mock Strawberry
<i>Gazania</i> 'Mitsuwa Yellow'	<i>Gazania</i> 'Mitsuwa Yellow'
<i>Vinca major</i> and <i>minor</i>	Periwinkle

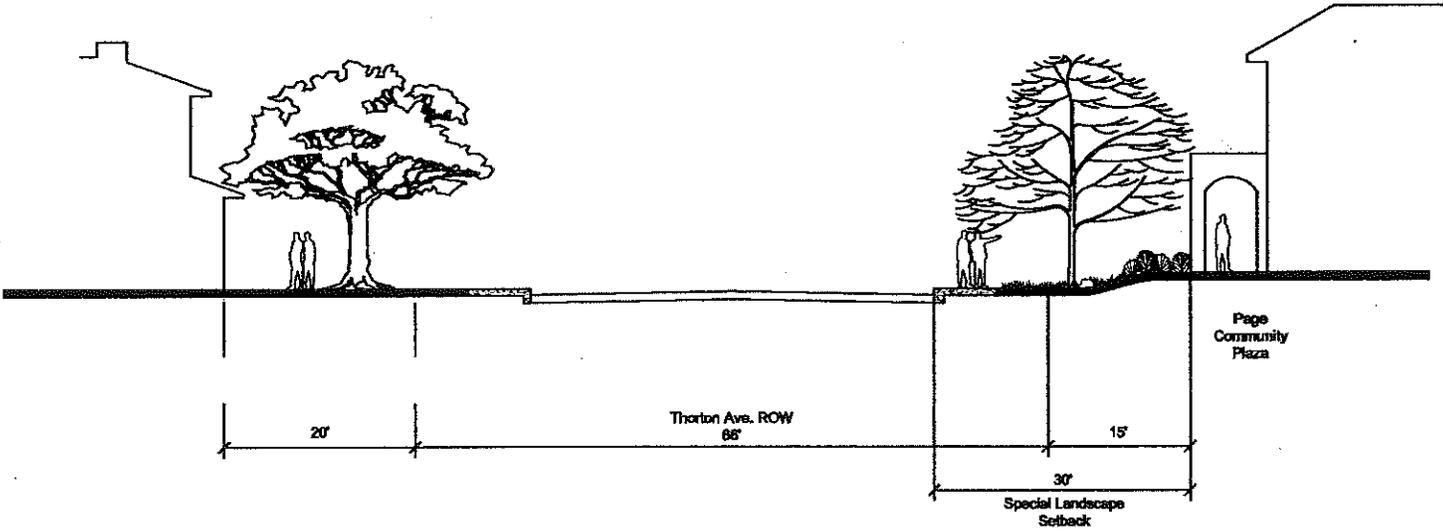
Project Right-of-Way

Figure 17



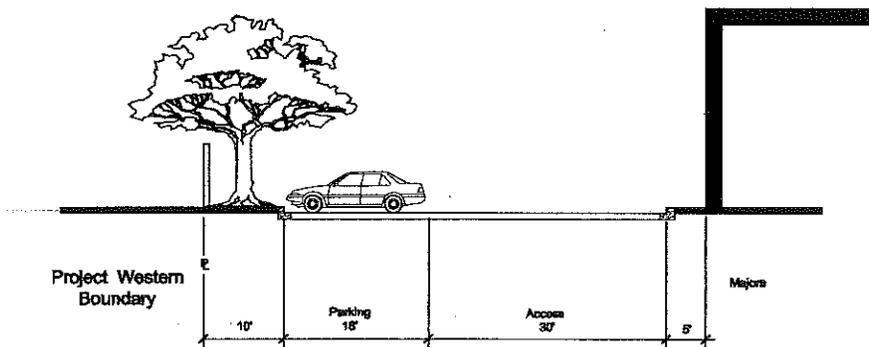
Section A-A

Figure 18a



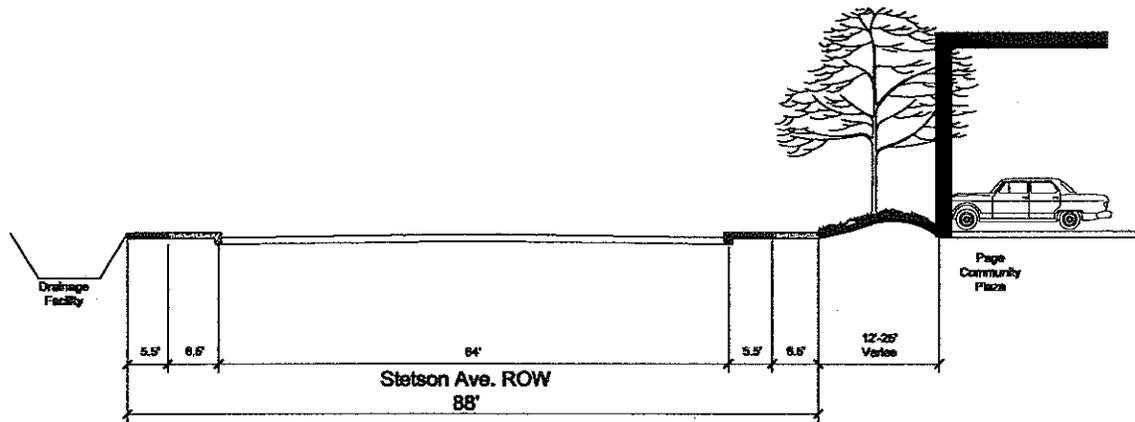
Section B-B

Figure 18b

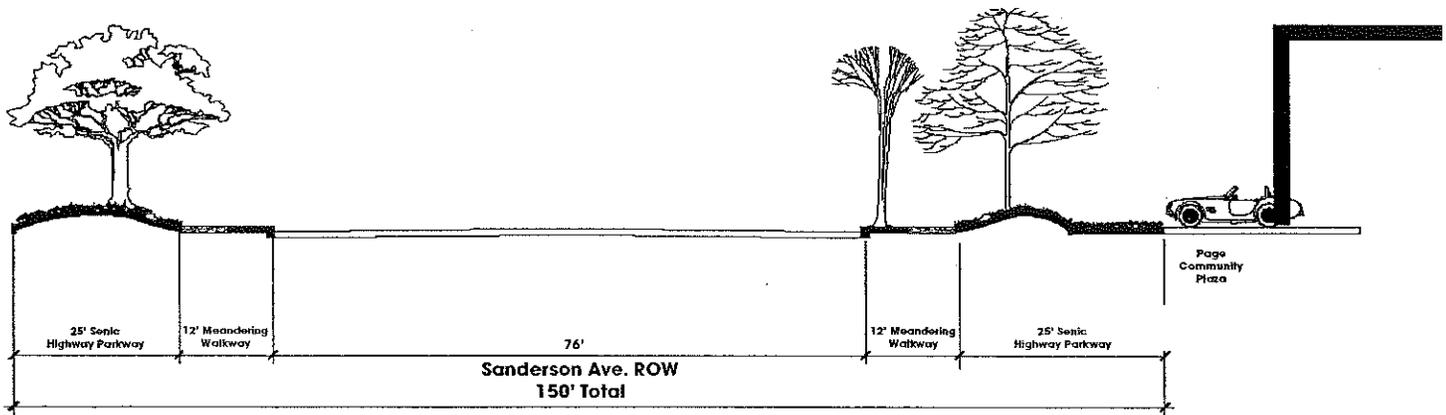


Section C-C

Figure 18c



Section D-D Figure 18d



D. Sign Program

Signs will be high-quality and will be consistent with unique design standards established in the Page Community Plaza Specific Plan, while being consistent in permitted areas with City of Hemet Zoning Standards. The Developer will submit a comprehensive sign program, for City Approval, concurrent with the Architectural and Site Plan review process. This program will specify color, material, lighting and content, and include the following elements:

Pylon Signs

Pylon signs may be utilized at appropriate locations along Sanderson and Stetson. Maximum height of twenty feet (20') when set within the scenic setback and twenty-five feet (25') otherwise. Pylon signs shall be limited to one (1) on Stetson Avenue and one (1) on Sanderson Avenue.

Monument Signs

Monument signs will be placed strategically along the perimeter of Page Plaza. Monument signs will range from five feet (5') to ten feet (10') in height. Three types of monument signs will be used throughout the Project. These types are as follows:

1. Project Identification Monument - These monuments will be placed at intersections to identify the project, Page Plaza. These signs will include landscape and perhaps water treatments. Maximum height shall be ten feet (10'). Maximum area permitted shall be 50 square feet.
2. Marquee Monument - These monuments will be located at entryways into the project. The purpose will be to identify particular tenants/users in the Center. Maximum height shall be ten feet (10'). Maximum area permitted shall be 50 square feet.
3. Tenant/User Monument - These smaller tenant identification signs may be used in conjunction with pad sites located at the Plaza's periphery. Maximum height shall be five feet (5'). Maximum area permitted shall be 30 square feet.

Major Tenant Building Signage (≥35,000 square feet)

Tenant shall be allowed to install one (1) wall-mounted identification sign for each street frontage. One (1) sign on the sign fascia in front of Tenant's space facing Sanderson Avenue or Stetson Avenue (primary customer entry). Tenants which have street frontage on both Sanderson and Stetson shall be allowed to have one (1) additional wall-mounted identification sign. The total number of wall-mounted signs shall not exceed two (2) and shall be subject to Landlord Review and approval.

Major Tenant signs shall be of a size and color which is appropriate to the exterior elevations of the proposed space. The maximum sign letter height shall be determined by the proportions within the building architecture.

In addition to the signs described above, each Tenant shall be permitted to place white vinyl lettering (Helvetica Medium letter style) to provide store name and hours information.

Sub Major Tenant Building Signage (7,000 to 34,999 square feet)

- (1) Tenant(s) shall be allowed to install one (1) wall-mounted identification sign above their storefront. If the Tenant's building faces multiple exposures such as a parking lot or street, then the Tenant may incorporate one (1) additional sign per exposed elevation with a maximum of three (3).
- (2) Each Tenant shall be permitted two (2) square feet of sign area per each lineal foot of building frontage related to the business. Maximum sign area shall be no more than two hundred eighty-five (285) square feet and up to 75% of the maximum sign area can be allocated to the primary sign (per elevation). The sign length shall not exceed 75% stretch out of the Tenant's leased frontage.
- (3) Sign(s) shall be of the size and color that is appropriate to the exterior elevations of the proposed space on their storefront.
- (4) Auxiliary sign(s) that identify services, as described in this Section, shall be permitted having a total maximum sign area not to exceed twenty-five percent (25%) of the storefront (per elevation).
- (5) The maximum letter and/or logo height and sign area shall be determined by the proportions within the building architecture, and not the portion of the facade onto which the sign is placed, as specified by the master sign program.
- (6) Tenant(s) will be permitted to have a canopy entry sign as well as a building wall sign. Entry sign copy shall not exceed eighteen inches (18") in height and three inches (3") in depth and shall be non-illuminated. Entry signs shall be set back from building corners a distance no less than equal to the adjacent letter or logo height.

In-line Shop and Single User Pad Tenant Signage (≤6,999 square feet)

- (1) Tenant(s) shall be allowed to install one (1) wall-mounted identification sign above their storefront. If the Tenant's building faces multiple exposures such as a parking lot or street, then the Tenant may incorporate one (1) additional sign per exposed elevation to a maximum of three.
- (2) Each tenant shall be permitted two (2) square feet of sign area per each lineal foot of building frontage related to the business. Maximum sign area shall be no more than one hundred fifty (150) square feet and shall not exceed 75% stretch out of the Tenant's leased frontage. (Note: The minimum sign area for any one elevation shall not be less than twenty square feet).
- (3) Signs may be located on either the building entry canopy, wall, or both. Signs shall be set back from building corners a distance no less than equal to the adjacent letter or logo height.
- (4) Sign(s) shall be of a size and color that is appropriate to the exterior elevations of the proposed space on their storefront.

- (5) The maximum letter and/or logo height and sign area shall be determined by the proportions within the building architecture, and not the portion of the facade onto which the sign is placed, as specified by the master sign program.
- (6) Single Tenant Pad Users will be allowed 75% of their elevation to a maximum of one hundred fifty (150) square feet per exposed elevation (on a maximum of three elevations).

Auxiliary Signs

Auxiliary signs (i.e., pharmacy, ATM, Lumber, etc.) which describe generic services or products, in addition to the primary business name, shall be permitted for businesses with greater than 10,000 square feet of building area. The signs shall be of a size and orientation to provide reasonable visibility from the adjacent primary parking area. Approved auxiliary signs must be included in the sign square footage limits by the SC/DSC and the Hemet Planning Department.

Design Criteria

1. A sign shall consist of internally illuminated individual letters.
2. Individual letter styles of Tenants shall be allowed.
3. A trademark/logo may be combined with individual letters if said trademark/logo is a "registered" or regionally recognized trademark with at least six (6) open stores and is within the allowable area and size requirements.
4. Internally illuminated individual letters shall consist of one channel letters, neon illumination, plastic face, and trim cap.
5. Channel letters shall be made of twenty-two (22) gauge steel metal, five inches (5") deep, sides painted medium bronze. Channel letters shall be fastened to and be centered on the sign fascia.
6. Letters shall be internally illuminated via neon lighting. Transformers shall be housed within the individual letters behind the sign fascia. Exposed raceways are prohibited.
7. All metal surfaces shall be primed and painted to match colors specified in design drawings.

Directional Signs

Directional signage shall be low-profile monument signs placed, as needed, inside of major entry points to the center; and along major internal circulation routes as-needed.

Promotional / Special Event Signage

Promotional or special event signs shall be in conformance with the City of Hemet's Sign Ordinance and must be approved by Landlord prior to submission to the City.

Permanent On-Site Banners

The Landlord may periodically install and remove or permanently install and maintain decorative, seasonal, directional, or informational banners in designated areas.

These banners may be installed to announce special upcoming shopping center related events, and otherwise add color and flare to the center. Banners are for the Center specifically.

1. Walkway oriented banners may be mounted on existing light standards within the sidewalk or walkway areas.
2. The banner program may be installed in phases so the owner may evaluate the installation and make any necessary design or attachment adjustments prior to the final design installation.

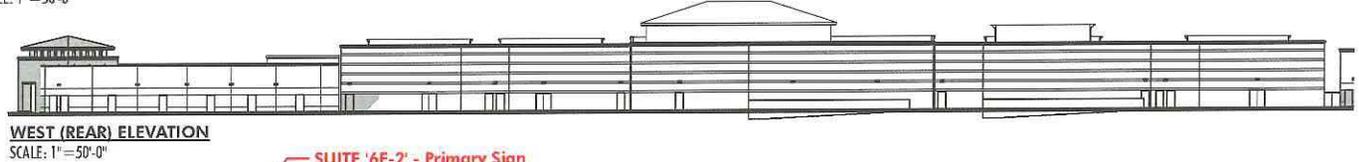
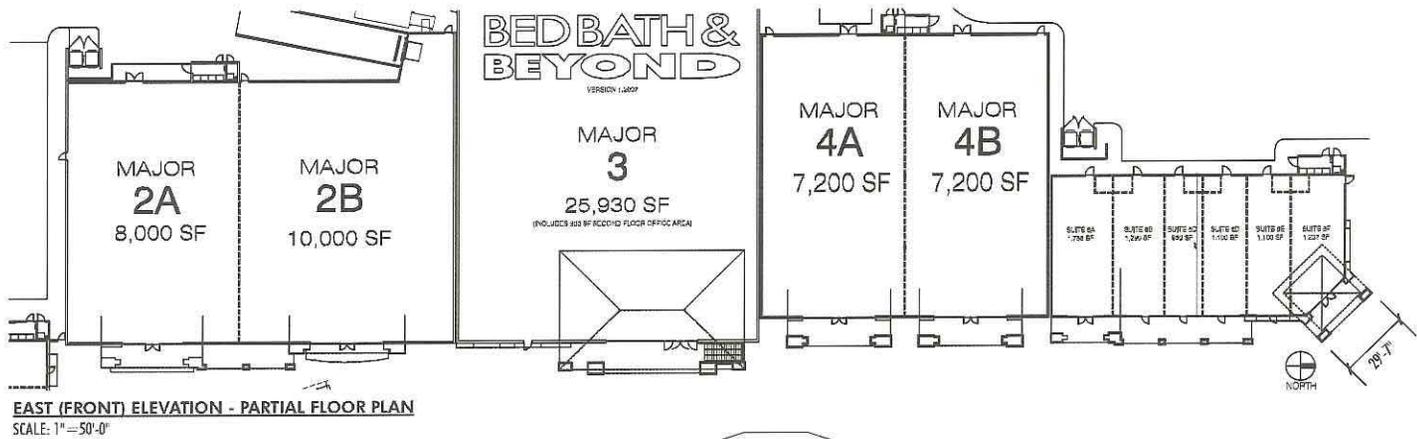
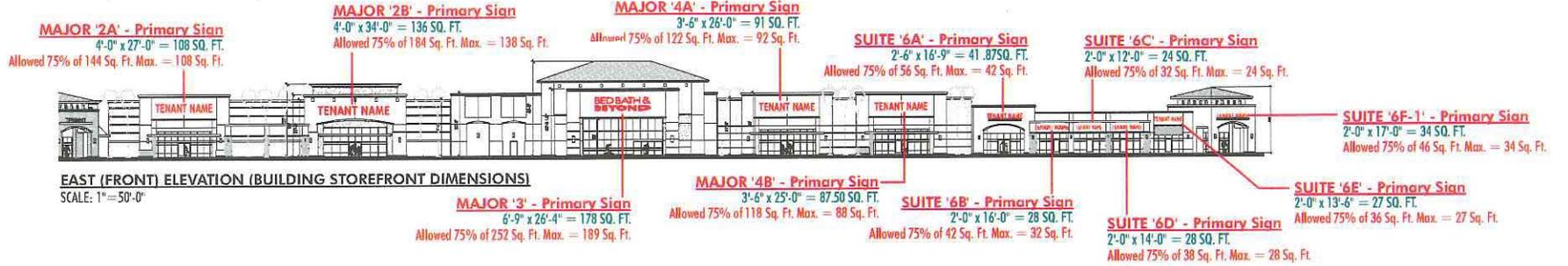
Flagpoles

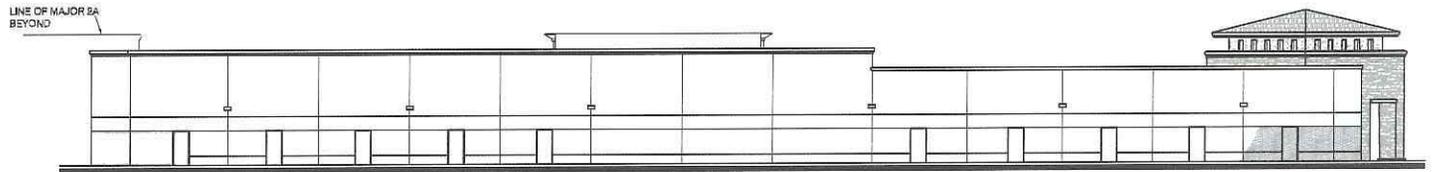
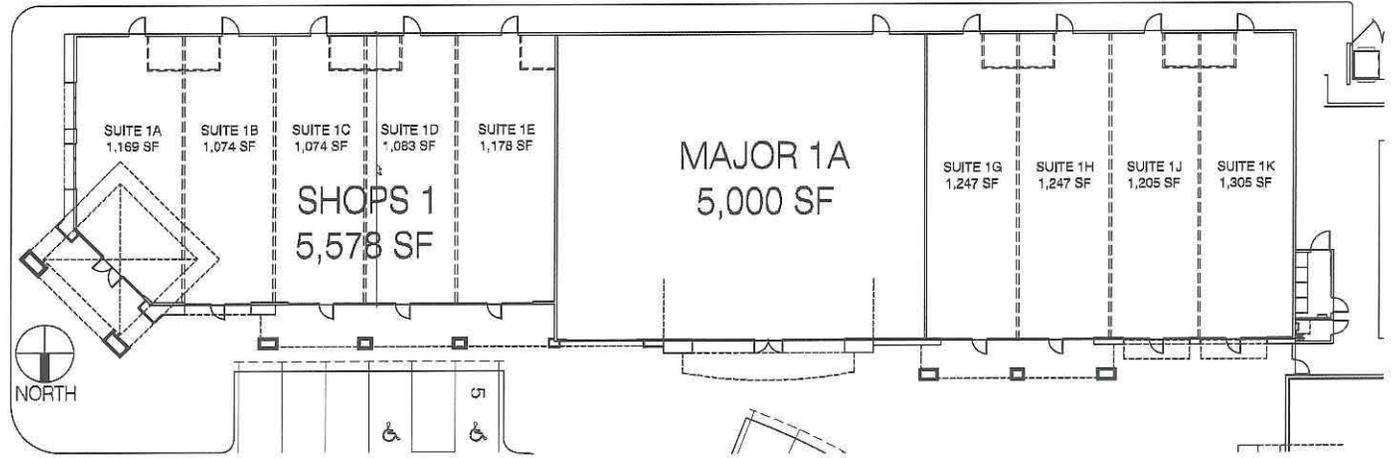
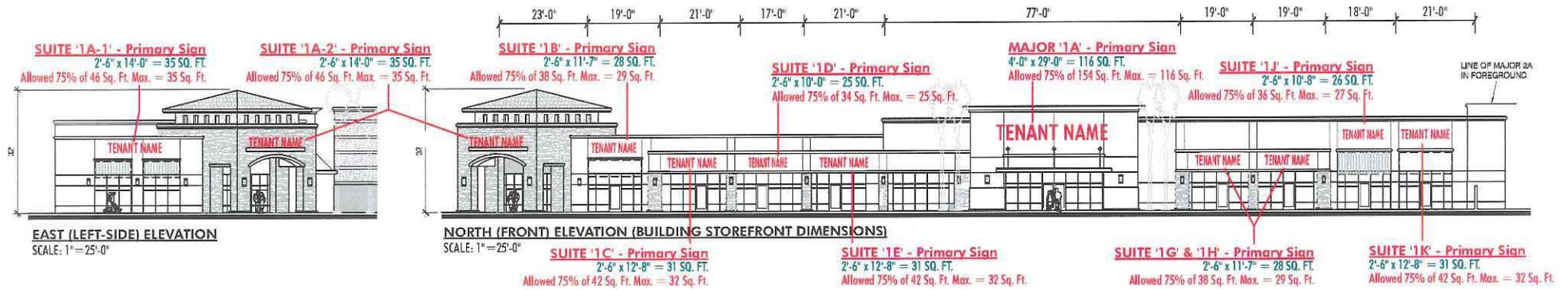
Flagpoles will be limited to thirty-five (35') feet in height. Any related lighting will be oriented so as not to be directed toward any aircraft engaged in a straight climb or a straight final approach at the Hemet Ryan Airport.

Restrictions

All users are subject to the following:

1. No animated, revolving, flashing, audible, or odor-producing signs shall be allowed.
2. No vehicle signs shall be allowed.
3. No formed plastics or injection-molded plastic signs shall be permitted.
4. No exposed raceways, cross-overs or conduits shall be permitted to be visible.
5. No other types of signs, except those specifically mentioned within this criteria shall be allowed.
6. Tenant shall be required to remove any sign considered to be in bad taste or that does not contribute positively to the overall design of the center.
7. No signs will be allowed which direct a steady or flashing light of red, white, green, or amber toward an aircraft engaged in a straight climb following take-off or a straight final approach at the Hemet Ryan Airport.





VII. Implementation

A. State Requirements

The Specific Plan is the ideal tool for the development of a master-planned, destination retail center. Unlike the General Plan and zoning, the Specific Plan includes detailed impact mitigation measures and a program of implementation measures.

Section 65451 of the Government code mandates that a specific plan contain:

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

The Page Community Plaza Specific Plan fully complies with the California Environmental Quality Act, and technical studies have been prepared to assess and mitigate any adverse impacts.

B. Local Requirements

Overview

The Page Community Plaza Specific Plan serves as both a planning and regulatory document. Along with the Hemet General Plan, Hemet Municipal Code and Hemet Subdivision Ordinance, the Specific Plan will regulate the development of the property. Development standards and regulations not indicated in this Specific Plan shall follow the latest adopted City of Hemet standards and regulations.

Adjustments

While it is the intent to develop the Specific Plan as it is currently planned, there may be a need to adjust some of the development areas to accommodate a particular product type or market niche. Minor adjustments of up to ten percent (10%) may be approved by the Director of Planning as long as the maximum square footage allowable is not exceeded.

Adjustments to the alignment, location and sizing of utilities and facilities serving the site may be approved without a Specific Plan Amendment as long as the adjustments are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities.

Adjustments are not considered to be amendments to the Specific Plan, however, any adjustment shall be documented, in writing, and become a part of the Specific Plan.

Amendments

Amendments to the Specific Plan shall require an application to be filed with the Planning Department. The amendment is an ordinance amendment and shall follow substantial requirements

of the City of Hemet Planning Department. Consideration of approval shall require public hearings before the Hemet Planning Commission and the Hemet City Council.

The Page Community Plaza Specific Plan shall not be approved or amended unless the following findings are made by the Planning Commission and City Council:

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

Actions

The City of Hemet is involved in this project through the entitlement process with all of the right-of-way and public improvements. These include, but are not limited to the following:

1. The public improvements along Sanderson and Stetson, including the intersections of Sanderson and Stetson, and Sanderson and Thornton.
2. The off-site storm sewer requirements including any retention to the southwest.
3. The facilities required to bring all public infrastructure improvements to the site.

All costs incurred by the City of Hemet will be outlined in a separate Development Agreement to be negotiated between the Developer and the City.

All said improvements are to be constructed and financed on an "incremental" basis as warranted by the adjacent private development.

City of Hemet actions involved in the Page Community Plaza Specific Plan include:

1. General Plan Amendment (GPA 00-1)
2. Zone Change & Specific Plan Adoption (SP00-1)
3. Public Improvements Agreement
4. Development Agreement Items

Future City of Hemet actions necessary for development of Page Community Plaza include:

1. Building Elevations review & approval
2. Site Plan review & approval
3. Commercial Tentative Parcel Map approval
4. Final Map approval
5. Infrastructure plan approvals
6. Permitting
7. Inspection

Development Review by the Planning Commission to review parcel maps, site plans, and building elevations for compliance with the requirements of the Specific Plan is required prior to any grading or construction.

C. Airport Land Use Requirements

The Hemet Ryan Comprehensive Land Use Plan (CLUP) has been adopted as a part of the City of Hemet General Plan. The Page Community Plaza Specific Plan as adopted, will be in compliance with the City of Hemet General Plan, and consistent with the CLUP. This section sets forth the Specific Plan's consistency with the CLUP.

The Page Community Plaza Specific Plan has been reviewed by the Riverside County Airport Land Use Commission (ALUC). Page community Plaza is located in Risk Area III, as defined by the CLUP and as illustrated herein on the Airport Area Plan (Figure 19). The ALUC found the Page Community Plaza Specific Plan to be consistent with the CLUP, pursuant to the following conditions which are hereby incorporated into the Specific Plan.

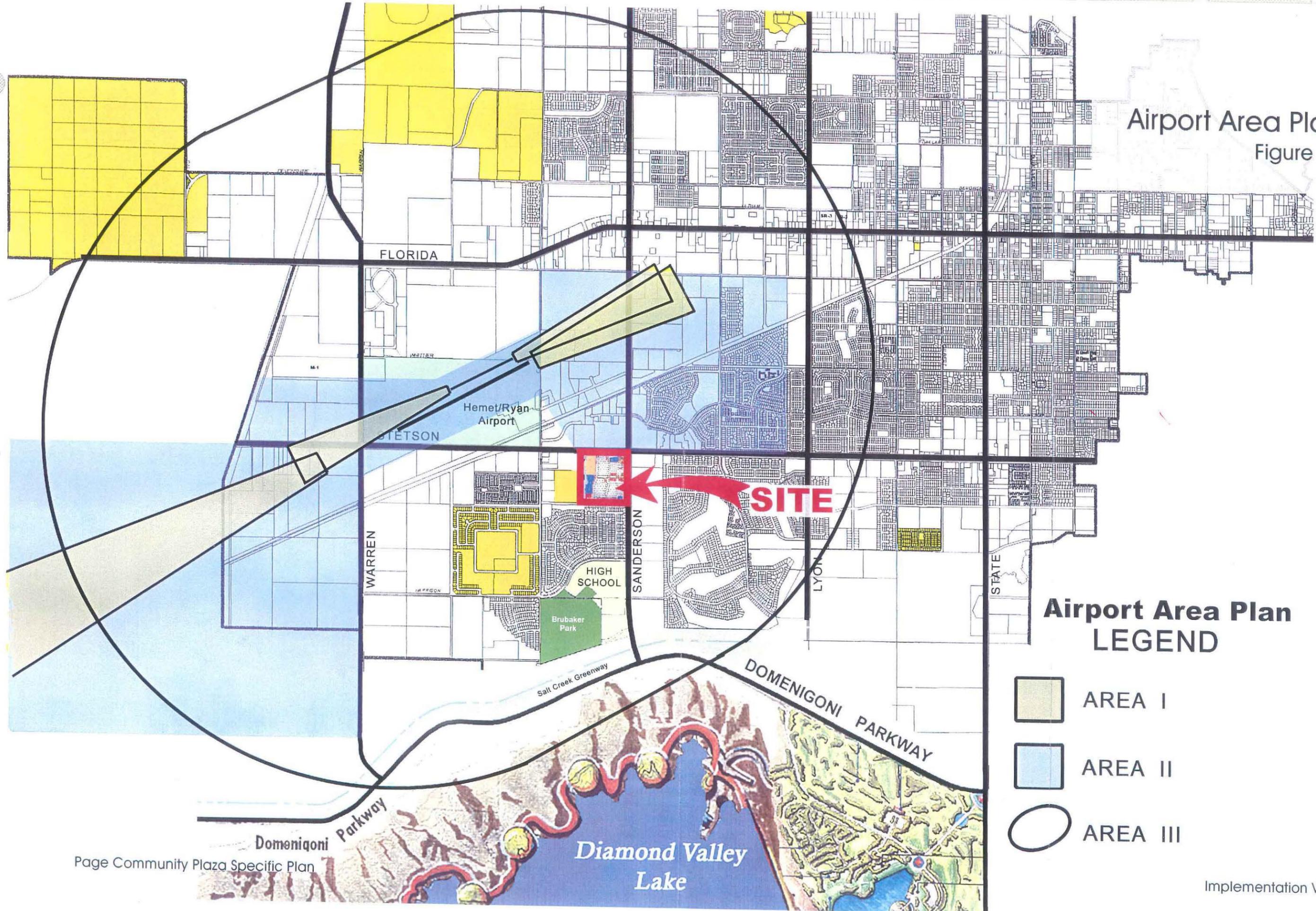
Hemet Ryan Airport Comprehensive Land Use Plan conditions:

1. Prior to the development of the Project, recordation of the map, or sale of any entity exempt from the Subdivision Map Act, the Project proponents shall convey an avigation easement to the Hemet Ryan Airport.
2. Schools, amphitheatres, auditoriums, churches and stadiums are prohibited in this area.
3. All outdoor lighting shall be hooded or shielded to prevent spillage of lumens and reflections into the sky (downward facing).
4. Lighted signs for this Project shall be approved by the Hemet Planning Department prior to the development of the site.
5. The following uses shall be prohibited
 - Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in

an initial straight climb following take-off or toward an aircraft engaged in a straight final approach toward a landing at the airport, other than FHA-approved navigational signal light or visual approach slope indicator.

- Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following take-off or toward an aircraft engaged in a straight final approach toward a landing at the airport.
 - Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which otherwise may affect safe air navigation within the area.
 - Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
6. The establishment of new land uses involving as a primary activity, the manufacture, storage, or distribution of explosives or flammable materials is prohibited in this area; however, said prohibition does not apply to service stations involving retail sale of motor vehicle fuel if fuel storage tanks are installed underground.
 7. Alternative uses to those set forth in the Page Community Plaza Specific Plan, and that are listed in the CLUP, shall be reviewed by the ALUC at the time they are proposed for construction.
 8. An FAA 7460 review shall be completed for any structure exceeding 1545 MSL and any conditions required shall be met.

Airport Area Plan
Figure 19



**Airport Area Plan
LEGEND**

-  AREA I
-  AREA II
-  AREA III

D. Phasing Plan

The primary intent of the phasing plan for any development is to ensure that complete and adequate public facilities and services are in place and available to the future residents and visitors of the community.

Unless otherwise indicated in this Specific Plan, or in the conditions of approval of a subdivision of a phase of the Specific Plan, the construction, installation, and/or extension of infrastructure and public facilities necessary to serve each phase of development shall be operational prior to the issuance of the first Certificate of Occupancy of Final of the building permit for that phase of development.

It should be noted that the ultimate pace and phasing of development is dependent on a number of internal and external factors. As the development of surrounding areas including Diamond Valley Lake progresses, various adjustments and revisions to the anticipated phasing program may occur. Upon review by the City of Hemet confirming that the proposed revisions meet the intent of this Specific Plan and also adequately serve the needs of the community, said revisions shall be permitted without an amendment to the Specific Plan.

Development of the Page Community Plaza will occur in several phases as market demand increases in this fast-growing part of Hemet. These phases are to include, but are not to be limited to the following:

1. The development of one or more "big boxes" with in-line shops, along the west side of the project.
2. The development of the out-lots between the intersection of Sanderson and Stetson and the signalized entry on Sanderson.
3. The continued development along Sanderson Avenue at the properties South end and along Thorton Avenue.

Phasing will depend upon the availability of tenants and/or the improvements required by those tenants in the overall Specific Plan.

Each development area will show limits of each "development pad" within the design concept.

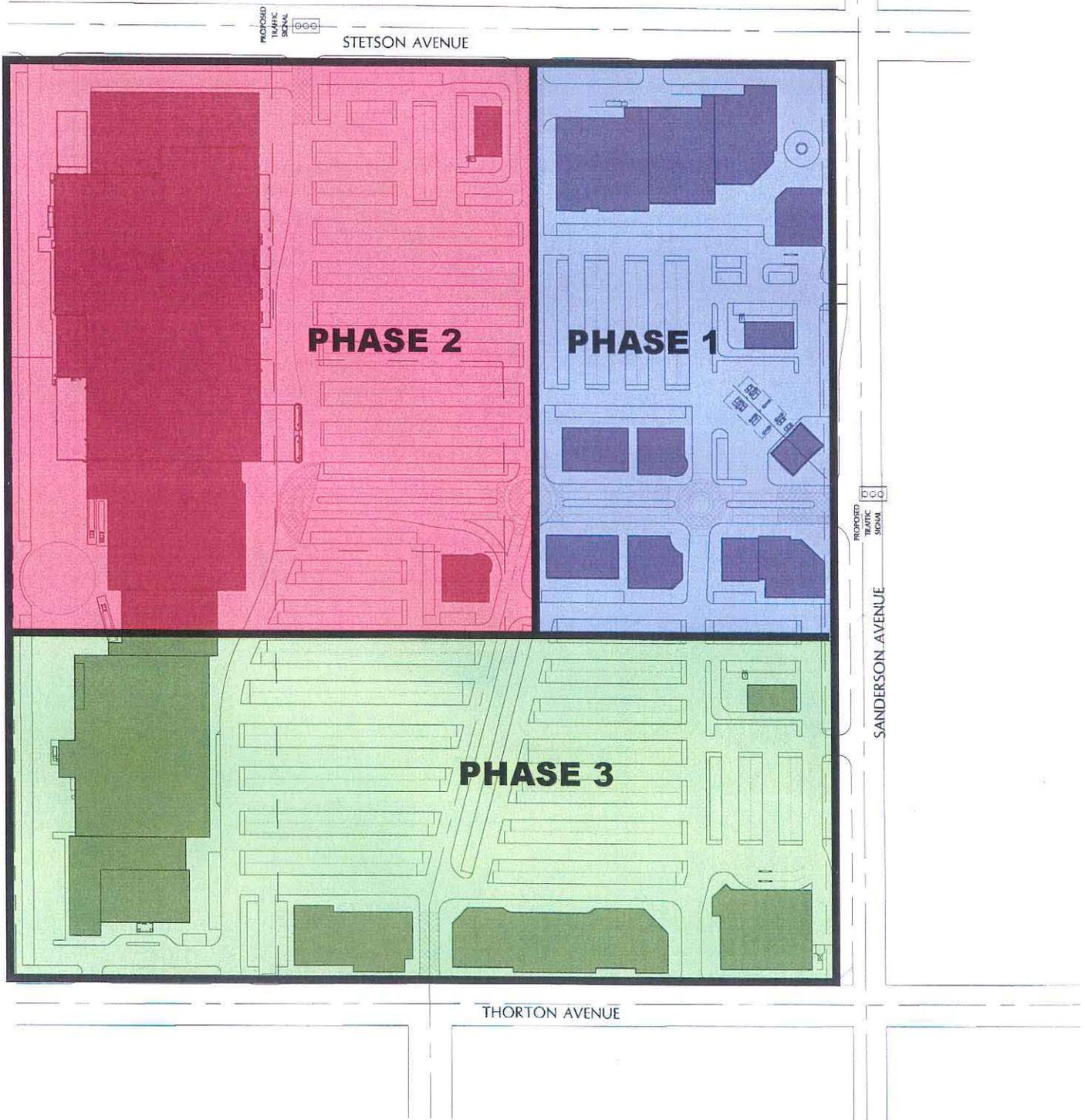
All utility extensions can be done on a "phased basis" with improvements first extended to the north part of the project, then subsequently extending south along Sanderson and west along Thornton.

Improvements at the intersection of Sanderson and Stetson will be completed as warranted by the traffic study. Additional traffic signals serving the Project can be added only when warranted and/or by mutual agreement with the Developer.

All street construction includes adjacent landscaping and public amenities.

Conceptual Phasing Plan

Figure 20



E. Financing Mechanisms

The timing of development in the project vicinity will have a direct impact on the responsibilities associated with the financing and construction of major community-wide infrastructure systems such as water service, sewer service and circulation improvements.

The master-planned infrastructure and improvements to public facilities necessary to serve the Page Community Plaza and vicinity may be financed in a number of ways, including but not limited to the following:

- Developer improvement with reimbursement agreement;
- Developer improvement with credits against fees;
- City of Hemet Capital Improvement Program (as budgeted);
- Public Financing (I.e. Assessment District, Community Facilities District);
- Development Impact Fee Programs.

The costs associated with making improvements to internal infrastructure and facilities will be borne by the Developer/builder. Development of the Specific Plan cannot proceed in advance of the installation of the master-planned facilities required by this project.

F. Maintenance Plan

The intent of the Maintenance Plan is to establish responsibilities for the maintenance and management of various facilities and community improvements that add to the sense of place designed for the Page Community Plaza.

A Merchants Association may be established by the Developer to assume on-site maintenance responsibilities. The following matrix identifies the various areas of maintenance responsibilities associated with the Page Community Plaza.

Maintenance Responsibilities

	City of Hemet	Merchants Association/ Developer	Eastern Municipal Water District	Riverside County Flood Control District
Flood Control	1.			✓
Entry Monumentation		✓		
Commercial Landscaping		✓		
Private Streets		✓		
Public streets	✓			
Sewer (on-site)		✓		
Sewer (off-site)	✓		✓	
Water (on-site)		✓		
Water (off-site)			✓	
Street R/W	✓			
Scenic Highway Landscape		✓		

1. Flood control facilities shall be improved and/or maintained by the City of Hemet per the Development Agreement.

VIII. Appendix

- Ordinance Adopting Specific Plan
- Resolution Approving Mitigated Negative Declaration
- Mitigation Measures
- Mitigation Monitoring Plan

Ordinance Adopting Specific Plan

ORDINANCE NO. 1644

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA , AMENDING THE PAGE RANCH PLANNED COMMUNITY MASTER PLAN (PCD 79-93) AND APPROVING SPECIFIC PLAN 00-1 - PAGE COMMUNITY PLAZA SPECIFIC PLAN ON A 39.84+ ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF SANDERSON AND STETSON AVENUES

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

SECTION ONE: The Page Ranch Planned Community Master Plan, PCD 79-93 is hereby amended, superseded and replaced by Specific Plan 00-1 with regard to the property covered by Specific Plan 00-1 and the property shown in the attached Figure-1 and further described in Exhibit A1 and A2 is hereby changed to the Page Community Plaza Specific Plan (SP 00-1), amending the City of Hemet Official Zoning Map.

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

SECTION THREE: This ordinance shall take effect thirty (30) days after its enactment in accord with California law.

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

Introduced at the regular meeting of April 10, 2001.

Enacted at the regular meeting of April 24, 2001, by the following vote:

AYES: Council Members Alberg, Meadows, Tandy, Vdn Arsdale
and Mayor Lowe

NOES: None

ABSTAIN: None

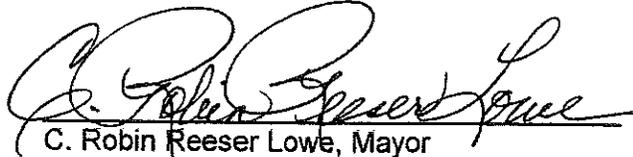
THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST *Heanna Keltner*
CITY CLERK, CITY OF HEMET, CALIFORNIA

April 24 20 01

City Council Ordinance
SPECIFIC PLAN 00-1 - PAGE COMMUNITY PLAZA SPECIFIC PLAN

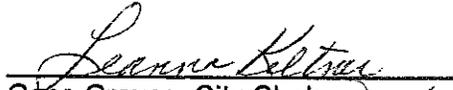
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ABSENT: None


C. Robin Reeser Lowe, Mayor

ATTEST:

APPROVED AS TO FORM:


Gene Graves, City Clerk *Deputy*


Julie Hayward Biggs, City Attorney

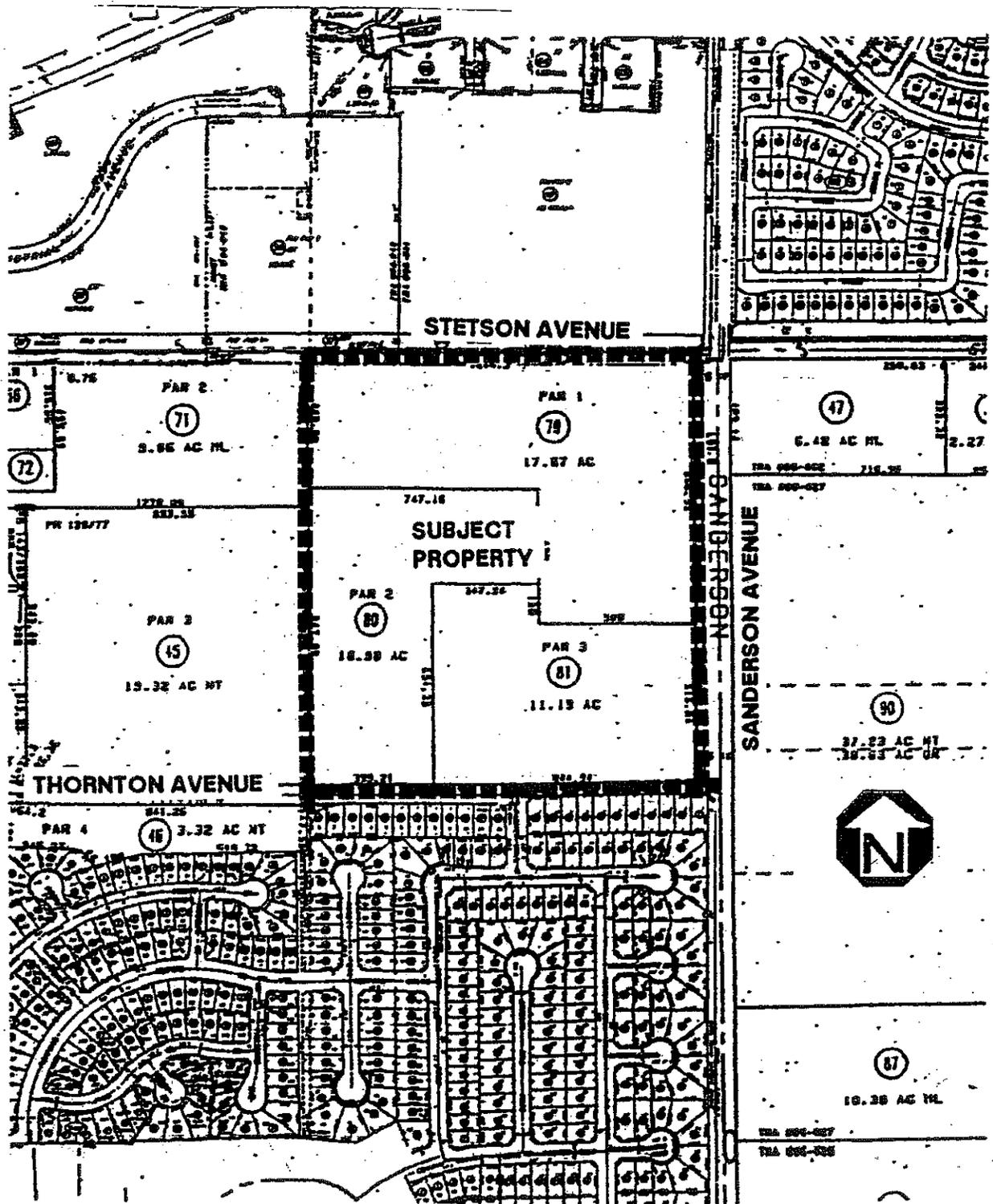
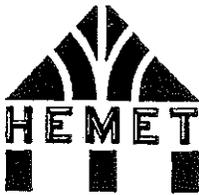


FIGURE 1 - VICINITY MAP





ENGINEER'S LEGAL DESCRIPTION OF PROPERTY

Page Plaza

DATE: September 7, 2000

PROJECT NUMBER: SP 00-1

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

Parcels 1, 2 and 3 of Parcel Map No. 25564, as shown by Map on file in Book 166 Pages 42 through 45, inclusive, of Parcel Maps, Records of Riverside County, California.

APN 453-140-079, -080, -081



BY: [Signature]
RCE 24102, Exp. 12/31/01

DATE: September 7, 2000

ADDRESS: 3550 E. Florida Ave., Ste. G Hemet CA 92544
(Number) (Street) (City) (State) (Zip)

PHONE: 909 652-5575
(Area Code) (Number)

Planning Department - 220 N. Carmalita Avenue - Hemet CA 92543 - (909) 765-2375 - FAX (909) 765-2359

City of Hemet, California - Planning Department

Resolution Approving
Mitigated Negative Declaration

RESOLUTION NO. 3544

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION WITH DE MINIMIS FINDINGS FOR GENERAL PLAN AMENDMENT 00-1 AND SPECIFIC PLAN 00-1 - PAGE COMMUNITY PLAZA, AMENDING THE PAGE RANCH PLANNED COMMUNITY MASTER PLAN (PCD 79-93)

WHEREAS, a mitigated negative declaration was prepared and circulated for General Plan Amendment 00-1 and Specific Plan 00-1:

APPLICANT: Mark Cooper, Page Plaza Partners, LLC
LOCATION: Northwest corner of Sanderson and Thornton Avenues and Southwest corner of Sanderson Avenue and Stetson Avenue

WHEREAS, the Mitigated Negative Declaration was prepared and circulated for public review between March 9th and March 29th, 2001; and,

WHEREAS, notice was duly given in The Press Enterprise Newspaper of a public hearing on the project and the intent to adopt a mitigated negative declaration, and oral and written comments, pro and con, were considered by the City Council; and,

WHEREAS, all the requirements of the California Environmental Quality Act (as amended) have been met for the consideration of whether the project will have a significant effect on the environment; and,

NOW, THEREFORE, in consideration of the evidence and findings in the Staff Report dated April 10, 2001 and in consideration of the evidence received at the hearing, and for the reasons discussed by the Council members at said hearing, the City Council now finds as follows:

SECTION 1: Environmental Findings.

- A. An Initial Study was completed in compliance with the California Environmental Quality Act and did not identify any potentially significant environmental effects as a result of the project; and,
- B. As a result of the conclusion of the Initial Study, this project will have no potential adverse environmental effects on wildlife resources; and,
- C. The City Council has independently reviewed, analyzed, and considered the proposed Mitigated Negative Declaration prior to making its decision on the project, and the Negative Declaration with de minimis findings reflects the independent judgement of the City of Hemet; and,

SECTION 2: City Council Approval

A Mitigated Negative Declaration for General Plan Amendment 00-1 and Specific Plan 00-1 is hereby approved as set forth in Exhibit 1-EA, attached hereto and incorporated herein by this

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reference. Any modification to the Mitigated Negative Declaration shall be in compliance with the California Environmental Quality Act, the City of Hemet CEQA guidelines and other applicable state and local ordinances.

PASSED, APPROVED, AND ADOPTED this 10th day of April, 2001, by the following vote:

AYES: Council Members Alberg, Meadows, Tandy, Van Arsdale and Mayor Lowe

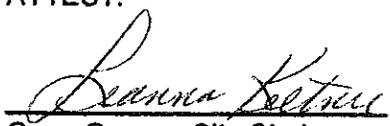
NOES: None

ABSTAIN: None

ABSENT: None


Mayor, C. Robin Reeser Lowe

ATTEST:


Gene Graves, City Clerk


APPROVED AS TO FORM:

Julie Hayward Biggs, City Attorney

7. Applicant shall submit a sign program for review and approval by the Planning Commission concurrent or prior to approval of detailed site plan and architectural approval. (Note: This is included in the text Section VI.D. - Sign Program, page VI-22.)
8. Amend Section V-D to include paragraph on lighting indicating that *"the City engineer shall review and approve all project lighting plans per the requirements of the County of Riverside Airport Land Use Commission and the City of Hemet General Plan and Zoning ordinance"*.

Mitigation Measures:

9. Prior to the issuance of any building and/or grading permits applicant shall submit construction and operations plans to the Building Official and City Engineer to ensure that no project-related air quality emission impacts occur.
10. Project development shall comply with the mitigation measures for windy days contained in the project initial study.
11. Project development shall comply with the mitigation measures for dust control measures contained in the project initial study.
12. Prior to issuance of any building and/or grading permit the City shall review project site plan to determine consistency with the General Plan in regards to the preservation of existing mature trees.
13. In the event any archaeological or historical resource is uncovered during the course of project construction, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified archaeologist.
14. A qualified paleontologist should be retained to conduct monitoring during excavations to observe and retrieve any buried fossils that may be uncovered. Paleontologist shall attend pre-construction meetings to discuss the monitoring, collecting, and safety procedures for the project.

Should fossils be found within the excavation area, earth-disturbing activities shall be diverted elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor will immediately divert construction and call the monitor to the site. Major salvage time may be reduced if assistance is provided by the grading contractor (e.g., removal of overburden, lifting and removing large and heavy fossils).

All recovered fossils shall be prepared, identified, and curated.

Upon completion of grading, a summary report shall be prepared documenting the mitigation measures and results, with itemized inventory of collected specimens. The report shall be submitted to the City, designated depository, and any other appropriate agency, and fossil collection shall be transferred to the appropriate depository.

15. If human remains are encountered during construction, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition. Riverside County Coroner must be notified within 24 hours.
16. Prior to the issuance of any building and/or grading permits the project development shall be reviewed and approved by the Building Official in regard to risks involving hazardous materials and/or waste mitigation.
17. Prior to the issuance of any building and/or grading permits the project development shall be reviewed and approved by the Building Official and City Engineer in regard to construction and operation scenarios to ensure no violations to water quality standards or waste discharge requirements.
18. Prior to the issuance of any building and/or grading permits the applicant shall consult with the California Regional Water Quality Control Board's Storm Water Section to determine if the proposed development will require a NPDES Storm Water Permit. Appropriate best management practices (BMPs) will be developed and implemented during construction to control any discharge of pollutants, prevent sewage spills, and to avoid tracking of sediments into the streets, storm water conveyance channels, or waterways.
19. Prior to the issuance of any building permits the applicant shall submit an acoustical study and mitigation measures, if necessary, to reduce the significant impacts, for the truck loading areas located on the western portion of the project, adjacent to the residential areas.
20. Phase I (150,000 sq.ft.):
 - A. Applicant shall install traffic signals at the project site main entrance at Sanderson Avenue and the main entrance at Stetson Avenue, or as warranted.
 - B. Applicant shall stripe the northbound left turn pocket on Sanderson Avenue into the signalized main entrance, or as warranted.
 - C. Applicant shall stripe the westbound left turn pocket on Stetson Avenue into the signalized main entrance, or as warranted.
21. Phase II (300,000 sq.ft.):
 - A. Applicant shall construct and stripe two through lanes and double left turn lanes on Sanderson Avenue at the Sanderson Avenue and Stetson Avenue intersections, or as warranted. All necessary permits, including but not limited to permits such as 1603, 404, and NPDES permits shall be obtained prior to issuance of any permit by the City of Hemet.

22. Phase III (Buildout):

A. Applicant shall pay a City-appointed fair share cost for regional improvements to the Florida Avenue and Sanderson Avenue intersection. Regional improvements will include the addition of one through lane in each direction on Sanderson Avenue, the conversion of one through lane in each direction on Sanderson Avenue, the conversion of right turn lanes to through lanes on Florida Avenue and the addition of a left turn lane in each direction of Florida Avenue.

23. Vehicular ingress and egress shall be limited along Thornton Avenue so as to minimize impacts to surrounding residential uses. At time of site design review, a vehicular circulation plan shall be submitted which shall include provisions for limited access which may include features such as reduced number of driveways, traffic calming features, or other considerations which either separately or in conjunction with each other significantly reduce the center's vehicular impact on Thornton. (Add to Vehicular Design Elements on page VI-4).

24. Thornton Setback - Minimum landscaped setback as measured from curb face shall be 30' and shall include a meandering sidewalk, berms, and other landscape components which provides for heavy buffering of the center from nearby residential uses. (Add to Development Standards, page V-6).

END

Mitigation Measures

17.1 SUMMARY OF MITIGATION MEASURES

AESTHETICS

The City of Hemet engineer will review the project lighting plan to ensure consistency with the General Plan before project approval.

AIR QUALITY

The City will review construction and operations scenarios to ensure no project-related emission impacts occur.

The City will ensure the project is within compliance of State and federal Air Quality Standards before project approval. Mitigation may be required to maintain air quality impacts, if any, to less than significant.

**Mitigation Measures
for Windy Days**

Fugitive Dust Source Category	Mitigation Measure
Earth moving	1. Cease all active operations; OR 2. Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	3. On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than 4 consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of 6 months; OR 4. Apply chemical stabilizers prior to wind event; OR 5. Apply water to all unstabilized disturbed areas three times per day. If there is any evidence of wind driven fugitive dust, watering frequency shall be increased to a minimum of four times per day; OR 6. Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR
	7. Utilize any combination of mitigation measures 3 and 7 found in Table 3 such that, in total, these actions apply to all disturbed surface areas.
Unpaved roads	8. Apply chemical stabilizers prior to wind event; OR 9. Apply water twice per hour during active operation; OR 10. Stop all vehicular traffic.
Open storage piles	11. Apply water twice per hour; OR 12. Install temporary coverings.

Fugitive Dust Source Category	Mitigation Measure
Paved road track-out	13. Cover all haul vehicles; OR 14. Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for public and private roads.
All Categories	15. Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to mitigation measures 1 through 14 may be used.

**Mitigation Measures
for Dust Control**

Fugitive Dust Source Category	Mitigation Measure
Earth-moving	1. For any earth moving that is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.
Earth-moving: Construction cut areas:	2. Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut area.
Disturbed surface areas (except completed grading areas)	3. Apply dust suppression in sufficient quantity and frequency to maintain a stabilized surface. Any areas that cannot be stabilized, as evidenced by wind driven fugitive dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area.
Disturbed surface areas: Completed grading areas	4. Apply chemical stabilizers within 5 working days of grading completion; OR 5. Take mitigation measures 6 or 8 from this table specified for inactive disturbed surface areas.
Inactive disturbed surface areas	6. Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas that are inaccessible to watering vehicles because of excessive slope or other safety conditions; OR 7. Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR 8. Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR 9. Utilize any combination of control actions 6, 7 and 8 from this table such that, in total, these actions apply to all inactive disturbed surface areas.
Unpaved roads	10. Water all roads used for any vehicular traffic at least once per every 2 hours of active operations; OR 11. Water all roads used for any vehicular traffic once daily and restrict vehicle speeds to 15 miles per hour; OR 12. Apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.
Open storage piles	13. Apply chemical stabilizers; OR 14. Apply water to at least 80 percent of the surface area of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; OR 15. Install temporary coverings; OR 16. Install a three-sided enclosure with walls with no more than 50 percent porosity that extend, at a minimum, to the top of the pile.

Fugitive Dust	Mitigation Measure
Source Category	17. Any other control measures approved by the Executive Officer and the U.S.
All Categories	EPA as equivalent to the methods specified in this table may be used.

The City will review construction and operations scenarios, or require an air quality study to either rule out the possibility of significant impacts or develop sufficient mitigation to bring the impact below the significant threshold.

BIOLOGICAL RESOURCES

A burrowing owl survey shall be conducted to confirm presence or absence of the species prior to issuance of grading permits. If burrowing owls are detected onsite, the City shall conduct a relocation effort in compliance with California Department of Fish and Game protocol.

The City shall require the Applicant to conduct jurisdictional delineation on the blue-line stream located adjacent to Sanderson Avenue to develop/process any needed permit applications.

The City will review of the project site plan to determine consistency with the General Plan in regards to the preservation of existing mature trees.

CULTURAL RESOURCES

Mitigation Measures for Potential Sub-Surface Cultural Resources

In the event any archeological or historical resource is uncovered during the course of project construction, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified archaeologist.

Mitigation Measures for Potential Paleontologic Resources

A qualified paleontologist should be retained to conduct monitoring during excavations to observe and retrieve any buried fossils that may be uncovered.

The paleontologist would attend the pre-construction meeting to discuss the monitoring, collecting, and safety procedures for the project.

Should fossils be found within the excavation area, earth-disturbing activities shall be diverted elsewhere until the monitor has completed salvage. If construction personnel make

the discovery, the grading contractor will immediately divert construction and call the monitor to the site. Major salvage time may be reduced if assistance is provided by the grading contractor (e.g., removal of overburden, lifting and removing large and heavy fossils).

All recovered fossils shall be prepared, identified, and curated.

Upon completion of grading, a summary report shall be prepared documenting the mitigation measures and results, with itemized inventory of collected specimens. The report shall be submitted to the City, designated depository, and any other appropriate agency, and fossil collection shall be transferred to the appropriate depository.

Mitigation Measures for Potential Sub-surface Human Remains

If human remains are encountered during construction, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition. The Riverside County Coroner must be notified within 24 hours.

GEOLOGY AND SOILS

Mitigation measures found in Tables 2 and 3 shall be implemented to avoid substantial soil erosion or the loss of topsoil.

HAZARDS AND HAZARDOUS MATERIALS

The City will consider and address potential risks involving hazardous materials and/or waste mitigation, if necessary, before project approval.

HYDROLOGY AND WATER QUALITY

Construction and operation scenarios will be reviewed by the City to ensure no violations to water quality standards or waste discharge requirements would occur, and cause additional sources of polluted runoff. The construction contractors shall use Best Management Practices to limit the potential of pollutants to be released on the project site.

The City shall conduct and approve an environmental review, independent of this Initial Study, of the proposed construction of the Southwest Drainage 3A and use of the off-site retention basin prior to drainage system construction.

NOISE

The City of Hemet will require the project applicant to conduct an acoustical study and mitigation measures, if necessary to reduce significant impacts, prior to final project approval/issuance of building permits.

TRANSPORTATION/TRAFFIC

Mitigation Measures for Traffic Impacts

By 2002, or when 150,000 sq. ft. of the 450,000 sq. ft. is developed, or as warranted.

The project applicant shall install traffic signals at the project site main entrance at Sanderson Avenue and main entrance at Stetson Avenue.

The project applicant shall stripe the northbound left turn pocket on Sanderson Avenue into the signalized main entrance.

The project applicant shall stripe the westbound left turn pocket on Stetson Avenue into the signalized main entrance.

By 2004, or when 300,000 sq. ft. of the 450,000 sq. ft. is developed, or as warranted.

The project applicant shall construct and stripe two through lanes and double left turn lanes on Sanderson Avenue at the Sanderson Avenue and Stetson Avenue intersection.

By 2020, or at Ultimate Buildout.

The project applicant shall pay a City-appointed fair share cost for regional improvements to the Florida Avenue and Sanderson Avenue intersection. Regional improvements will include the addition of one through lane in each direction on Sanderson Avenue, the conversion of right turn lanes to through lanes on Florida Avenue and the addition of a left turn lane in each direction on Florida Avenue.

Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
FOR THE
PAGE COMMUNITY PLAZA SPECIFIC PLAN
(SP 00-1)
Hemet, California

INTRODUCTION

This document constitutes the Mitigation Monitoring Program (MMP) for the Page Community Plaza Project (SP00-1) located in the City of Hemet, California. This MMP has been prepared pursuant to the requirements of Public Resources Code (PRC) §21081.6. This Code states, among other things, that when a governmental agency adopts or certifies a California Environmental Quality Act (CEQA) document that contains the environmental review of a proposed project:

[T]he public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

This MMP includes the following information in a matrix format: (1) the environmental issue, (2) mitigation measures that would either eliminate or lessen the potential impact from the project, (3) the monitoring milestone or phase during which the measure should be complied with or carried out, (4) the agency responsible for monitoring mitigation measure compliance, and (5) a place where the monitoring agency can provide verification of compliance by providing the dated signature of an authorized agency representative.

The City of Hemet adopted the subject MMP on April 2001 in connection with the approval and certification of the following CEQA document:

Initial Study and Mitigated Negative Declaration for the Page Community Plaza, April 2001

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
AESTHETICS				
The City of Hemet will review the project lighting plan to ensure consistency with the General Plan before project approval.	Prior to Issuance of Building Permits	City of Hemet Planning Department		<i>Signature and Title:</i> <hr/> <i>Date:</i> <hr/>
AIR QUALITY				
The City will review construction and operations scenarios to ensure no project-related emission impacts occur.	Prior to Issuance of Grading Permits	City of Hemet Planning Department		<i>Signature and Title:</i> <hr/> <i>Date:</i> <hr/>
The City will ensure the project is within compliance of State and federal Air Quality Standards before project approval. Mitigation may be required to maintain air quality impacts, if any, to less than significant.	Prior to Issuance of Grading Permits	City of Hemet Planning Department		<i>Signature and Title:</i> <hr/> <i>Date:</i> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
<p>The City will review construction and operations scenarios, or require an air quality study to either rule out the possibility of significant impacts or develop sufficient mitigation to bring the impact below the significant threshold.</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City of Hemet Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
BIOLOGICAL RESOURCES				
<p>The project applicant shall ensure that a burrowing owl survey will be conducted by a qualified biologist to confirm presence or absence of the species prior to issuance of grading permits. If burrowing owls are detected onsite, the City shall conduct a relocation effort in compliance with California Department of Fish and Game protocol.</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City of Hemet Engineering Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
<p>The City shall require the Applicant to conduct jurisdictional delineation on the blue line stream located on the east side of Sanderson Avenue to develop and process any needed permit applications.</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City of Hemet Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
<p>The City will review the project site plan to determine consistency with the General Plan in regards to the preservation of existing mature trees.</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City of Hemet Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
CULTURAL RESOURCES				
<p>In the event any archeological or historical resource is uncovered during the course of project construction, ground-disturbing activities in the vicinity of the find shall be redirected until the nature and extent of the find can be evaluated by a qualified archaeologist.</p>	<p>During Grading Operations</p>	<p>City of Hemet Engineering and Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
<p>A qualified paleontologist should be retained to conduct monitoring during excavations to observe and retrieve any buried fossils that may be uncovered.</p>	<p>Prior to Issuance of Grading Permits</p>	<p>City of Hemet Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
<p>The paleontologist would attend the pre-construction meeting to discuss the monitoring, collecting, and safety procedures for the project.</p>	<p>Prior to Grading Operations</p>	<p>City of Hemet Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
<p>Should fossils be found within the excavation area, earth-disturbing activities shall be diverted elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor will immediately divert construction and call the monitor to the site. Major salvage time may be reduced if assistance is provided by the grading contractor (e.g., removal of overburden, lifting and removing large and heavy fossils).</p>	<p>During Grading Operations and Prior to Issuance of Building Permits</p>	<p>City of Hemet Engineering and Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>D a t e :</i></p> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
All recovered fossils shall be prepared, identified, and curated.	During Grading Operations and Prior to Issuance of Building Permits	City of Hemet Planning Department		<i>Signature and Title:</i> <hr/> <i>Date:</i> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
<p>Upon completion of grading, a summary report shall be prepared documenting the mitigation measures and results, with itemized inventory of collected specimens. The report shall be submitted to the City, designated depository, and any other appropriate agency, and fossil collection shall be transferred to the appropriate depository.</p>	<p>Completion of Grading Operations</p>	<p>City of Hemet Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
<p>If human remains are encountered during construction, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition. The Riverside County Coroner must be notified within 24 hours.</p>	<p>During Grading Operations</p>	<p>City of Hemet Engineering and Police Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
<p>GEOLOGY AND SOILS</p>				

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
<p>Mitigation measures found in Tables 2 (Mitigation Measures for Windy Days) and 3 (Mitigation Measures for Dust Control) of the Project Initial Study shall be implemented to avoid substantial soil erosion or the loss of topsoil.</p>	<p>During Grading Operations</p>	<p>City of Hemet Engineering Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
HAZARDS AND HAZARDOUS MATERIALS				
<p>The City will consider and address potential risks involving hazardous materials and/or waste mitigation, if necessary, before project approval.</p>	<p>Prior to Issuance of Building Permits</p>	<p>City of Hemet Building and Safety Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
HYDROLOGY AND WATER QUALITY				
<p>Construction and operation scenarios will be reviewed by the City to ensure no violations to water quality standards or waste discharge requirements would occur, and cause additional sources of polluted runoff. The construction contractors shall use Best Management Practices to limit the potential of pollutants to be released on the project site.</p>	<p>Prior to Issuance of Building Permits</p>	<p>Santa Ana Regional Water Quality Control Board and City of Hemet Building and Safety Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>D a t e :</i></p> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
<p>The City shall review and approve an environmental analysis, independent of this Initial Study, of the proposed construction of the Southwest Drainage 3A and use of the off-site retention basin prior to drainage system construction.</p>	<p>Prior to Issuance of Building Permits</p>	<p>City of Hemet Engineering Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>D a t e :</i></p> <hr/>
NOISE				
<p>The City of Hemet will require the project applicant to conduct an acoustical study and develop mitigation measures, if necessary to reduce significant impacts, prior to final project approval/issuance of building permits.</p>	<p>Prior to Issuance of Building Permits</p>	<p>City of Hemet Planning Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>
TRANSPORTATION/TRAFFIC				
<p>The project applicant shall install traffic signals at the project site main entrance at Sanderson Avenue and main entrance at Stetson Avenue.</p>	<p>When 150,000 sq. ft. of the 450,000 sq. ft. project is developed, or as warranted</p>	<p>City of Hemet Public Works Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
The project applicant shall stripe the northbound left turn pocket on Sanderson Avenue into the signalized main entrance.	When 150,000 sq. ft. of the 450,000 sq. ft. project is developed, or as warranted	City of Hemet Public Works Department		<i>Signature and Title:</i> <hr/> <i>Date:</i> <hr/>
The project applicant shall stripe the westbound left turn pocket on Stetson Avenue into the signalized main entrance.	When 150,000 sq. ft. of the 450,000 sq. ft. project is developed, or as warranted	City of Hemet Public Works Department		<i>Signature and Title:</i> <hr/> <i>Date:</i> <hr/>
The project applicant shall construct and stripe two through lanes and double left turn lanes on Sanderson Avenue at the Sanderson Avenue and Stetson Avenue intersection.	When 300,000 sq. ft. of the 450,000 sq. ft. project is developed, or as warranted	City of Hemet Public Works Department		<i>Signature and Title:</i> <hr/> <i>Date:</i> <hr/>

MITIGATION MEASURE	Timing of Implementation	Responsible Agency	Comments	Verification
<p>The project applicant shall pay a City-appointed fair share cost for regional improvements to the Florida Avenue and Sanderson Avenue intersection. Regional improvements will include the addition of one through lane in each direction on Sanderson Avenue, the conversion of right turn lanes to through lanes on Florida Avenue and the addition of a left turn lane in each direction on Florida Avenue.</p>	<p>At Ultimate Buildout</p>	<p>City of Hemet Public Works Department</p>		<p><i>Signature and Title:</i></p> <hr/> <p><i>Date:</i></p> <hr/>